

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. STEVE WEBER– CHAIR
MONDAY, JANUARY 10, 2022 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

To attend this meeting via Zoom please use the link below:

https://us06web.zoom.us/webinar/register/WN_4A0IZvkiQAq98hUwYv-MCg

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. OMNIBUS VOTE**

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Presentation of a Concept Plan for Charlestowne Mall Redevelopment.
- b. Update regarding Crystal Lofts, 214 S. 13th Ave./1416 Indiana Ave.

5. ADDITIONAL BUSINESS

6. EXECUTIVE SESSION

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.

8. ADJOURNMENT

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahan, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at

(630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4a
	Title:	Presentation of a Concept Plan for Charlestowne Mall Redevelopment	
	Presenter:	Russell Colby, Director of Community Development	
Meeting: Planning & Development Committee		Date: January 10, 2022	
Proposed Cost:	Budgeted Amount:	Not Budgeted: <input type="checkbox"/>	
<p>S.R. Jacobson Development Corp., with commercial partner Lormax Stern, are contract purchasers of the 81-acre Charlestowne Mall site. They have submitted a Concept Plan proposing a multi-use redevelopment, with demolition of all unoccupied structures on the property; redevelopment with commercial uses on the south portion (+40,000sf and a 135-room hotel); residential townhomes to the north (209 units); and rental apartments to the east (351 units). A clubhouse and plaza area are located at the center of the development. Further details of the proposal are summarized in the staff report. Additionally, the developer has provided an updated Project Narrative for this version of the Concept Plan (named the Village at St. Charles).</p> <p><u>Plan Commission Review</u></p> <p>Plan Commission reviewed an initial Concept Plan on 10/5/21. The developer revised the plan based upon feedback received, and presented the revised Concept Plan on 1/4/22. The Plan Commission offered new additional comments, which are summarized in an attached memo. In general, the Commission supports the land use, but recommended further changes to the site design, and some suggested a more substantial redesign was necessary.</p> <p>During the 1/4/22 Plan Commission discussion, the developer noted constraints limiting their ability to incorporate certain changes, including: Working around the fixed anchor buildings- the theater and Von Maur, which are separately owned; accommodating parking requirements for the anchors; grade transitions around Von Maur that limit site layout and visibility into the center of the site; concerns with cut-through traffic negatively impacting the townhomes; and a large portion of the site area needed for buildings/units to support the anticipated TIF request.</p> <p><u>Market Study Information</u></p> <p>S.R. Jacobson previously expressed concern regarding the City annexing nearby property for the Springs, a multifamily residential project on Smith Rd. S. R. Jacobson provided a Rental Supply and Demand Analysis, which concluded that there is insufficient demand for both projects based on the City’s historic capture ratio. The City separately obtained a 3rd party Market Study from Integra Realty Resources, which found that the Mall and Springs projects are “distinctly different and can both be developed successfully.” A summary of the findings are included in the staff memo, and the complete studies are available on the project website.</p> <p><u>TIF Incentive</u></p> <p>The developer has identified a need for TIF assistance in the amount of \$35 million for demolition and reconstruction of site improvements. A Financial Assistance Application has not been submitted, however preliminary discussions have occurred with staff and the City Attorney regarding the need for the structure of any incentive to follow the City’s “pay-as-you-go” incentive policy. The developer intends to follow this policy.</p>			
<p><u>Attachments (please list):</u></p> <p>Plan Commission Comment Memo, Staff Report, Application, Plans Additional documents on project website: https://www.stcharlesil.gov/projects/charlestowne-mall-redevelopment (Including original concept plan, company brochures and market studies)</p>			
<p><u>Recommendation/Suggested Action (briefly explain):</u></p> <p>Provide feedback on the Concept Plan. The developer is specifically seeking feedback on whether the Committee would support a project in substantially this form, with TIF assistance necessary. If not, the developer would likely not continue to pursue the mall redevelopment project.</p> <p>Regarding the plan itself, staff suggests providing feedback regarding: Conformance with the Comprehensive Plan; Land uses and the portion of residential vs. commercial use; Site layout and design; Open space design/layout.</p>			



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

DATE: January 4, 2022
TO: Chair Weber & Members of the Planning & Development Committee
FROM: Russell Colby, Director of Community Development

RE: Plan Commission Comments – Charlestowne Mall Redevelopment – Summary from 1/4/2022

General:

- Commissioners were appreciative of the developer presenting a revised and improved plan. However, revisions and more details are still needed to address a variety of concerns.
- Some commissioners expressed that they were expecting a more extensive redesign of the overall project, and that the plan as presented was not fully conceptualized.
- General support for the land use, although some expressed a preference for a true integrated mix of uses.
- Commercial and residential components should better relate, flow with, and connect under a more unified plan.

Plaza:

- The plaza is a positive feature; however, position of the plaza needs to be considered. Restaurant/retail uses should be positioned around the plaza to create a more vibrant and useful space.
- Use and programming of the plaza is of concern, as if it is not actively managed or used, it may not be successful and may be a detriment. Events will need to be coordinated with other activities or events in the community.
- Food trucks could be incorporated into the plaza instead of being placed in a separate dedicated area.
- Greater separation is needed between the plaza and townhomes so that plaza events are not disruptive to residents.

Access/Circulation/Traffic:

- Commissioners felt the street network did not flow well and expressed concerns with vehicular circulation.
- Pedestrian connectivity is important; a comprehensive network of sidewalks is needed within the site as well as pedestrian connections to the Jewel shopping center to the west and the Oliver-Hoffman property to the north.
- All site entrances should have a consistent design, with use of the roundabout at each entrance.
- Bike lanes should be incorporated.

Commercial:

- Interest in better connecting the Theater, Plaza and Restaurant/Retail uses to create synergy between uses.
- Support for changes made to shift the mall ring road north to provide additional parking for Coopers Hawk and for modifying the Starbucks entrance to accommodate additional stacking.
- Need to evaluate parking throughout the site to ensure adequate parking in close proximity to the various business uses.

Residential:

- A more substantial dedicated park site is needed given the number of new residents and few parks in close proximity to the site.
 - Layout of the apartment buildings can be improved or better organized.
 - The layout of the townhomes is improved, although some felt the townhomes may be too dense or not have adequate guest parking or access.
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Staff Report
 Planning & Development Committee Meeting – January 10, 2022

Charlestowne Mall Redevelopment

Applicant:	S.R. Jacobson Development Corp.
Property Owner:	SC 3800 Main LLC (The Krause Companies LLC)
Location:	3700-3850 E. Main St.
Purpose:	Feedback on commercial/residential redevelopment
Application:	Concept Plan
Public Hearing:	Not required
Zoning:	BR Regional Business / PUD
Current Land Use:	Commercial
Comprehensive Plan:	Corridor/Regional Commercial



Subject Property

Summary of Proposal:

- S.R. Jacobson Development Corp. has filed a Concept Plan proposing a mixed-use redevelopment of the 81-acre Charlestowne Mall site. Details:
- Demolish all structures except Classic Cinemas, Von Maur, Coopers Hawk and Starbucks/Verizon; demolish a majority of the internal drives and parking lots; relocate underground utilities
 - Regrade the site to accommodate new development
 - Retain existing access points and stormwater detention basins
 - Commercial component:
 - 6 new commercial buildings (retail/restaurant) totaling 40,700 sf
 - 135-room hotel
 - Residential component:
 - 351 apartment units within 9 buildings (3-story)
 - 209 townhome units (rental) (2-story)
 - Clubhouse shared between apartments and townhomes
 - Plaza with various gathering spaces central to the site between commercial and residential uses.
 - PUD for the entire site; rezoning of the residential portion to RM-3.

Info / Procedure on Application:

- 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 topics Committee members may wish to consider to guide their feedback to the applicant.
Staff Contact:	Russell Colby, Director of Community & Economic Development

I. PROPERTY INFORMATION

A. History / Context

The subject property is the 81-acre site of the Charlestowne Mall. The Charlestowne Mall PUD was approved by the City in 1988 and the mall opened in 1991. Additions were constructed in 1994 (Kohl’s) and 1995 (movie theater). In addition to the enclosed mall building, two outlot buildings constructed in recent years exist along E. Main St.

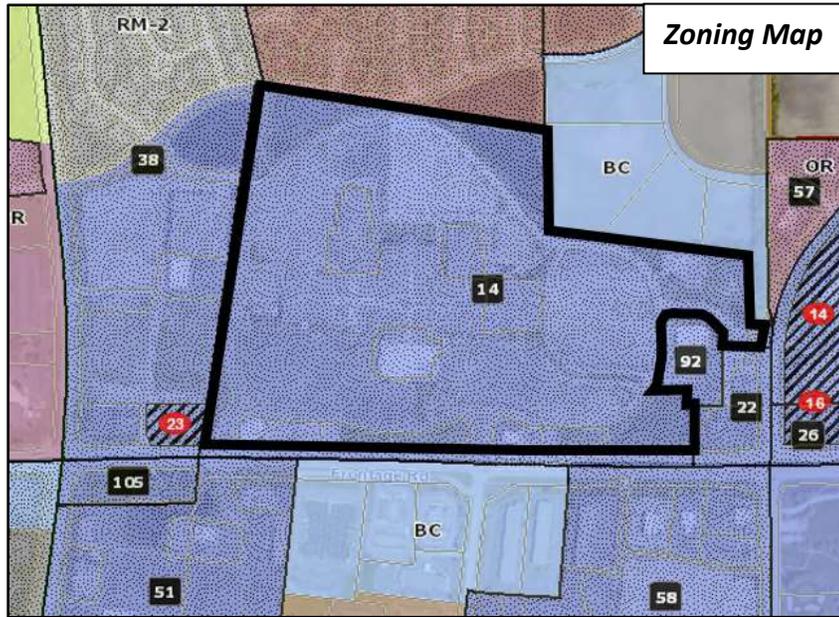
In November 2013, the City Council approved Ordinance 2013-Z-19 which amended the Charlestowne Mall PUD to create new zoning and development standards for the redevelopment of the mall property, which was given the name, “The Quad St. Charles”. As a result, the landscape berms along Main St. were removed and the mall ring road was pushed north to create four building outlots along Main St. Starbucks/Verizon and Coopers Hawk were completed in 2017.

Also in 2017, the City reviewed a Concept Plan submitted by the owners of the property, SC 3800 Main LLC, which contemplated a mixed-use redevelopment. The plan contemplated retention of Von Maur, Carson Pirie Scott and Classic Cinemas, as well as a portion of the mall building which would have new outward-facing front entries. Additional freestanding commercial buildings were also contemplated. To the north of the mall, 155 townhomes were proposed, with 256 apartment units proposed to the east of the mall. The property owner did not pursue further approvals for the project following the Concept Plan review.

B. Zoning

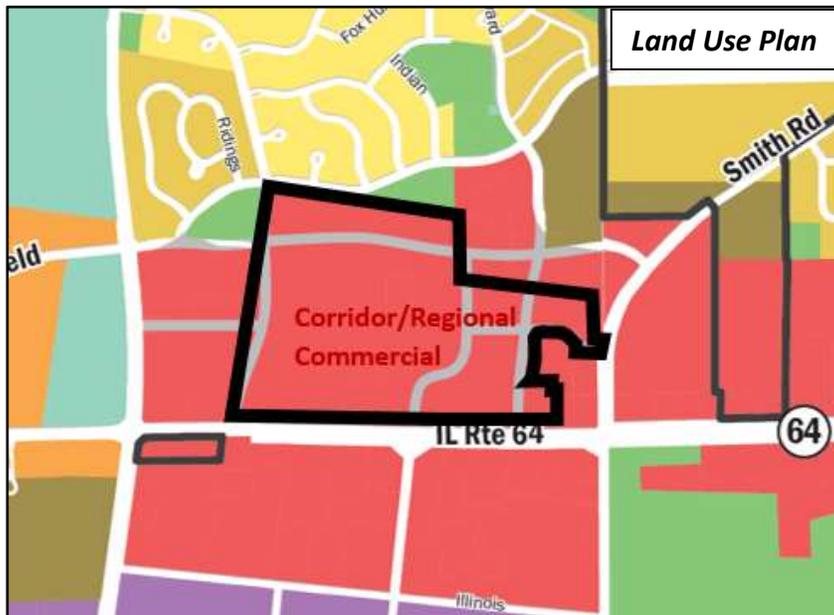
The subject property is zoned BR Regional Business and PUD (Charlestowne Mall PUD). Commercial zoning exists to the northeast (Oliver-Hoffman site), with single-family residential to the north (Charlemagne). Parcels to the east, south and west have commercial zoning.

	Zoning	Land Use
Subject Property	BR Regional Business/PUD	Commercial
North	RS-4 Suburban Single-Family Residential/ PUD BC Community Business	Single-Family; Agriculture (Oliver-Hoffman property-Townhomes/Duplexes proposed)
East	BR Regional Business/PUD	Vacant commercial; IHOP; bank; Walmart
South	BR Regional Business/PUD; BC Community Business	Commercial
West	BR Regional Business/PUD	Jewel-Osco



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/Regional Commercial”.



The Corridor/Regional Commercial land use category is described as follows (p.40):
Areas designated as Corridor/Regional Commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, capitalizing on traffic volumes along the City’s busy streets and drawing on a customer base that extends beyond the City limits. These areas are appropriate for “big box” stores, national retailers, and regional malls or a “critical mass” of multiple stores and large shared parking areas. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

The Residential Areas Framework Plan (p.45) identifies the subject property as Area “G” and states:

Area “G”: These two redevelopment sites [Charlestowne Mall and former St. Charles Mall site] have potential to develop with a mix of uses. The City should work with the property owners to explore mixed use development on these sites provided the development can assist in meeting other community objectives.

The Commercial Areas Framework Plan (p.47) discusses potential for mixed use development of the subject property:

The Land Use Plan identifies both the Charlestowne Mall site in the City’s East Gateway and the Old St. Charles Mall site in the West Gateway as Corridor/Regional Commercial areas. However, both of these sites have potential for Mixed Use development, and similar to Downtown, each could foster a pedestrian-oriented mixed use node, with a mix of retail, restaurant, entertainment, recreation, and residential uses. This dynamic mix of uses in close proximity to major arterial streets has the potential not only to create a vibrant and inviting destination but also serve as a catalyst for needed investment in these important areas of the City. Building orientation in the area should have a strong orientation to major streets and careful consideration should be given to its impact on adjacent residential areas. Additionally, residential uses/ development within these mixed use areas should refer to the Residential Areas Framework Plan for additional considerations and recommendations. In these areas, it is important to maintain a healthy balance of users.

In addition, the subject property and surrounding commercial areas are part of the East Gateway Subarea (p.94). The following sections are pertinent:

Subarea Goals

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

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

Subarea Objectives

- *Improve the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community’s identity and appearance through installation of streetscaping, wayfinding and gateway elements.*
- *Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area.*
- *Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.*
- *Preserve surrounding neighborhoods through the use of screening, buffering, and better separation from commercial development.*

- *Create market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.*
- *Reposition the Charlestowne Mall site to foster its renaissance or its redevelopment.*
- *Enhance the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and at-tractive building design and materials.*

The subject property is identified as Catalyst Site “D” within the East Gateway Subarea (P.104): *Constructed in 1991, the Charlestowne Mall has been well maintained and is in good physical condition, however a lack of a critical mass of retailers and a high volume of vacancy have placed the Charlestowne Mall in jeopardy. Once a shopping destination within the community and surrounding area, most retailers have left the interior of the mall. Von Maur, Classic Cinemas, Carson Pirie Scott and Kohls occupy four of the mall’s five anchor spaces and are complemented by a handful of smaller retailers and services. Internal hall-ways are desolate, parking fields are vast and empty and the Charlestowne Mall needs intervention to reposition the site to improve the mall’s future viability or its full-scale redevelopment.*

The Charlestowne Mall “Framework Plan”, “Repositioning Alternatives” and “Repositioning Option A” (P.105-107) are shown on the next three pages.

Charlestowne Mall Framework Plan

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

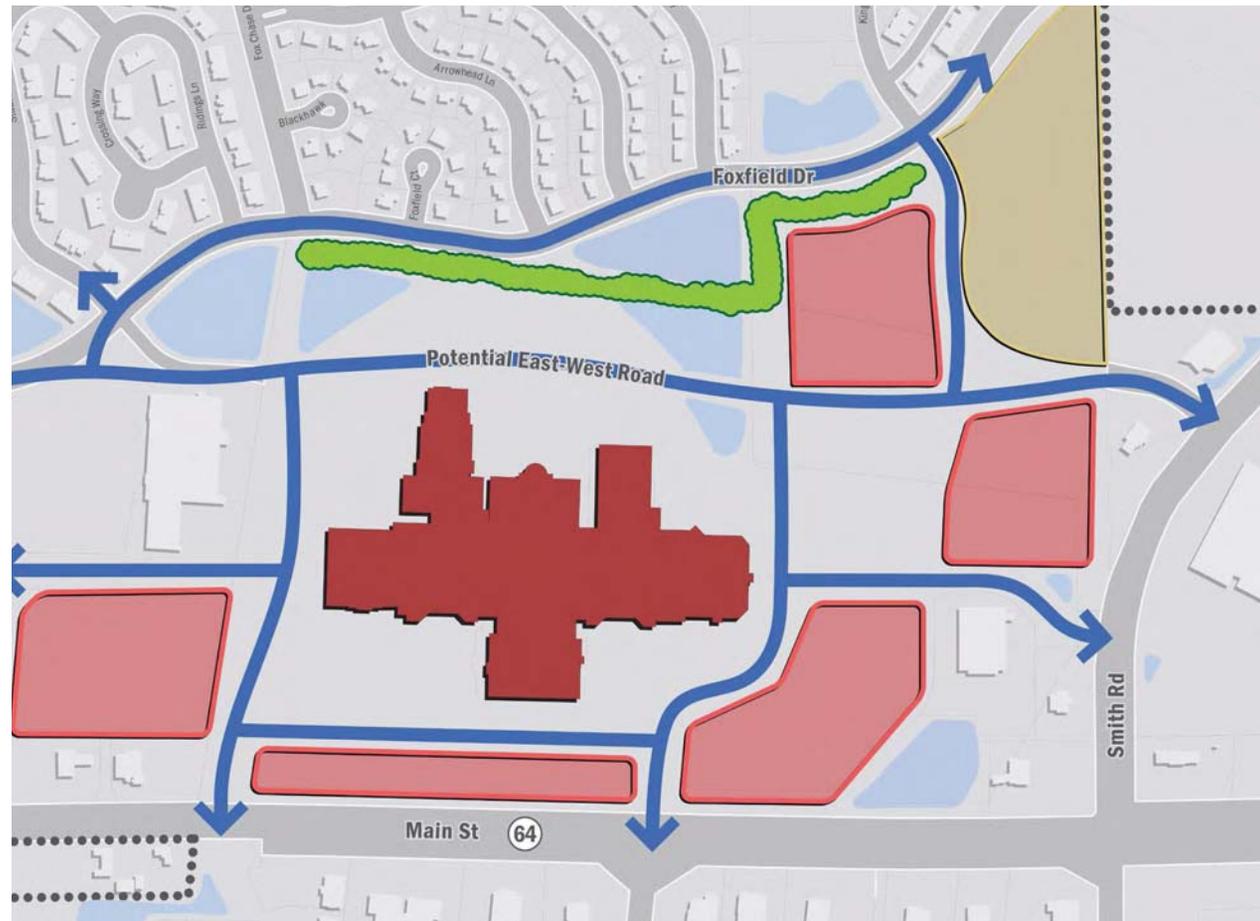
 **Proposed Street or Circulator.** These include public streets and on-site circulators designed to enhance on-site access and mitigate the impacts of traffic on surrounding neighborhoods. The key recommendation is a new street that would run along the north side of the mall property and make Foxfield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

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

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

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

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



Legend

- Existing Retail Anchors
- Local Commercial/Retail Infill
- Local "Main Street" or Circulator
- Landscaped Open Space or Event Space



Option A

This concept illustrates how much of the existing mall could remain intact while access is enhanced through the implementation of a local street network. Most importantly, the existing east-west axis of the mall would be converted to a multi-modal street that would accommodate comfortable and attractive commercial sidewalks, vehicular traffic in each direction, and on-street parking. The mall's existing central space would become a green event or gathering plaza. At each end, roundabouts would provide the opportunity for gateway elements, artwork, or other anchoring elements. Small commercial spaces could be removed to create pocket plaza spaces that could host café seating, kiosks, seasonal markets or other uses in front of primary anchors.

Considerations

- » Would maintain much of the existing mall fabric and primary anchors
- » Creates multi-modal access to storefronts throughout the entire mall
- » Creates an attractive streetscape environment for all tenants
- » Roof over the internal street could be completely removed, or partially removed to allow for some areas of year-round activity
- » Does little to address the exterior image and aesthetics of the mall structure and property



Option B

This concept demonstrates how the eastern portion of the existing mall could stay mostly intact while the western portion would be reconceived as an entertainment and events complex. By removing retail space on the southwest face of the mall, retail activities could be concentrated towards the eastern end of the mall, and the vacated space could accommodate a plaza or green space. This space could accommodate outdoor events, and would build off of the cinema as the centerpiece of the entertainment complex. It would also extend south towards Main Street, creating an attractive "front door" for the mall by integrating landscaping, water, and sculptural elements. The west end of the entertainment complex could include active ground-floor uses with a decorative parking garage above.

Considerations

- » Substantially redefines a portion of the commercial mall for other kinds of intended uses
- » Reduces the overall square footage of retail space in order to concentrate it in another portion of the mall
- » Creates a more attractive identity for the mall from primary corridors
- » Requires a new approach to mall tenant recruitment and programming



Option C

This concept illustrates how the existing mall can be fragmented to create a more traditional town center pattern of streets, storefronts and open space. By removing specific retail spaces, a network of local streets can be accommodated in order to create smaller blocks and various points of entry into the commercial environment. These streets would also frame a central "town square" that could host events, markets or other temporary or seasonal activities. An east-west street would replace the existing pedestrian mall axis, and would include commercial sidewalks, streetscaping, and on-street parking. Other individual storefronts could be removed to create pocket plazas that provide more visibility for primary anchors and a place for café seating and other complementary activities.

Considerations

- » Preserves the primary tenants as anchors around which other retail and open spaces exist
- » Creates a significant central event or open space that brings users into the heart of the mall environment
- » Requires significant intrusion into the existing mall fabric to create street and open space network
- » Does little to address the appearance or image of the mall from primary corridors

**Charlestowne Mall
Repositioning Alternatives**

The Charlestowne Mall has struggled to maintain occupancy, with the majority of its commercial spaces sitting vacant. The following repositioning alternatives illustrate how different approaches may be taken to redefine the form, function, and context of the mall in an effort to make it more competitive in the contemporary market and more responsive to consumer demands.

Each of the alternatives can be accommodated by the Charlestowne Mall Framework Plan on the previous page, though minor modifications would be required. The intent of the alternatives is to provide residents, elected officials, and the development community with somewhat of a flexible roadmap as a number of factors come to pass over time. It should be also noted that a fourth option exists - **Option D** - which would include leaving the mall intact, in its current location, with facade improvements to the existing building, in addition to other improvements made around the periphery of the mall as identified on the Charlestowne Mall Framework Plan (previous page).

Repositioning Option A



This figure represents an illustrative development concept for the Charlestowne Mall. The concept is intended to illustrate one possible approach for redevelopment that satisfies the goals, objectives, and guidelines as expressed in the St. Charles Comprehensive Plan. It is not intended to express action on behalf of the City to acquire and redevelop privately-held properties. The final format of redevelopment for these sites will depend upon local property ownership, unforeseen site constraints, and market forces at the time of redevelopment. Although this illustration does not depict it, there are grade changes within the site that any redevelopment will have to address.

Potential Improvements

- 1 Retained Anchor Tenants
- 2 Roof Removed to Create "Open Air" Shopping Center
- 3 Mixed-traffic "Main Street" Shopping Corridor
- 4 Central Plaza and Event Space
- 5 Architectural Elements that Stress Public Spaces
- 6 Commercial Storefront Facade Enhancements
- 7 Pocket Plazas in Front of Major Tenants
- 8 Enhanced Landscaping in Plazas and on "Main Street"
- 9 More Efficient On-site Circulation
- 10 New Parking Lot Landscaping
- 11 On-site Green Space and Stormwater Management
- 12 Comprehensive Pedestrian Network

II. PROPOSAL

S. R. Jacobson Development Corp., in partnership with Lormax Stern Development Company, is proposing to redevelop the Charlestowne Mall property with a mix of uses. A Concept Plan has been submitted for feedback, proposing the following:

- Demolish all structures except Classic Cinemas, Von Maur, Coopers Hawk and Starbucks/Verizon; demolish a majority of the internal drives and parking lots; relocate underground utilities
- Regrade the site to accommodate new development
- Retain existing site access points (38th Ave., Smith Road, Stuarts Drive, west mall entrance).
- New traffic circle at central site entrance and central vehicular drive connecting commercial and residential uses.
- Retain existing stormwater detention basins
- Commercial component (Developer- Lormax Stern):
 - 6 new buildings totaling 40,000 sf; Retail: 22,000 sf; Restaurant: 18,000 sf
 - 3 buildings along Main St.; 3 buildings north of central entrance traffic circle
 - 135-room hotel
 - Plaza with various gathering spaces central to the site between the commercial and residential uses.
- Residential component (Developer- S.R. Jacobson):
 - 351 apartment units within 9 buildings
 - 3-story, garden-style
 - 120 1-bedroom; 203 2-bedroom; 28 3-bedroom
 - Attached and detached garages
 - 209 townhome units (rental)
 - 2-story
 - 157 2-bedroom; 52 3-bedroom
 - Clubhouse shared between apartments and townhomes with pool, exercise facilities, leasing center, and on-site management office
- A PUD is contemplated, along with rezoning of the residential portion to RM-3 General Residential District.

Plan Commission Review

In Oct. 2021, Plan Commission reviewed a previous version of the Concept Plan and provided comments to the developer. The developer revised the plan and returned to Plan Commission on January 4, 2022. A Memo summarizing the Plan Commission’s comments on the current plan is attached.

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. MARKET STUDY

The applicant, SR Jacobson, previously raised concerns with competition from the proposed Springs project on Smith Road, reviewed as a Concept Plan in August 2021. Jacobson’s market

data suggested the two projects would exceed projected demand for multifamily residential units. Continental, the developer of the Springs project, thought the market could support both projects.

In order to evaluate this concern, the City obtained a 3rd party market study prepared by Integra Realty Resources, a firm with extensive experience conducting market assessments for residential projects in the Chicago region.

The key finding of Integra’s study is that the Charlestowne Mall redevelopment and Springs projects are “distinctly different and can be both developed successfully.” This finding is supported by the following factors:

- Overall suburban rental market exhibiting strong demand, occupancies and rent growth
- Limited new “Class A” apartment development in St. Charles over the past 5-10 years
- Project timing will not be identical with deliveries at different times
- Project product type is different
- Project locations have different appeal
- Projects will cater to different segments of the rental market

The report also notes that the cumulative impact of both developments from new added households will increase demand for new and existing retail services in the area.

The Integra report includes an extensive analysis of projects within the region, and analyzes trends in supply, occupancy, rents, demographics, competition and absorption. The conclusions are based in part on regional and submarket data

SR Jacobson has received the Integra market study and responded that their analysis, by John Burns Real Estate Consulting, reached a different conclusion. The Burns market study finding is based on the historic capture ratio for St. Charles, which Jacobson indicates is the data they and their lenders usually rely upon. Jacobson is sharing the Integra study with their market consultant and will continue to look into the matter.

Both market studies can be viewed on the Charlestowne Mall Redevelopment [project webpage](#).

V. 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 and documents:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.12 Residential Districts
- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening
- Title 19 Inclusionary Housing

A. Proposed Zoning

The property is currently a Planned Unit Development (PUD). A PUD allows for projects to be reviewed and approved as a whole and for unique development standards and requirements to be established. The existing PUD on the property will either need to be amended or replaced to accommodate the new development.

With respect to zoning designations, two options are available:

- Retain the existing BR Regional Business zoning designation over the entire site, and grant approval of the proposed residential uses as additional uses permitted under the PUD.
- Retain BR Regional Business zoning over the commercial uses only, and rezone the residential area to an appropriate residential zoning district.

The applicant has identified that a zoning designation of RM-3 General Residential for the residential portion of the project. The purpose of the RM-3 District is as follows:

To accommodate a range of housing densities, including higher density residential up to approximately 20 units per acre, at locations that will provide deficient use of land and infrastructure.

Proposed density based on the Concept Plan is approximately 13 units per acre, assuming approximately 40 total acres for the residential portion.

Staff Comments:

- ✓ The City has granted residential uses through PUD approvals for other mixed-use projects, such as Prairie Centre, which similarly has BR zoning. This approval method retains commercial zoning over the entire property in the event the PUD project is not fully constructed or the approval expires.
- ✓ If a residential zoning is requested, the boundary line between the commercial and residential portion of the project will need to be fixed based on a plat with a legal description. Future revisions to modify this border would require another rezoning process.

B. Bulk Standards

The tables below compare the residential and commercial portions of the Concept Plan with the standards of the RM-3 and BR districts. Any deviations from the bulk standards required for the development would need to be approved through a Planned Unit Development.

Residential Component – At this stage of review, subdivision of the property is not defined. The bulk standards below are based on a single zoning lot for the residential area.

Category	RM-3 District (proposed zoning)	Concept Plan
Min. Lot Area	Townhouse: 4,300 sf/unit Multi-family: 2,200 sf/unit	Approx. 3,275 sf/unit, based on 40-acre residential area
Min. Lot Width	Townhouse: 24 ft/unit Multi-family: 65 ft.	TBD; based on subdivision
Max. Building Coverage	40%	Meets
Max. Building Height	Townhouse: lesser of 35 ft. / 3 stories Multi-family: lesser of 45 ft. / 4 stories	40 ft. (per Zoning Compliance table submitted by applicant)
Front Yard	30 ft.	TBD; based on subdivision
Interior Side Yard	Townhouse: 10 ft. each side Multi-family: 25 ft. each side	TBD; based on subdivision; Approx. 20 ft. from apartments to east property line;

		Approx. 50 ft. from townhomes to west property line
Rear Yard	30 ft.	TBD; based on subdivision Approx. 30 ft. from townhomes to north property line (Foxfield Dr)
Landscape Buffer	30 ft. (required along north property line adjacent to residential)	Adequate space appears to be provided
Parking Spaces	Townhouse: 2 per unit (416 spaces required) Multi-family: 1-Bedroom: 1.2 per unit 2-Bedroom: 1.7 per unit 3-Bedroom: 2 per unit (545 spaces required) Stall dimension: 9.5'x18'	Townhouses: 1-2 garage spaces per unit; 1-2 spaces within driveway apron/unit Apartments: Approx. 620 spaces (1.77 per unit) Stall dimension: 9'x18'

Commercial Component – At this stage of review, subdivision of the property is not defined. The bulk standards below are based on a single zoning lot for the commercial area.

Category	BR District	Concept Plan
Min. Lot Area	1 acre	TBD; based on subdivision
Min. Lot Width	None	TBD; based on subdivision
Max. Building Coverage	30%	Meets
Max. Building Height	40 ft.	TBD
Front Yard	Building: 20 ft. Parking 20 ft.	Main St. setbacks- Building: 20 ft. Parking: 20 ft.
Interior Side Yard	Building: 15 ft. Parking: none	TBD based on subdivision
Rear Yard	Building: 30 ft. Parking: none	TBD based on subdivision
Landscape Buffer	40 ft. adjacent to residential (will be required along shared lot line between commercial and proposed residential areas)	A complete buffer does not appear possible based on the site plan

<p>Parking Spaces</p>	<p>Retail: 4 per 1,000 sf GFA (634 required for existing & proposed retail) Restaurant: 10 per 1,000 sf GFA (114 required for Coopers Hawk; 180 required for proposed restaurants) Coffee/Tea Room: 5 per 1,000 sf GFA (11 required for Starbucks) Total for Retail/Restaurant: 939 Hotel: 1 per room (135 required for new hotel) Theater: 1 per 4 seats (information needed on # of seats)</p>	<p>Retail/Restaurant/Hotel/Theater: 1,537 spaces</p> <p>(shared parking between Hotel/Von Maur/Cinema)</p>
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C. Landscaping

A landscape plan in accordance with Ch. 17.26 will be required as part of the PUD Preliminary Plan should the project move forward. Given that the site is a redevelopment project, deviations from certain landscape standards may requested as a part of the PUD process.

Landscaping is required along the public street frontages (E. Main St. and Foxfield Rd.), within the parking lots, along building foundations (commercial and apartment buildings), and for the common areas and the detention areas.

A landscape buffer is required along the northern property line across from the existing single-family homes (Charlemagne), and potentially along the yet-to-be determined lot line demarcated between the commercial uses and proposed RM-3 zoning. Landscape buffers are subject to the screening and planting requirements of Section 17.26.070.

Staff Comments:

- ✓ Site grading is not yet defined. The southwestern portion of the site may require grading transitions around the Von Maur building. The Von Maur building currently has second floor entrances on the south and west sides, while the Theater building entrance is at the first floor level.
- ✓ Terracing and other landscape features can be incorporated to soften grading transitions and/or provide locations for site amenities.
- ✓ A landscape buffer should be provided along the lot lines adjacent to the Oliver-Hoffman property to the northeast in anticipation of potential future residential development on that property.
- ✓ Additional landscape islands should be added within the parking lots to break up long rows of parking stalls.

D. Building Design

Buildings in the RM-3 and BR districts are subject to Design Review standards and guidelines contained in Ch. 17.06. Example renderings of the apartment buildings and townhomes have been provided with the Concept Plan.

Staff Comments:

- ✓ Variety between buildings within a unifying design is encouraged.

- ✓ One of the applicable design standards states no more than 5 townhome units may be attached in a row. The Concept Plan depicts up to 6 units attached in a row. A deviation would need to be requested through the PUD application.

E. Site Access & Circulation

The Concept Plan depicts retention of all existing access points into the property. The two signalized Main St. entrances will remain, along with entrances off Smith Road and Stuarts Drive. No new site access points are proposed. A traffic circle is proposed at the central entrance point. A central drive accessed from the traffic circle provides a central connection between the commercial and residential portions of the site, in addition to the primary circulation drives on the east and west sides. All internal drives are private; no public streets are proposed.

Pedestrian connections are provided connecting the residential uses to the commercial. Two pedestrian connections to Foxfield Dr. are also shown.

Staff Comments:

- ✓ A traffic study will be required should the project move forward.
- ✓ An additional connection to the commercial property to the west should be explored, to both provide a more direct vehicular route to Kirk Road and allow for coordination of future development.
- ✓ Pedestrian connections to the Oliver Hoffman property should be explored.
- ✓ Sidewalks should be provided along the internal driveways within the residential areas and connecting to all existing and proposed commercial buildings, as well as to the adjacent network of public sidewalks along the public streets.
- ✓ Bike Path connections through the site should be explored in coordination with adjacent planned developments and nearby regional trails.

VI. UTILITIES & INFRASTRUCTURE

Utility and infrastructure capacity will be studied if the developer files formal zoning applications. The following items will need to be provided:

- **Traffic Study** assessing the adequacy of the surrounding roadway network to accommodate the development and providing recommendations for systems improvements.
- **Water Modeling** and study of the adequacy of the City's water system to service the development and provide adequate fire flow based on the building types and sizes.
- **Sanitary Sewer Study**, quantifying the anticipated sanitary sewer flows from the project and assessing the capacity of the City's sanitary sewers that will service the property.
- **Stormwater Management Report**, based on the developer's engineering design for the stormwater management system designed to comply with the City's Stormwater Ordinance.
- **Electrical Service Design** assessing the capacity of the City's electrical system to service the property and identifying any needed system improvements.

VII. DEPARTMENTAL REVIEWS

A. Engineering & Public Works Review

Staff review comments have been provided to the applicant advising on items that will need to be addressed in a future preliminary engineering submittal.

B. Fire Dept. Review

The Fire Dept. has reviewed the Concept Plan and has noted various sections of the Fire Code that will apply to the development. Information will be needed on how utility work will be coordinated and impacts on fire safety for the remaining structures. It appears site circulation is adequate in most areas of the plan.

VIII. DEVELOPER CONTRIBUTIONS

A. Inclusionary Housing

Residential developments are subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement for 560 units is 56 affordable units (10%). Alternatively, a fee in-lieu of providing 56 affordable units may be provided. The fee in-lieu amount is \$39,665.75 per required affordable multi-family unit, and \$27,766.03 per required affordable townhouse unit. That would equate to a total fee in-lieu of \$1,975,354 for the proposed residential component of the project.

The applicant has submitted a statement with the Concept Plan application stating their intent to seek an Alternative Affordable Housing Plan under Section 19.02.070. This section states that a developer may request the City Council approve, upon recommendation from the Housing Commission, an alternative plan IF at least one of four criteria can be met. The applicant has referenced Criteria #3, which states:

The development will fulfill an alternative City Policy or goal such as redevelopment of a vacant, underutilized, or blighted parcel that cannot otherwise be readily redeveloped and comply with all other applicable requirements.

Section 19.02.070.B lists options for the Alternative Affordable Housing Plan; one or more of the options shall be utilized by the developer:

1. External Funding Sources – The developer will apply for grants, tax credits, and/or any other applicable funding mechanism each year that the project is under construction. These funds will be used to subsidize the costs associated with the construction of onsite or offsite affordable housing units.
2. Purchase Offsite Units – The developer shall purchase for-sale or foreclosure properties and then sell or rent them at the established affordable housing price.
3. Construction of a portion of the required affordable units onsite and/or payment of a portion of the required fee in-lieu, and any combination of the two options listed above.

For reference, in order to be considered “affordable”, rental housing would need to be affordable to a household making 60% of the Area Median Income. The following maximum rents would apply (as of 4/1/21, per Illinois Housing Development Authority):

	1-Bedroom	2-Bedroom	3-Bedroom
Max. Rent	\$1,104	\$1,324	\$1,530

B. School District

The residential portion of this development will be subject to Ch. 16.10 “Dedications” of the Subdivision Code and will be required to provide either a land or cash contribution to St. Charles CUSD 303. The Concept Plan and a land-cash worksheet prepared by the developer have been provided to the School District for review. Based on the anticipated unit/bedroom count, a total contribution of \$891,278 would be due for this development.

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. The Concept Plan and a land-cash worksheet prepared by the developer have been provided to the Park District for review. If a cash contribution is acceptable to the Park District, it would total \$2,697,929 based on the anticipated unit/bedroom count. A number of private recreational amenities are depicted on the Concept Plan, including a clubhouse with exercise facility, pool, and various park space.

IX. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following would need to be approved in order to entitle the development as proposed in the Concept Plan:

1. Special Use for PUD: To amend the Charlestowne Mall PUD and/or create a new PUD to accommodate the project.
 - a. Option: Map Amendment: To rezone the residential portion of the property from BR to RM-3.
2. PUD Preliminary Plan: To approve the physical development of the property, including site, engineering, and landscape plans.
3. Final Plat of Subdivision: To plat the property and establish easements.

X. SUGGESTED ACTION

Given the scope of the project, it is recommended that the Planning & Development Committee focus their comments on the land uses and site plan. Detailed information on the traffic/utilities/stormwater will be analyzed and reviewed later at the Preliminary Plan stage. Staff suggests providing comments regarding:

- Conformance with the Comprehensive Plan
- Land uses and the breakdown between residential and commercial uses
- Residential unit count and density
- Site design and layout
- Building forms and architecture
- Open space location/arrangement

XI. ATTACHMENTS

- Staff Memo dated 1/4/22 (Summary of PC Comments)

- Application for Concept Plan; received 9/10/2021
- Plans
- Developer Brochures

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



COMMUNITY DEVELOPMENT DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW
Project Name: <u>Charlestowne Mall Redevelopment</u>
Project Number: <u>2021-PR-026</u>
Cityview Project Number: <u>PHL202100061</u>



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

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

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

1. Property Information:	Location: Charlestown Mall 3800 E. Main St, St. Charles IL	
	Parcel Number (s): 09-25-200-016, 017, 031, 043 and 045	
	Proposed Project Name: To Be Determined, Charlestown Mall Redevelopment	
2. Applicant Information:	Name S.R. Jacobson Development Corp.	Phone (248) 642-4700
	Address 32400 Telegraph Road, Ste 200A Bingham Farms, MI 48025	Fax (248) 642-1586
		Email mkianicky@srj.com
3. Record Owner Information:	Name SC 3800 Main LLC, c/o The Krause Cos. LLC	Phone (707) 963-7516
	Address 3065 S Jones Blvd, Ste 100 Las Vegas, NV 89146	Fax
		Email frkrause@krauszco.com

Please check the type of application:

- PUD Concept Plan:** Proposed Name: to be determined
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: PUD-BR

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

Current use of the property: Retail mall and outparcels

Proposed zoning of the property: PUD-BR & RM-3 PUD? yes

Proposed use of the property: Multifamily residential, hotel, retail and restaurants

Comprehensive Plan Designation: Corridor/Regional Commercial

Attachment Checklist

☒ REIMBURSEMENT OF FEES AGREEMENT:

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

☒ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

☒ PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

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

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

Ⓢ **PLAT OF SURVEY:**

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

Ⓢ **AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

Ⓢ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

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

Concept Plans shall show:

1. Existing Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetation cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

Ⓔ **SUMMARY OF DEVELOPMENT:**

Written information including:

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

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

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

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

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

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

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

Record Owner

Date

Manny Kienkeby
Applicant or Authorized Agent

9/7/2021
Date

SC 3800 Main LLC

3065 South Jones Blvd. | Suite 100 | Las Vegas, NV 89146 | 725 228 7100

To: The City of St. Charles, IL

Re: Project: Application for the Redevelopment of Charlestowne Mall Site
Property: 3800 E Main St, St Charles, IL

The undersigned, F. Ron Krausz, Managing Member of Krausz Management One LLC, the manager of SC 3800 Main LLC, a Delaware limited liability company ("Owner"), hereby authorizes S.R. Jacobson Development Corp and Lormax Stern Development Company to act on behalf of the Owner as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of St. Charles.

Date: Sept 2 2021

SC 3800 Main LLC,
a Delaware limited liability company

By: Krausz Management One, LLC,
a Delaware limited liability company,
its Manager

By: 
F. Ron Krausz, Managing Member

38th and Main LLC

3065 South Jones Blvd. | Suite 100 | Las Vegas, NV 89146 | 725 228 7100

To: The City of St. Charles, IL

Re: Project: Application for the Redevelopment of Charlestowne Mall Site
Property: 3800 E Main St, St Charles, IL

The undersigned, F. Ron Krausz, president of The Krausz Companies LLC a Delaware limited liability company, the manager of 38th and Main LLC, a Delaware limited liability company ("Owner"), hereby authorizes S.R. Jacobson Development Corp and Lormax Stern Development Company to act on behalf of the Owner as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of St. Charles.

Date: Sept 2 2021

38th and Main LLC,
a Delaware limited liability company

By: The Krausz Companies LLC,
a Delaware limited liability company,
its Manager

By: 
F. Ron Krausz, President of Manager

SC Out Parcels One LLC

3065 South Jones Blvd. | Suite 100 | Las Vegas, NV 89146 | 725 228 7100

September 3, 2021

To: The City of St. Charles, IL

Re: Project: Application for the Redevelopment of Charlestowne Mall Site
Property: 3800 E Main St, St Charles, IL

The undersigned, Daniel W. Krausz, President of IEQ Management Inc., the manager of SC Out Parcels One LLC, a Delaware limited liability company ("Owner"), hereby authorizes S.R. Jacobson Development Corp and Lormax Stern Development Company to act on behalf of the Owner as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of St. Charles.

SC Out Parcels One LLC,
a Delaware limited liability company

By: IEQ Management Inc.,
a Delaware corporation,
its Manager

By:


Daniel W. Krausz, President

VON MAUR

OWNER AUTHORIZATION

To: City of St. Charles, Illinois

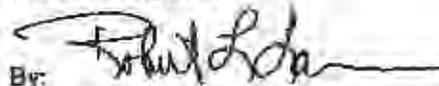
Re: Application for Charlestowne Mall Redevelopment/PLD Amendment ("Project")
3800 Main Street, St. Charles, Illinois ("Property")

Von Maur, Inc., an Illinois corporation ("Owner"), hereby authorizes SC 3800 Main Holding, LLC, a Delaware limited liability company and The Krausz Companies, Inc., its agent, to execute all necessary applications, petitions and other documents and to attend and give testimony at all public hearings and meetings on behalf of Owner before the Corporate Authorities of the City of St. Charles, Illinois, and such of its appointed boards and committees as may be necessary and appropriate with respect to the above-referenced Project pertaining to the above referenced Property, as legally described in Exhibit "A" attached hereto.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of St. Charles.

Dated September 17th, 2013.

VON MAUR, INC.

By: 

Robert L. Larsen
Chief Financial Officer

City of St. Charles Land/Cash Worksheet

Dwelling Type/Bedroom Count		# of Units	Park	Est. Park Pop.	Elem.	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family										
	2 bedroom	0	2.017	0	0.136	0	0.048	0	0.02	0
	3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
	4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)										
	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	157	1.99	312.43	0.088	13.816	0.048	7.536	0.038	5.966
	3 bedroom	52	2.392	124.384	0.234	12.168	0.058	3.016	0.059	3.068
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)										
	Efficiency	0	1.294	0	0	0	0	0	0	0
	1 bedroom	120	1.758	210.96	0.002	0.24	0.001	0.12	0.001	0.12
	2 bedroom	203	1.914	388.542	0.086	17.458	0.042	8.526	0.046	9.338
	3 bedroom	28	3.053	85.484	0.234	6.552	0.123	3.444	0.118	3.304
Estimated Population		560		1121.8		50.234		22.642		21.796
Park Acreage @ 10 acres per 1,000 population				11.218	acres					
Park Land Dedication				0	acres					
Park Cash in Lieu @ \$240,500 per acre				\$2,697,929.00						
Elementary School Acreage @.025 acres per student						1.25585				
Middle School Acreage @ .0389 acres per student							0.8807738			
High School Acreage @ .072 acres per student									1.569312	
Total School Acreage				3.7059358						
Total School Cash in Lieu @ \$240,500 per acre				\$891,277.56						

Statement regarding Inclusionary Housing Ordinance Worksheet

Charlestowne Mall Redevelopment

Requirements for Inclusionary Housing are regulated by Ordinance 19-02-Inclusionary Housing Ordinance of the City of St. Charles Municipal Code

Section 19.02.070 of that ordinance allows for an Alternate Affordable Housing Plan under certain conditions, including redevelopment of a vacant or blighted parcel. The ordinance contains provisions that read as follows:

The City Council shall not approve an Alternative Affordable Housing Plan unless the Developer demonstrates and the City Council finds in the affirmative that the Alternate Affordable Housing Plan is justified based on one or more of the following criteria:

3. The development will fulfill an alternative City Policy or goal such as redevelopment of a vacant, underutilized, or blighted parcel that cannot otherwise be readily redeveloped and comply with all other applicable requirements.

It is the intent of the developers to seek an Alternative Affordable Housing Plan for the redevelopment of Charlestowne Mall to be negotiated with the City of St. Charles.

The extraordinary costs associated with redevelopment, combined with the necessity of generating sufficient real estate taxes required to pay of TIF bonds, justify consideration of an alternate plan to be determined.

Project Narrative
Charlestown Mall Redevelopment
January, 2022

Overview

Charlestowne Mall opened as an enclosed mall in 1991, anchored by regional department stores and dominated by smaller well-known chain stores, typical of the many malls that existed or were being developed around the country in the same period. The retail conditions that sustained enclosed malls and allowed them to be successful for many decades have changed, and like many malls, Charlestowne Mall struggled for several years before closing permanently in 2017. Shoppers today either want upscale retail experiences available at lifestyle-type retail centers with specialty boutiques and a convenient shopping environment or seek value-oriented shopping available at big box stores, outdoor discount malls and the internet.

About 1500 enclosed malls were constructed in the US since 1956, of which about 1000 are still being used for their original purpose. 300 of these are likely to close in the next 5 years. The redevelopment of a vacant enclosed mall is one of the most difficult undertakings in real estate development. It is complicated and capital intensive. Unless there is a shortage of land in an area, it is much easier to develop a new project without the expense, time and complexity of tearing down an old mall.

Most successful mall redevelopments in the US have consisted of makeovers to mixed use centers by demolishing the enclosed mall structures and replacing them with new uses meeting the needs of the market where they are located. The City's 2013 Comprehensive Land Use Plan for the Charlestowne Mall suggests that the mall has the potential for Mixed Use development that could foster a "pedestrian oriented mixed-use node, with a mix of retail, restaurant, entertainment, recreation and residential uses". Our market research supports this type of redevelopment proposed in the comprehensive plan and a conceptual redevelopment plan was prepared and submitted to the City consisting of these elements for concept review in September, 2021.

Initial review of the proposed plan by the Planning Commission, staff and council members provided us with a better understanding of the desires of City residents, with concerns, suggestions and ideas on how to improve the plan for the redevelopment of the mall. In response to the feedback received, we revised the plan, which now reflects a joint effort between the development team and the City.

Development Team

The redevelopment of Charlestowne mall will be executed by a partnership of two highly qualified development firms with extensive experience in all facets of the proposed redevelopment plan and a long history of successful projects.

Multifamily Developer

With over 40 years of experience developing, constructing and managing residential and multifamily real estate, S.R. Jacobson Development Corp. is one of the Midwest's leading development companies. Started by Scott Jacobson in 1978, the company has acquired or developed over 110 communities and constructed over 12,000 award winning homes and apartments in Michigan and Illinois.

S.R. Jacobson Development Corp is currently focused on creating lifestyle apartment communities. Its

experience in building, acquiring and managing a portfolio of several thousand apartments over the past several decades provides invaluable expertise for creating new multifamily developments. An expert team is assembled for each project including planners, architects, engineers, general contractors, management agents and financiers to ensure success. Under Scott's daily direction, each property is carefully administered through pre-development, design, approvals, financing, construction, leasing and management.

The company currently has ranch, townhome and garden style apartment communities under development or recently completed in Naperville, Romeoville, Montgomery and Orland Park Illinois, and in Royal Oak, Troy, Ann Arbor, Lake Orion and Brighton Michigan.

Commercial Developer

Lormax Stern Development Company, LLC is a fully integrated commercial real estate firm specializing in the acquisition, development, and operational oversight of commercial properties throughout the continental US. Lormax Stern specializes in assets where value is created through superior market knowledge, asset expertise, detailed analysis, project specific business plans and methodical execution as an experienced investment sponsor.

The firm has supervised the acquisition and development of more than 50 commercial properties and retail centers across the country, with an aggregate gross leasable area exceeding 30 million square feet. Lormax Stern has an in-house development team, leasing specialists, property and asset managers, and legal counsel. The company's recent experience in the redevelopment of Evergreen Mall in Evergreen Park IL will be invaluable in the redevelopment of Charlestowne Mall.

Project Consultants

Engineering and Surveying

The firm of Jacob and Hefner has been retained for site engineering. This firm is very familiar with the mall property and has developed engineering plans for previous projects at the site. It has detailed plans and information regarding existing site utilities and structures and is well aware of how new grading and utility plans will need to be redesigned to accommodate the proposed new uses.

Planning and Landscape Design

The firm of Schoppe Design Associates has been retained for planning and landscaping design. This firm was also involved in previous attempts to redevelop portions of the mall and is familiar with the challenges that the site presents. Schoppe Design Associates has wide expertise in mixed use, municipal and commercial projects since 1997.

Transaction Attorney

Mark S. Cohn of Seyburn Kahn has been retained as the attorney for real estate matters. Mark is a well-known expert in the field of real estate law.

Tax Increment Financing Attorney

Richard F. Klawiter of DLA Piper has been retained as the attorney for the proposed TIF District. Richard specializes in tax increment financing law, is familiar with the project and was involved in a previous proposal to redevelop the mall.

Tax Increment Financing Consultant

Laube Companies has been retained as the TIF Consultant. This firm was also involved in a previous proposal to redevelop the mall and is familiar with the circumstances. Laube Companies specializes in

economic impact analyses, municipal finance transactions, and negotiation of municipal approvals.

Core Elements for Mall Redevelopment

There are three core elements that we believe are critical for the successful redevelopment of Charlestowne mall into a mixed use center:

First, a TIF needs to be established to pay over time for the estimated \$35M cost of demolition and reconstruction of site improvements that are necessary to accommodate new uses for the property. Although the developer will pay for this huge initial cost, a portion of the great increase in taxes that will come from the new developments on the property must be allocated towards this cost over a period of about 20 years. Without a TIF, redevelopment of the mall is not financially possible. Our TIF consultants have been working with the City's attorney and we now have a proposed TIF structure generally acceptable to all the parties. Once we are in agreement regarding a concept plan, the TIF can be structured in detail.

Second, a revenue stream must be created to pay for the cost of demolition over time. We have determined in our financial analyses that this revenue stream must come primarily from real estate taxes generated by at least 500 residential units, since these residences will be the largest source of tax revenue. Additional but smaller tax revenues will come from new commercial uses.

Third, Von Maur and Classic Cinema must form the core of the commercial area of the plan. We do not own those two properties and that means we have to work around them. They also have legally enforceable rights to parking areas surrounding their facilities. But more importantly, they are viable ongoing businesses that, although hammered by both the closure of the mall and the pandemic, have proven their desirability to St. Charles by surviving some pretty tough conditions. Redevelopment of the mall will allow these businesses to thrive and the presence of these existing businesses if properly incorporated into the plan will contribute to the success of mall redevelopment by acting as anchors. Anchors have the ability to draw larger numbers of patrons that can then support the smaller businesses.

Redevelopment Plan

The redevelopment plan for the St. Charles Mall can be summarized as the creation of an urban mixed-use shopping/dining/entertainment district integrated with townhome and garden apartment residential neighborhoods, flanked by a hotel and outlots along North Avenue, with all components interconnected by a network of pedestrian pathways.

The conceptual redevelopment plan for Charlestowne Mall includes the following elements:

- Demolition of all structures except for Classic Cinemas and Von Maur. Coopers Hawk restaurant and Starbucks/Verizon on the frontage outlots will remain as well.
- Demolition of most internal drives and parking lots that are not needed to serve the four facilities being retained.
- Demolition or relocation of most of the underground sanitary, storm, water, gas, electric and communication utilities that interfere with proposed new elements of the redevelopment plan.
- Existing stormwater detention basins in the northwest, northeast and southeast corners of the property will be retained, enhanced and incorporated into the redevelopment plan.
- The west entrance to the mall, the 38th Avenue entrance, the Smith Road entrance and the Stuarts Drive entrance will be retained and incorporated into the plan.

- The south portion of the Classic Cinemas building and the north portion of the Von Mauer building will be reconstructed, as the entrances to these buildings from the upper level of the former mall will no longer exist.
- Classic Cinemas, Von Mauer, Coopers Hawk and Starbucks will remain open during redevelopment.
- Three new retail and restaurant outlots will be created along North Avenue.
- A new pedestrian-oriented shopping/dining/entertainment corridor will be created from the central entrance to the Cinema.
- Plazas will be constructed within this district to provide a focal point and community gathering place.
- An outdoor amphitheater, ice cream stand and gazebo will be located within the plaza.
- A hotel pad will be created for a proposed new hotel of approximately 135 rooms.
- A lifestyle community of 3-story garden apartments will be developed with approximately 351 units.
- A lifestyle community of townhome apartments will be developed with approximately 209 units.
- A community center with pool will be centrally located and shared by the townhome and garden apartment communities.
- Parks, open spaces and playgrounds will be designed within the site.
- An interconnected system of pedestrian walkways will link all of the site elements.

Commercial Area and Urban District

The proposed urban mixed-use district will be anchored at one end by the existing Starbucks and at the other end by the existing Cinema. In between are restaurants with outside dining patios, specialty shops, the Von Maur department store with new entrances from the district, a food truck park, a large plaza, an ice cream stand, an amphitheater, and an event gazebo perfect for Santa Clause and the Easter Bunny. Examples of these amenities are attached to this project narrative. This new district is strongly pedestrian oriented with wide sidewalks along the street and parking out of site. It will provide a sense of place where both visitors and residents of the townhomes and apartments can come together to shop, dine, be entertained, attend a festival or just hang out in the plaza.

A proposed hotel is located in the western portion of the site across the street from the Coopers Hawk restaurant. This location provides both a convenient place to dine for hotel residents and provides the restaurant with new customers. It's also just a short walk for hotel patrons to the urban district and the Cinema. It's a great place to stay compared with most hotels where it's necessary to get back into your car for dining, shopping and entertainment.

The street parallel to North Avenue has been moved as far northward as possible while maintaining parking in front of Von Maur in order to expand the parking lot for Coopers Hawk and provide room for new facilities along the North Street frontage. Relocation of this street should solve the problem of overflow parking for Coopers Hawk needing to use the parking area across the street.

In order to handle traffic congestion at the primary central entrance to the site, a roundabout is proposed to handle traffic coming from 4 directions. The occasional morning backup that now occurs all the way to North Avenue from Starbucks will be eliminated by the creation of a much longer onsite stacking lane.

The proposed roundabout will provide a great foreground for the view of the restaurants and shops from North Avenue. A focal point feature will be located in the center of the roundabout surrounded with extensive low-height landscaping that won't obstruct the view of the urban district.

The existing vacant mall is located between the Cinema and Von Maur, which now have entrances from the interior of the mall. When the mall is demolished, the north façade of Von Maur and the south façade of the mall will need to be reconstructed to provide ground level entrances open to the outside. This reconstruction provides opportunities to create new entrances that open directly into ground level pedestrian plazas. The new Cinema entrance will be located at the western end of the large new plaza and the new Von Maur entrance will be located on a smaller plaza. These plazas will be connected by a major pedestrian crossing to tie them together.

The east and north sides of Von Maur will be at ground level. The south and west sides of Von Maur will be at the upper level, about 19 feet higher. Because of this difference in elevation, there cannot be a vehicle connection between the upper west parking lot of Von Maur and the lower parking lots below serving both Von Maur and the Cinema. Since an important goal of the plan is to create a pedestrian network linking all portions of the site, a wide pedestrian stair will be constructed off the northwest corner of Von Maur, providing walkable access from the hotel and upper parking lot to the plazas below and the entrance to the Cinema.

One of the challenges in working around Von Maur is the location of their loading dock off the northeast corner of their building. Unfortunately, this loading dock cannot be relocated. Since it is prominent on the new urban corridor we are creating, the only solution is to shield it from view. We have provided a concept rendering for how this can be done. Since it is also necessary to maintain the ability for trucks to back into the loading dock, we have positioned a drive across the street that serves the rear parking lots of the restaurants and shops that will allow the trucks to pull in before backing up.

The large plaza is intended as a focal point for the entire urban district. It will be visible from any point along the corridor from the entrance roundabout to the street west of the Cinema. The plaza will contain plentiful opportunities for seating and will be designed to provide a mixture of landscaping and paving areas. A park will be located adjacent to the plaza on its north side. Both the plaza and the park will provide a gathering place for visitors to the commercial area and the residents of the proposed apartments and will be suitable for festivals. The plaza will include an amphitheater that can be used for a variety of community events such as summer concerts. An ice cream stand will be available for refreshments. A partially enclosed gazebo can be used for a number of purposes such as holiday visits to Santa Claus. The design intent of the plaza is to create an inviting gathering place for shoppers, theatergoers, residents and visitors. Its location at the intersection of the commercial and residential areas will draw residents into the urban district and will help to integrate the residential and commercial areas.

The primary entrance to the residential neighborhoods of the site has been located at the central portion of the urban district, adjacent to the plaza. This entrance will lead directly to the community/leasing center for the residential portion of the site, integrating the mixed-use nature of the site with a direct vehicle connection between the residential and urban areas.

Multifamily Residential

The residential portions of the redevelopment plan are targeted to meet the market demand that is occurring from the shift in living preferences from ownership to rental among the entire range of ages from millennials to seniors. This growing demographic is known as "renters by choice" rather than renters by need. They can afford to purchase a home but prefer to lease. They prefer to live in the most desirable locations within a community, want social interactions where they live and tend to

heavily support local restaurants and services. In other words, they are the perfect choice for a mixed-use mall redevelopment.

3-story Garden Apartments

The garden apartment component of the community is primarily intended for millennials and younger professionals. Apartment units will contain the latest trends in appliances, finishes and technical features. Initial market research indicates a strong demand for garden style apartments in this location. A market study will be commissioned to provide recommendations for optimum unit sizes and mix, amenities and finishes. A conceptual rendering for the garden apartments we are currently constructing in Troy Michigan that have proven to be extraordinarily successful with the proposed demographic are included in the conceptual submittal.

Streets in the garden apartment neighborhood will have a village type of streetscape with parallel parking lanes along the curb, and the appropriate sidewalks, lampposts and landscaping.

Townhome Apartments

The townhome neighborhood of the site is intended for a wide demographic ranging from young professionals to empty nesters. Townhomes will be attached in 4-unit and 6-unit buildings. Each 2-story townhome will have a two car garage with additional parking spaces available on the garage aprons, which will have sufficient length to accommodate parking. These 2 and 3 bedroom townhomes will have kitchen, bathroom and living areas on the first floor and either two or three bedrooms with two bathrooms on the second floor.

Townhome buildings will be situated with front elevations having courtyard settings. Townhomes along the primary thoroughfare through the townhome neighborhood will have a side relationship to the street to avoid the view of garage doors. Guest parking will be available along one side of the street where driveways are not blocked.

Preliminary floor plans and elevations for the proposed townhomes are included in the conceptual submittal.

Community Center

A community building with exercise facilities, social gathering places and a pool will be available to the residents of both the garden apartment and townhome communities. A leasing center with onsite management will be situated in the community building as well. The Community Center will include a fitness area, meeting rooms, lounge with kitchen and fireplace, men's and women's bathrooms, shower area, leasing offices, a dog wash area and an outdoor swimming pool. Parks and open space areas will be provided adjacent to the community building.

Summary

The redevelopment plan for Charlestowne Mall will replace a vacant, blighted mall with a new exciting and successful gateway for the east approach to the City of St. Charles. The mixed-use concept plan, with its shopping/dining/entertainment district, residential neighborhoods and hotel, will provide an integrated community hub for visitors and residents alike, bringing energy and vitality to the site once again.

THE VILLAGE

at St. Charles



Amphitheater



Gazebo



Ice Cream Stand



Plaza Detail



Food Truck Park



Patio Dining

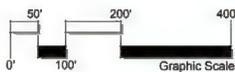
SITE DATA

Residential:	
3-Story Garden Apartments:	351 UNITS
2-Story Townhomes:	209 UNITS
Total Residential:	560 UNITS
Commercial:	
Hotel	135 rooms
New Retail	22,000 sq. ft.
New Restaurants:	18,000 sq. ft.



Date: DECEMBER 8, 2021

CONCEPT PLAN (DRAFT)



126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net

Garden Apartments





FRONT PERSPECTIVE



BACK PERSPECTIVE



FRONT VIEW

Plaza Examples







Amphitheater Examples





Gazebo Examples





Food Truck Park Examples





Sidewalk Patio Dining Examples





Von Maur East Entrance with Loading Dock Screening concept

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: 4b****Title:**

Update regarding Crystal Lofts, 214 S. 13th Ave./1416 Indiana Ave.

Presenter:

Russell Colby

Meeting: Planning & Development Committee**Date:** December 13, 2021

Proposed Cost:

Budgeted Amount:

Not Budgeted: **Executive Summary** (*if not budgeted please explain*):**Background**

Crystal Lofts PUD was a project to convert the former Lamp Factory industrial building at the northeast corner of S. 13th and Indiana Aves. into residential townhomes. The project approval expired in June 2021. The property has remained in a partially demolished state for an extended period of time, resulting in a number of property maintenance code violations.

Notice of Violation

A Notice of Violation was issued on October 26. The compliance deadline passed and the violation proceeded to Administrative Adjudication on December 2. The property was found to be in violation for all 7 items listed in the Violation Notice. Fines will be assessed at \$100 per violation, per day, until compliance.

Potential Sale

Staff confirmed on December 17, 2021 that the property is under contract to be purchased. Staff had previously communicated with the contract purchaser. The purchaser is considering rezoning of the property to utilize the building for light industrial/flex space.

Staff has been in contact with the contract purchaser over the past two weeks. Staff will continue to work proactively with the contract purchaser to facilitate any review or approvals needed, with the goal of having the site conditions addressed as expeditiously as possible.

Attachments (*please list*):

Aerial photo, Notice of Violation, Adjudication Order

Recommendation/Suggested Action (*briefly explain*):

No action required.



City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Crystal Lofts



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: December 9, 2020 12:23 PM



0 42 83 Feet

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 Powered by Precision GIS

City of St. Charles
Building & Code Enforcement
2 E. Main Street
City of St. Charles, IL 60174
Ph (630) 377 - 4406



October 26, 2021

CRYSTAL LOFTS LLC
JEFF FUNKE, 160 E GRAND AVE SUITE 300
CHICAGO, IL 60611-3800

NOTICE OF VIOLATION

Property Address: 1416 Indiana Ave, St Charles, IL 60174 Case #: CEVEG202100994

This notice is to inform you that the property listed above is in violation of the City of St. Charles Municipal Code. The noted violation(s) are as follows:

302.4 Grass/Weeds: Premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Grass/weeds over 8 inches need to be cut from the entire property.

Date of Compliance: November 09, 2021

15.40.010 Section 304.6 Exterior Wall: Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Exterior wall of building needs to be repaired and made weatherproof.

Date of Compliance: November 09, 2021

15.40.010 Section 304.7 Roof: The roof and flashing shall be sound, tight, and not have defects which might admit rain. Roof drainage shall be adequate to prevent rainwater from causing dampness in the walls or interior portion of the building. Where provided, gutters and downspouts shall be safely secured, free from holes and defects, and maintained in good repair. Roof water shall not be discharged in a manner that creates a public nuisance.

Roof needs to be repaired and made weather tight.

Date of Compliance: November 09, 2021

15.40.010 Section 308.1 Rubbish/Garbage - Accumulation: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Rubbish and construction debris accumulating on property needs to be removed.

Date of Compliance: November 09, 2021

15.40.010 Section 304.13 Windows/Doors: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Windows, doors and frames need to be repaired and weathertight.

Date of Compliance: November 26, 2021

17.38.060 (E) Off-Street Parking: Surfacing: Open off-street parking spaces and access drives shall be graded and paved with bituminous or portland cement concrete. In addition, recreational vehicles or trailers not used commercially nor owned by a commercial business as defined in 625 ILCS 5/1-101 et seq. may be stored on an alternative surface such as paver bricks or similar hard surfaced material approved by the Building Commissioner.

Trailers on property need to be removed.

Date of Compliance: November 09, 2021

304.1 Exterior Structure: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

Structure needs to be repaired and made structurally sound.

Date of Compliance: November 09, 2021

Unless the above violation(s) are corrected within above given days from the date of this letter, we will prepare this case for abatement action, which provides for a civil penalty from \$50 to \$750 per day until compliance is achieved or until abatement of the conditions has been accomplished. This may include repair, demolition, and removal, cleanup or whatever action may be necessary to bring the property into compliance with the codes. If the violation has been corrected prior to this notice, please disregard.

We wish to remind you that costs incurred in abatement of those conditions will be billable to the property owner and a lien filed against the property. We urge you to promptly remedy these conditions in order that you might avoid these added expenses. If you have any questions, please feel free to contact me at my office at 630/377-4406.

Thank you for your anticipated co-operation to this matter.

ISSUED BY:

Robert Surratt

Robert Surratt

Code Enforcement Officer

IN THE CITY OF ST CHARLES, IL
DIVISION OF BUILDING AND CODE ENFORCEMENT

CITY OF ST CHARLES,
Petitioner An Illinois municipal
corporation

v.

CRYSTAL LOFTS LLC

Docket - CEVEG202100994

Re 1416 Indiana Ave, St Charles, IL 60174

CERTIFICATION OF FINDINGS, DECISIONS & ORDER

HEARING DATE: 12/02/2021

Violation ID: Grass/Weeds

HEARING TIME: 7:00 PM

Representative of Municipality Rob Surratt

HEARING OFFICER: Joseph Ramos

Representative of Respondent

THIS CERTIFIES that on December 02, 2021, the Hearing Officer for the CITY OF ST. CHARLES ADMINISTRATIVE ADJUDICATION SYSTEM duly entered a Finding, Decision and Order in this case as follows:

Finding of Fact:

FINDING OF LIABILITY.

Decision: FINE OF \$100 PER DAY PER VIOLATION BEGINNING TODAY UNTIL COMPLIANCE.

Fine Amount: \$0.00

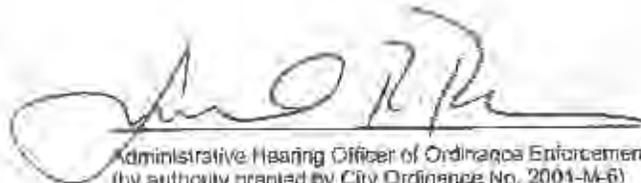
Fine Amount Abated Upon Compliance: N

Compliance Date: November 09, 2021

as set forth on the original order entered pursuant to 65 ILCS 5/1-2.1-8, other applicable law and the City of the CITY OF ST. CHARLES, a true and correct copy of which order is attached hereto and incorporated herein.

Additional Order(s):

Date: 12/2/2021


Administrative Hearing Officer of Ordinance Enforcement Administration
(by authority granted by City Ordinance No. 2001-M-6)