

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. STEVE WEBER– CHAIR
MONDAY, DECEMBER 12, 2022 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

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. Plan Commission recommendation to approve a PUD Amendment and Minor Subdivision Final Plat for Munhall Glen PUD, Lots 44 & 45
- b. Plan Commission recommendation to approve a PUD Preliminary Plan for McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3
- c. Presentation of the 2022 St. Charles Housing Affordability Analysis
- d. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 17 N 2nd Ave.
- *e. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 201 Cedar Ave., “Thomas H. Collins House.”
- f. Downtown Riverfront Property:
 - i. Consideration to Conduct a Feasibility Study
 - ii. Evaluation of Existing Proposals

5. PUBLIC COMMENT

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF

7. EXECUTIVE SESSION


- Personnel –5 ILCS 120/2(c)(1)

- Pending, 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)

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 McMahon, 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).

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4a
	Title:	Plan Commission recommendation to approve a PUD Amendment and Minor Subdivision Final Plat for Munhall Glen PUD, Lots 44 & 45.	
	Presenter:	Ellen Johnson, Planner	
Meeting: Planning & Development Committee		Date: December 12, 2022	
Proposed Cost: \$0		Budgeted Amount: \$0	Not Budgeted: <input type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i> Munhall Glen is a 50-lot single-family residential subdivision located near the intersection of S. Tyler Rd. and Munhall Ave. The subdivision was approved under PUD Ord. 2020-Z-29. The developer is Airhart Construction Corp. Court Airhart has filed an application for Special Use requesting to amend the Munhall Glen PUD. Proposed is to reduce the front and exterior side yards for Lots 44 and 45, which are corner lots. The proposed change would reduce the building setback to a minimum of 10 ft. at the exterior curve of the lots. The PUD currently requires a 20 ft. front yard and a 15 ft. side yard. A site plan has been provided depicting the intended house footprint. The applicant is also requesting approval of a Minor Subdivision Final Plat to replat Lots 44 and 45 to reflect the amended building setback lines. <u>Plan Commission Recommendation</u> Plan Commission held a public hearing on 12/6/22 and voted 7-0 to recommend approval.			
Attachments <i>(please list):</i> Plan Commission Resolution, Staff Report, Application, Site Plan, Plat of Subdivision, Example Building Elevations			
Recommendation/Suggested Action <i>(briefly explain):</i> Plan Commission recommendation to approve a PUD Amendment and Minor Subdivision Final Plat for Munhall Glen PUD, Lots 44 & 45.			

City of St. Charles, Illinois
Plan Commission Resolution No. 16-2022

**A Resolution Recommending Approval of an Application for Special Use
(PUD Amendment) and a Final Plat of Subdivision (Minor Subdivision) for
Munhall Glen Lots 44 & 45, Munhall Glen PUD
(Court Airhart, Airhart Construction Corp)**

Passed by Plan Commission on December 6, 2022

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use and Final Plat of Subdivision; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use (PUD Amendment) and the Final Plat of Subdivision (Minor Subdivision) for Munhall Glen Lots 44 & 45, Munhall Glen PUD (Court Airhart, Airhart Construction Corp); and,

WHEREAS, the Plan Commission finds the application for Special Use (PUD Amendment) is in the public interest under Section 17.04.410.D.3 of the Zoning Ordinance based on the following Criteria:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A.**
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed amendment to the approved PUD continues the original goals of promoting a creative solution to an unmet growing housing need of single story and first floor master bedroom housing. This housing will allow for longtime community residents, business people and leaders in St. Charles to remain in St. Charles as their

housing needs change. The PUD zoning promotes creative housing and provides attractive streetscapes that incentivizes porches and pedestrian friendly neighborhoods. It promotes social interaction by providing sidewalks, paths, neighborhood connection areas as well as connection to a potential linear park to the north of the property. The PUD provides a harmonious usage of the property by changing a potential heavy commercial use of the property to residential use more in scale with the residential use to the south and the less intense commercial use to the east. The development of this property will promote higher levels of landscaping and higher quality trees than currently exist on the property as uncontrolled Buckthorn, Honeysuckle, Mulberry, Box Elder, etc. and other invasive landscaping is allowed to multiply. The installation of detention areas with natural landscaping will enhance water quality and native plants. Munhall Glen will be a benefit to future residents, the surrounding neighbors, local businesses and the City of St. Charles.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

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

The proposed amendment to the approved PUD Plans continues the goal of providing a significantly more harmonious usage of the property than the more intrusive usage and negative impact on the surrounding properties the M-2 (industrial usage) zoning classification which had been in place.

The proposed amendment continues the goals of the original change in zoning and PUD by meeting the significant housing need in the community of single level and first floor master bedroom housing. This housing would not have been allowed in the M-2 zoning classification. By changing the zoning and allowing the PUD, storm water facilities, open space, and sidewalks and paths will allow for residents to enjoy the open space and property as well as provide for a pedestrian connection to the potential linear park to the north. The planned landscaping will be a significant improvement to the invasive species currently on the property and the trees planted as part of the development will be a significant improvement. Due to the size and shape of the property by downzoning the property to an RS4-PUD it allows for implementation of a variety of lot sizes which provides for varied architecture, improved rear yard setbacks and a unique streetscape that incentivizes porches and neighbor interaction than the current M-2 zoning classification allows. The development will provide stormwater facilities with native species enhancing the water quality where currently no storm water facilities exist. The RS4-PUD enhance the opportunity for single level living while not infringing on the size of the homes for those requiring single level living. The PUD promotes quality residential development and provides good transitional zoning to benefit those properties that currently surround it. The development will be a benefit to the City of St. Charles housing and significant increase in tax base.

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

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The Amendment to Special Use will continue to serve the public convenience at Munhall Glen by filling a housing void in the market of single story and first floor master bedroom homes. This void in the market is causing those needing this type of housing to look outside of St. Charles even though they have been long time residents. In addition, by providing housing in this location it helps support area businesses and supports good planning putting residential housing close to both public and private amenities.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

There is sufficient infrastructure and utilities for the 2 existing lots under the Amendment to the PUD because of the development on the Munhall Glen neighborhood.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The Amendment to the PUD will not be injurious to the use and enjoyment of the surrounding properties, but allows these 2 lots to be developed in a similar fashion to the lots immediately surrounding them.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The amendment to the established Special Use will not impede the normal and orderly development and improvement of the surrounding properties, but will allow these 2 lots to be developed to match those lots immediately surrounding them.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The amendment to the approved Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. As planned, this amendment will continue the properties development goals of providing buffering between different property usages and will extend and improve municipal infrastructure, and will provide housing needed in the city of St. Charles.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The amendment to the approved Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as varied pursuant to the amendment and approved Special Use for the Planned Unit Development. The Special Use and PUD zoning allows for a more inventive design and the housing will be constructed at or above current codes and energy requirements. The Special Use and minor changes to the zoning requirements allows for an inventive solution for meeting a needed housing niche within the St. Charles housing stock.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The amendment to the approved PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City. The development of this property will improve connections of the water and sewer systems and provide storm water management facilities where none currently exist. It will provide a diversity of housing by providing single story and first floor master bedroom housing, providing solutions for current St. Charles residents whose housing needs have changed over time and want to stay in the City due to civic, cultural, social and religious activities that they have long time connections. The PUD will substantially increase the tax base for the City, School District, Park District, etc. over the current use in perpetuity benefitting many taxing bodies. In addition, it provides housing close to many commercial districts benefitting many surrounding businesses and the economic wellbeing of the City.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The amendment to the approved PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown area as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement" and Title 17, Chapter 17.12-Residential Districts.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of an Application for Special Use (PUD Amendment) and a Minor Subdivision – Final Plat for Munhall Glen Lots 44 & 45, Munhall Glen PUD (Court Airhart, Airhart Construction Corp); contingent upon the resolution of all staff comments prior to City Council action

Roll Call Vote:

Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Studebaker, Vargulich

Nays:

Absent: Moad, Wiese

Recused:

Motion carried: 7-0

PASSED, this 6th day of December 2022.

Chairman
St. Charles Plan Commission



Staff Report
Plan Commission Meeting – December 6, 2022

Applicant:	Court Airhart
Property Owner:	Airhart Construction Corp
Location:	Munhall Glen Subdivision- Lots 44 & 45 (493 Robyn Ln & 494 Cora Ln)
Purpose:	Reduce front and exterior side yards
Applications:	<ul style="list-style-type: none"> • Special Use for PUD (PUD Amendment) • Minor Subdivision- Final Plat
Public Hearing:	Yes, required
Zoning:	RS-4 Suburban Single- Family Residential / PUD
Current Land Use:	Residential (vacant buildable lots)
Comprehensive Plan:	Industrial / Business Park

Munhall Glen – Lots 44 & 45



Summary of Proposal: Munhall Glen is a 50-lot residential subdivision located on 15 acres near the intersection of S. Tyler Rd. and Munhall Ave. The subdivision was approved by the City as a Planned Unit Development in 2020.

Court Airhart, Airhart Construction Corp, has requested to amend the Munhall Glen PUD by reducing the required front yard and exterior side yard for Lots 44 and 45, which are corner lots. The proposed change would reduce the building setback to a minimum of 10 ft. at the exterior corner of the lots.

The applicant is also requesting approval of Plat of Subdivision which replats Lots 44 and 45 to reflect the amended building setback lines.

Info / Procedure on Applications:	<p>Special Use (PUD Amendment):</p> <ul style="list-style-type: none"> • Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site) • Public hearing is required, with a mailed notice to surrounding property owners. • Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment. • The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction,
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maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.

- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

Minor Subdivision- Final Plat

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes).
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Suggested Action: Conduct the public hearing on the Special Use (PUD Amendment) and close if all testimony has been taken.

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

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

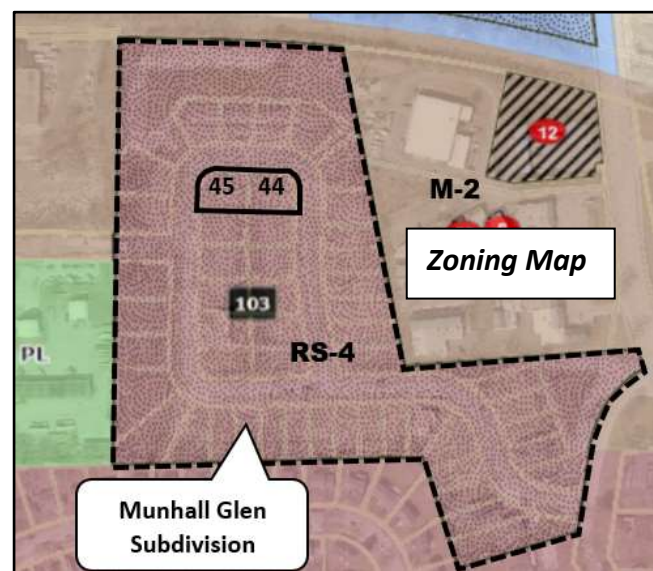
A. History / Context

Munhall Glen is a 50-lot single-family subdivision approved by the City in 2020 under Ordinance No. 2020-Z-29, "An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen". The bulk standards that apply to the homes constructed on each lot are per the RS-4 District, except as varied in Exhibit E of the PUD Ordinance, which allows for reduced lot area and width, greater building coverage, and reduced interior side yards.

Construction of the subdivision is underway. Streets and infrastructure improvements have been completed. Home construction has begun, with five homes finished and nine currently under construction.

B. Zoning

The subject property, Lots 44 and 45 in Munhall Glen, is zoned RS-4 Suburban Single-Family Residential / PUD. The same zoning is surrounding due to the location of the subject parcels within the interior of the subdivision.



II. PLANNING ANALYSIS

Staff has analyzed the Special Use (PUD Amendment) and Minor Subdivision- Final Plat applications for conformance with the standards established in Munhall Glen PUD Ord. 2020-Z-29, Ch. 17.12 “Residential Districts”, and Title 16 “Subdivisions & Land Improvement”.

A. Proposal

Proposed is to amend Exhibit E of PUD Ord. 2020-Z-29 by granting additional deviations for Lot 44 and Lot 45 only. Currently, per the underlying RS-4 zoning, a front yard of 20 ft. is required for all lots in Munhall Glen. For corner lots, an exterior side yard of 15 ft. is required.

The recorded Final Plat of Subdivision for Munhall Glen establishes building setback lines based on the required yards (labeled as “BSL”). Lots 44 and 45 are curved at the exterior corners. The building lines are platted such that a 15 ft. yard is required around the curve.

The requested amendment is to reduce the exterior side yard at the northeast corner of Lot 44 and the northwest corner of Lot 45 by extending the building setback lines to where they intersect with the 10 ft. utility easement line, and to reduce the front yard setback at the same corners by extending the building setback lines until they intersect with the same 10 ft. utility easement. This change will retain the 20 ft. front yard and 15 ft. exterior side yard along a majority of the two lots, except at the corner curve where the yard will be a minimum of 10 ft.

The applicant has submitted a site plan which depicts the proposed yards and the intended building footprints. The buildings are shown with a 10 ft. setback at the lot corners. Building elevations have also been provided. These elevations will be available for construction on Lots 44 and 45 should the requested amendment be approved.

B. Plat of Subdivision

A Plat of Subdivision entitled “Replat of Lots 44 and 45 of Munhall Glen Subdivision” has been submitted for approval alongside the PUD Amendment. The Plat revises the building setback lines as requested. All lot dimensions and easements remain unchanged.

Note the plat, as is the case with the Munhall Glen Plat of Subdivision, also establishes porch setback lines (“PSL”) and garage setback lines (“GSL”), which have been imposed by the developer; those setbacks do not pertain to zoning requirements.

There are no outstanding comments from Planning on the Replat. Any comments from the Engineering review will need to be addressed prior to City Council approval and recording.

III. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

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

If Public Hearing is closed-**2. Make a Recommendation to Planning & Development Committee**

There is a single finding for PUD applications: Is the PUD in the public interest? There are five Criteria for PUDs which are to be considered to reach a decision. Responses to all criteria need not be in the affirmative to recommend approval of the PUD Amendment. The applicant has provided responses to the Criteria for PUDs as part of the application materials.

There are no findings of fact pertaining to plats of subdivision. Approval is subject to meeting the technical standards for subdivisions per Title 16. Staff has no outstanding comments. Staff recommends approval of the Minor Subdivision- Final Plat upon approval of the PUD Amendment.

a. Recommend approval of the application for Special Use (PUD Amendment) and Minor Subdivision- Final Plat.

- i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the PUD finding. A recommendation for approval of the Minor Subdivision- Final Plat should be conditional upon resolution of staff comments prior to City Council action.

OR

b. Recommend denial of the application for Special Use (PUD Amendment) and Minor Subdivision- Final Plat.

- i. Plan Commission must substantiate how the PUD finding is not being met in order to recommend denial.

IV. ATTACHMENTS

- Munhall Glen Final Plat of Subdivision
- Applications for Special Use and Minor Subdivision- Final Plat; received 11/7/22
- Site Plan of Lots 44 & 45
- Replat of Lots 44 & 45
- Building Elevations

A map of the study area, which is an L-shaped region outlined in black. The region is filled with a stippled pattern. A dashed line, representing a survey transect, starts at a point labeled 'SURVEY SITE' and extends towards the L-shaped boundary. The transect is composed of several segments, some of which are marked with small black dots. The map includes a grid of latitude and longitude coordinates, with labels such as '100° 00' 00" W', '100° 00' 00" E', '60° 00' 00" N', and '60° 00' 00" S'.

AREA SUMMARY

TYPICAL SETBACK DETAIL

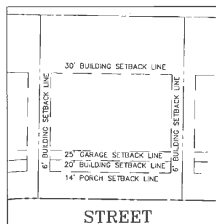
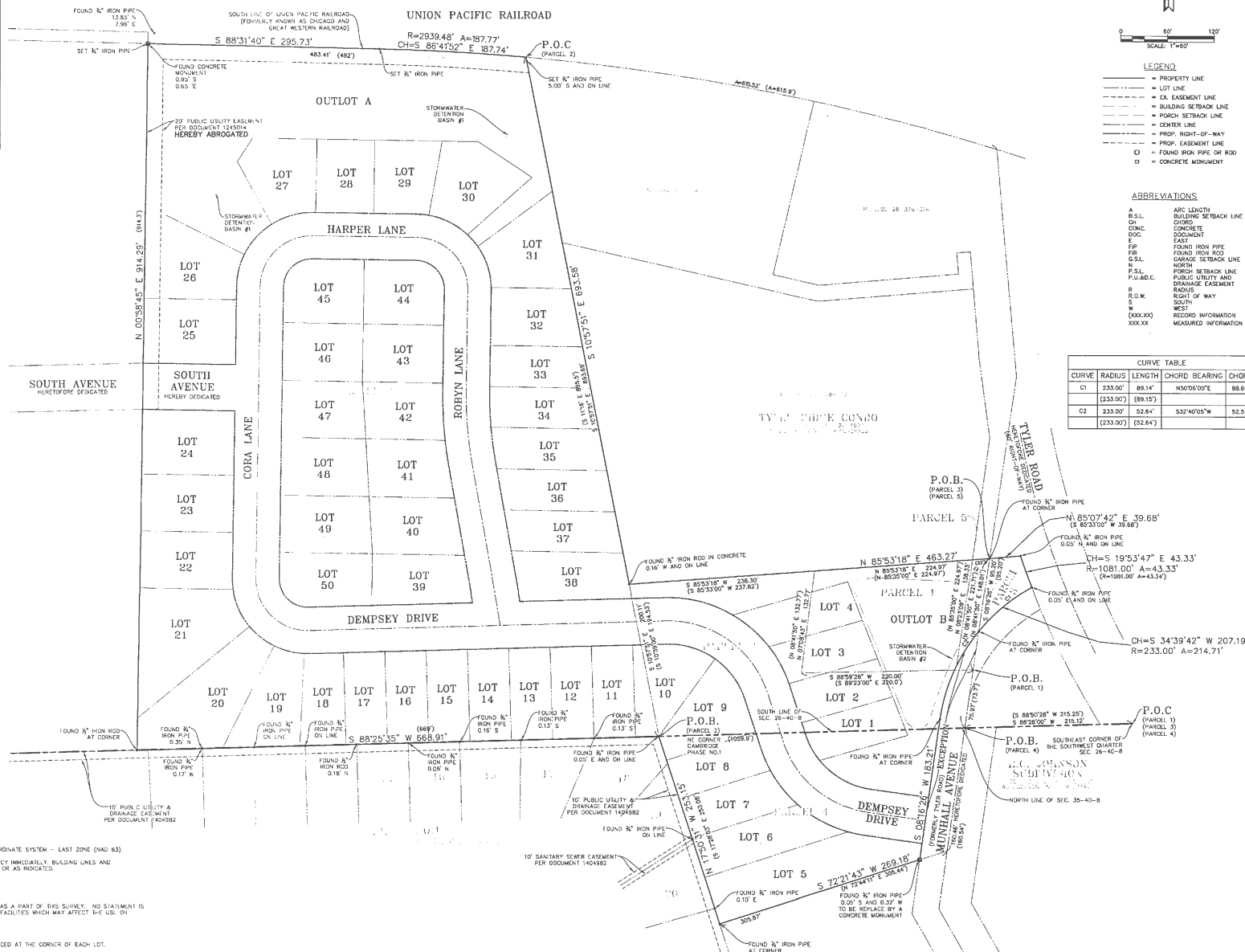


Diagram illustrating setbacks for a building footprint:

- 14' PORCH SETBACK LINE
- 20' BUILDING SETBACK LINE
- 25' GARAGE SETBACK LINE
- 15' BUILDING SETBACK LINE
- 30' BUILDING SETBACK LINE
- 6' BUILDING SETBACK LINE
- STREET

1. THE REASONS SHOWN ON THIS PLAT ARE BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM - LAST ZONE (NAD 83)
2. CHECK LOCAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOW HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE AS SHOWN ON DEEDS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. ALL DISTANCES AND ENVIRONMENTAL CONDITIONS NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS OR FACILITIES WHICH MAY AFFECT USE OF OR DISSEMINATION OF THIS TRACT.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND OTHERWISE NOTED.
7. RECORDING NUMBER OR ESSN, COUNTY, PLAT NUMBER, JULY 15, 1974 (5441) IS PLACED AT THE CORNERS OF EACH LOT.

PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ST. CHARLES, KANE COUNTY, ILLINOIS



PAGES



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AIRHART CONSTRUCTION
 500 ROOSEVELT ROAD
 WEST CHICAGO, ILLINOIS 60185

**MUNHALL GLEN
SUBDIVISION**
ST. CHARLES, IL

PROJECT:

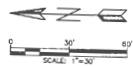
SCRIPTION:

DATE	: 07-23-2020
PROJECT #	: 190726.C0
DRAWN BY	: CNB
CHECKED BY	: TBM
APPROVED BY	: CCG

FINAL PLAT OF

SHEET
1 of 4

P.J.N.:
09-26-376-003 (PARCEL 1)
09-26-376-001 (PARCEL 2)
09-26-376-005 (PARCEL 3)
09-35-126-010 (PARCEL 4)
09-26-377-004 (PARCEL 5)



- LEGEND
- PROPERTY LINE
 - LOT LINE
 - EX. EASEMENT LINE
 - BUILDING SETBACK LINE
 - PORCH SETBACK LINE
 - CENTER LINE
 - PROP. RIGHT-OF-WAY
 - PROP. EASEMENT LINE
 - FOUND IRON PIPE OR ROD
 - CONCRETE MONUMENT

FINAL PLAT OF SUBDIVISION OF MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 43 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

2021K050679

SANDY WEGMAN
RECORDING, KANE COUNTY, IL
RECORDED 7/10/21 11:56 AM
R/C FILE: K140
PAGES: 4

UNION PACIFIC RAILROAD

SOUTH LINE OF UNION PACIFIC RAILROAD
(FORMERLY KNOWN AS CHICAGO AND
GREAT WESTERN RAILROAD)

P.O.C.
(PARCEL 2)

SET 3" IRON PIPE
5.00'S ON-LINE

N 00°31'17" E 87.61'

R=2030.48' A=187.77'
CH=185.152' W 357.74'

OUTLOT A
8155 SF
1.863 AC

PUBLIC UTILITY, DRAINAGE AND
STORMWATER DETENTION
EASEMENT HEREBY GRANTED

LOT 28
7,030 SF
0.161 AC

LOT 27
8,347 SF
0.196 AC

LOT 26
10,407 SF
0.239 AC

LOT 25
8,774 SF
0.202 AC

LOT 24
8,794 SF
0.202 AC

LOT 23
8,739 SF
0.201 AC

LOT 22
8,739 SF
0.201 AC

LOT 21
14,562 SF
0.334 AC

LOT 20
14,340 SF
0.329 AC

LOT 19
8,764 SF
0.200 AC

LOT 18
6,510 SF
0.149 AC

LOT 17
6,307 SF
0.145 AC

LOT 16
6,307 SF
0.145 AC

LOT 15
6,307 SF
0.145 AC

LOT 14
6,307 SF
0.145 AC

LOT 13
6,307 SF
0.145 AC

LOT 12
6,307 SF
0.145 AC

LOT 11
6,307 SF
0.145 AC

LOT 10
6,307 SF
0.145 AC

LOT 9
6,307 SF
0.145 AC

LOT 8
6,307 SF
0.145 AC

LOT 7
6,307 SF
0.145 AC

LOT 6
6,307 SF
0.145 AC

LOT 5
6,307 SF
0.145 AC

LOT 4
6,307 SF
0.145 AC

LOT 3
6,307 SF
0.145 AC

LOT 2
6,307 SF
0.145 AC

LOT 1
6,307 SF
0.145 AC

LOT 31
8,435 SF
0.191 AC

LOT 32
8,435 SF
0.191 AC

LOT 33
8,435 SF
0.191 AC

LOT 34
7,120 SF
0.163 AC

LOT 35
7,430 SF
0.171 AC

LOT 36
7,430 SF
0.171 AC

LOT 37
7,701 SF
0.174 AC

LOT 38
8,882 SF
0.206 AC

LOT 39
7,945 SF
0.182 AC

LOT 40
8,193 SF
0.189 AC

LOT 41
7,771 SF
0.174 AC

LOT 42
7,511 SF
0.172 AC

LOT 43
7,402 SF
0.170 AC

LOT 44
6,250 SF
0.140 AC

LOT 45
8,250 SF
0.190 AC

LOT 46
7,622 SF
0.175 AC

LOT 47
7,622 SF
0.175 AC

LOT 48
6,234 SF
0.143 AC

LOT 49
8,609 SF
0.198 AC

LOT 50
7,349 SF
0.168 AC

LOT 51
7,349 SF
0.168 AC

LOT 52
7,349 SF
0.168 AC

LOT 53
7,349 SF
0.168 AC

LOT 54
7,349 SF
0.168 AC

LOT 55
7,349 SF
0.168 AC

LOT 56
7,349 SF
0.168 AC

LOT 57
7,349 SF
0.168 AC

LOT 58
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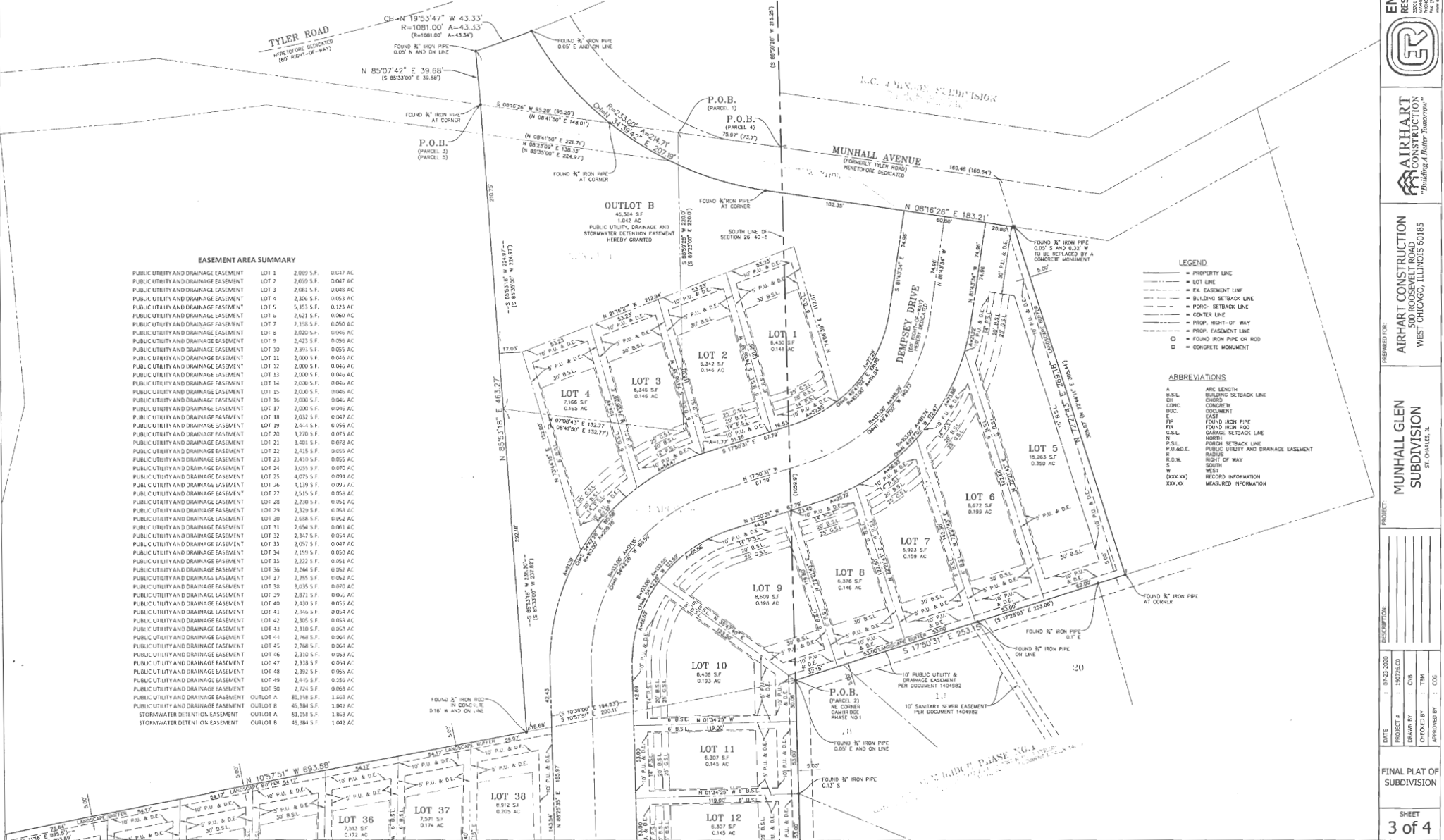
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PLAN:
09-26-376-003 (PARCEL 1)
09-26-376-001 (PARCEL 2)
09-26-376-003 (PARCEL 3)
09-35-126-010 (PARCEL 4)
09-26-377-004 (PARCEL 5)

FINAL PLAT OF SUBDIVISION OF MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ST. CHARLES, KANE COUNTY, ILLINOIS

2021K050679
SANDY WEGMAN
RECORDED - KANE COUNTY, IL
RECORDED 7/19/21 11:56 AM
RECITE: ATW
PAGES: 4



EASEMENT AREA SUMMARY

PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 1	2,000 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 2	2,000 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 3	2,000 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 4	2,000 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 5	5,353 S.F.	0.123 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 6	2,621 S.F.	0.060 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 7	2,318 S.F.	0.050 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 8	2,025 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 9	2,421 S.F.	0.056 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 10	2,391 S.F.	0.055 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 11	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 12	2,000 S.F.	0.046 AC
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PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 14	2,000 S.F.	0.046 AC
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PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 16	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 17	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 18	2,002 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 19	2,444 S.F.	0.056 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 20	2,780 S.F.	0.075 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 21	3,480 S.F.	0.080 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 22	2,415 S.F.	0.055 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 23	2,410 S.F.	0.055 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 24	3,051 S.F.	0.070 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 25	4,070 S.F.	0.094 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 26	4,139 S.F.	0.095 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 27	2,515 S.F.	0.058 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 28	2,780 S.F.	0.075 AC
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PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 30	2,608 S.F.	0.062 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 31	2,654 S.F.	0.061 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 32	2,347 S.F.	0.054 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 33	2,007 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 34	2,159 S.F.	0.050 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 35	2,222 S.F.	0.051 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 36	2,244 S.F.	0.052 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 37	2,291 S.F.	0.052 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 38	3,035 S.F.	0.070 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 39	2,871 S.F.	0.066 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 40	4,130 S.F.	0.095 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 41	2,344 S.F.	0.054 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 42	2,305 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 43	2,310 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 44	2,748 S.F.	0.063 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 45	2,748 S.F.	0.063 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 46	2,310 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 47	2,310 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 48	2,310 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 49	2,445 S.F.	0.056 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 50	2,724 S.F.	0.063 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	OUTLOT A	81,158 S.F.	1.863 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	OUTLOT B	45,384 S.F.	1.042 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	OUTLOT C	81,158 S.F.	1.863 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	OUTLOT D	45,384 S.F.	1.042 AC

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FENCE SETBACK LINE
- CENTER LINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT LINE
- FOUND IRON PIPE OR ROD
- CONCRETE MONUMENT

ABBREVIATIONS

- B.S.L. BUILDING SETBACK LINE
- C.F. CONCRETE FENCE
- E. EAST
| FP | FOUND IRON PIPE |
| N | NORTH |
| P.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| R. | RIGHT-OF-WAY |
| S. | SOUTH |
| W. | WEST |
| XXX.XX | MEASURED INFORMATION |

ENGINEERING
RESOURCE ASSOCIATES
2025 WEST WARRIOR, SUITE 100
MADISON, INDIANA 47025
WWW.RESOURCEASSOCIATES.COM

AIRHART CONSTRUCTION
2000 SOUTH WARRIOR ROAD
WEST CHICAGO, ILLINOIS 60605
"Building a Better Tomorrow"

PREPARED FOR:
MUNHALL GLEN
SUBDIVISION
ST. CHARLES, IL

PROJECT:

DESCRIPTION:

DATE: 07-23-2020
PROJECT # 1187210
DRAWN BY: CWB
CHECKED BY: TMM
APPROVED BY: CC

FINAL PLAT OF
SUBDIVISION

SHEET
3 of 4



SPECIAL USE APPLICATION

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

For City Use

Project Name: Munhall Glen - Lots 44 + 45
Project Number: 2020 -PR- 004
Cityview Project Number: PLSU 2022 00068

Received Date

NOV 07 2022

City of St. Charles
Community Development

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

1. Property Information:	Location: 493 Robyn Lane and 494 Cora Lane, St. Charles Parcel Number (s): 09-26-344-013 and 09-26-377-007 Proposed Name: Munhall Glen PUD	
2. Applicant Information:	Name: Court Airhart Address: 500 E. Roosevelt Road West Chicago, IL 60185	Phone: 630-293-3000 ext. 145 Email: Court@airhartconstruction.com
3. Record Owner Information:	Name: Airhart Construction Corp Address: 500 E. Roosevelt Road, West Chicago, IL 6185	Phone: 630-293-3000 ext. 145 Email: court@airhartconstruction.com

4. Identify the Type of Application:

- ☒ **Special Use for Planned Unit Development - PUD Name:** Munhall Glen
- ☐ New PUD
- ☒ Amendment to existing PUD- Ordinance #: 2020-Z-29
- ☐ PUD Preliminary Plan filed concurrently
- ☐ **Other Special Use (from list in the Zoning Ordinance):**
- ☐ Newly established Special Use
- ☐ Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Single Family Detached Residential

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

What is the property's current zoning? ~~Select~~ RS-4 / PUD

What is the property currently used for? Residential

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

Build 2 houses similar to those immediately surrounding them on the currently existing 2 residential lots.

6. For Special Use Amendments only:

Why is the proposed change necessary?

The proposed change is necessary due to an oversight in the setbacks shown on the the final plat that inadvertently precludes these 2 lots from building homes on them as originally planned for the Munhall Glen neighborhood due to the curve on the northeast corner of lot 44 and northwest corner of lot 45.

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

The proposed amendment is to reduce the corner side yard setback on the northeast corner of lot 44 and northwest corner of lot 45 by extending the side yard setback lines to where they intersect with the utility easement line. Also reduce the front yard setback at those same points by extending the setback lines until they intersect with the same utility easement. The attached plat shows the updated setback lines.

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

7. Required Attachments:

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

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

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

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

- ☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

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

- ☐ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- ☐ **TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.
- ☐ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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

Site Plan or plans shall show the following information:

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

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

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

W - PRESIDENT ARMAIR CONSTRUCTION CORP 11/7/2022
Record Owner Date

W 11/7/2022
Applicant or Authorized Agent Date

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

Mark Glassman	
Harold Airhart	
Court Airhart	

TITLE: RESIDENT AIRHARE CONSTRUCTION CORP.

Notary Public

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

Use this form for PUD or PUD Amendment applications

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

PUD Name: Munhall Glen lot 44 & 45 PUD Amendment

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed amendment to the approved PUD continues the original goals of promoting a creative solution to an unmet growing housing need of single story and first floor master bedroom housing. This housing will allow for longtime community residents, business people and leaders in St. Charles to remain in St. Charles as their housing needs change. The PUD zoning promotes creative housing and provides attractive streetscapes that incentivizes porches and pedestrian friendly neighborhoods. It promotes social interaction by providing sidewalks, paths, neighborhood connection areas as well as connection to a potential linear park to the north of the property. The PUD provides a harmonious usage of the property by changing a potential heavy commercial use of the property to residential use more in scale with the residential use to the south and the less intense commercial use to the east. The development of this property will promote higher levels of landscaping and higher quality trees than currently exist on the property as uncontrolled Buckthorn, Honeysuckle, Mulberry, Box Elder, etc. and other invasive landscaping is allowed to multiply. The installation of detention areas with natural landscaping will enhance water quality and native plants. Munhall Glen will be a benefit to future residents, the surrounding neighbors, local businesses and the City of St. Charles.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:
- A. Conforming to the requirements would inhibit creative design that serves community goals, or
 - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

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

The proposed amendment to the approved PUD Plans continues the goal of providing a significantly more harmonious usage of the property than the more intrusive usage and negative impact on the surrounding properties the M-2 (industrial usage) zoning classification which had been in place.

The proposed amendment continues the goals of the original change in zoning and PUD by meeting a significant housing need in the community of single level and first floor master bedroom housing. This housing would not have been allowed in the M-2 zoning classification. By changing the zoning and allowing the PUD, storm water facilities, open space, and sidewalks and paths will allow for residents to enjoy the open space and property as well as provide for a pedestrian connection to the potential linear park to the north. The planned landscaping will be a significant improvement to the invasive species currently on the property and the trees planted as a part of the development will be a significant improvement. Due to the size and shape of the property by downzoning the property to an RS4-PUD it allows for implementation of a variety of lot sizes which provides for varied architecture, improved rear yard setbacks and a unique streetscape that incentivizes porches and neighbor interaction than the current M-2 zoning classification allows. The development will provide stormwater facilities with native species enhancing the water quality where currently no storm water facilities exist. The RS4-PUD enhance the opportunity for single level living while not infringing on the size of the homes for those requiring single level living. The PUD promotes quality residential development and provides good transitional zoning to benefit those properties that currently surround it. The development will be a benefit to the City of St. Charles housing and significant increase in tax base.

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

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The Amendment to the Special Use will continue to serve the public convenience at Munhall Glen by filling a housing void in the market of single story and first floor master bedroom homes. This void in the market is causing those needing this type of housing to look outside of St. Charles even though they have been long time residents. In addition, by providing housing in this location it helps support area businesses and supports good planning putting residential housing close to both public and private amenities.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

There is sufficient infrastructure and utilities for the 2 existing lots under the Amendment to the PUD because of the development on the Munhall Glen neighborhood.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The Amendment to the PUD will not be injurious to the use and enjoyment of the surrounding properties, but allows these 2 lots to be developed in a similar fashion to the lots immediately surrounding them.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The amendment to the established Special Use will not impede the normal and orderly development and improvement of the surrounding properties, but will allow these 2 lots to be developed to match those lots immediately surrounding them.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The amendment to the approved Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. As planned, this amendment will continue the properties development goals of providing buffering between different property usages and will extend and improve municipal infrastructure, and will provide housing needed in the city of St. Charles.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The amendment to the approved Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as varied pursuant to the amendment and approved Special Use for the Planned Unit Development. The Special Use and PUD zoning allows for a more inventive design and the housing will be constructed at or above current codes and energy requirements. The Special Use and minor changes to the zoning requirements allows for an inventive solution for meeting a needed housing niche within the St. Charles housing stock.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The amendment to the approved PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City. The development of this property will improve connections of the water and sewer systems and provide storm water management facilities where none currently exist. It will provide a diversity of housing by providing single story and first floor master bedroom housing providing solutions for current St. Charles residents whose housing needs have changed over time and want to stay in the City due to civic, cultural, social and religious activities that they have long time connections. The PUD will substantially increase the tax base for the City, School District, Park District, etc. over the current use in perpetuity benefiting many taxing bodies. In addition, it provides housing close to many commercial districts benefiting many surrounding businesses and the economic wellbeing of the City

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The amendment to the approved PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown area as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.



MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use

Project Name: Munhall Glen- Lots 44+45
Project Number: 2020 -PR- 004
Cityview Project Number: PLMS202200067

Received Date

RECEIVED

NOV 07 2022

City of St. Charles
Community Development

- File this application to request approval of a Minor Subdivision – Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
 - 1) Compliance with subdivision design standards in the City Code;
 - 2) No more than 4 lots;
 - 3) No public utility extensions or new streets are required to serve the subdivision;
 - 4) No stormwater detention is required to serve the subdivision;
 - 5) All lots meet minimum zoning standards.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.

1. Property Information:	Location: 493 Robyn Lane and 494 Cora Lane, St. Charles	
	Parcel Number (s): 09-26-377-013 and 09-26-377-007	
	Proposed Subdivision Name: Replat of Lots 44 & 45 Munhall Glen Subdivision	
2. Applicant Information:	Name: Court Airhart	Phone: 630-293-3000 ext.145
	Address 500 E. Roosevelt Road West Chicago, IL 60185	Email: court@airhartconstrucion.com
3. Record Owner Information:	Name: Airhart Construction Corp.	Phone: 630-293-3000 ext. 145
	Address: 500 E. Roosevelt Road, West Chicago, IL 60185	Email: court@airhartconstruction.com

4. **Required Attachments:**

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

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

☒ **APPLICATION FEE:** \$300

☐ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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

☐ **FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

☐ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☐ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.

☐ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

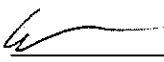
PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except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


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



FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST: A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

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.

 - PRESIDENT AIRMACT CONSTRUCTION Corp 11/7/2022
Record Owner Date

 11/7/2022
Applicant or Authorized Agent Date

P.L.N:
09-26-377-013 (LOT 44)
09-26-377-007 (LOT 45)



LOCATION MAP
NOT TO SCALE

AREA SUMMARY

LOT 44: 8,255 SQUARE FEET (0.190 ACRES±)
LOT 45: 8,255 SQUARE FEET (0.190 ACRES±)
TOTAL: 16,510 SQUARE FEET (0.380 ACRES±)

SITE PLAN OF LOTS 44 AND 45 OF MUNHALL GLEN SUBDIVISION

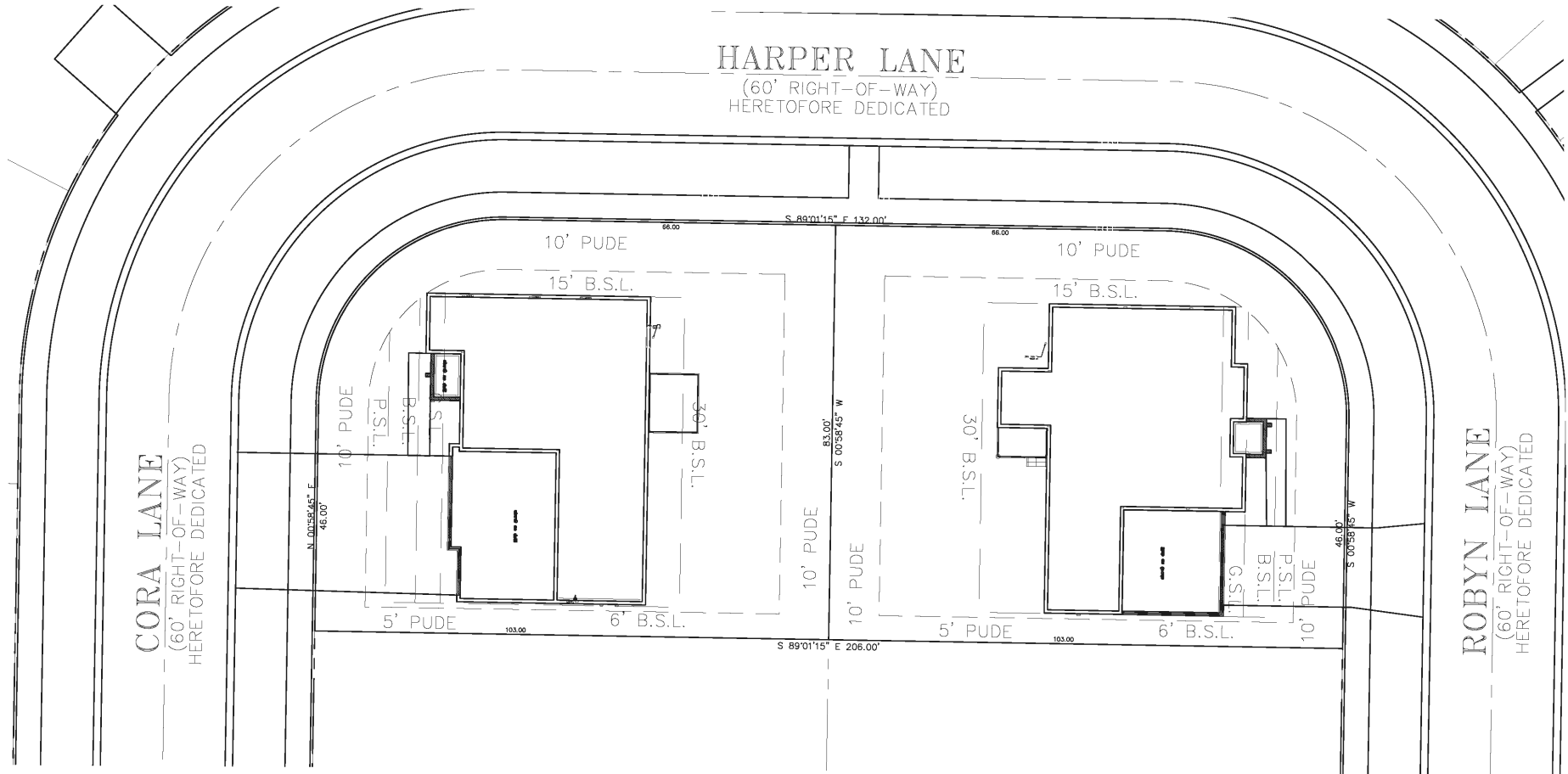
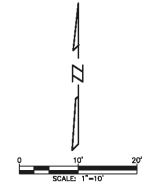
PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

- LEGEND
- PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - PORCH SETBACK LINE
 - CENTER LINE
 - RIGHT-OF-WAY

- ABBREVIATIONS
- | | | |
|----------|--------------------------------------|-----------------------|
| A | B.S.L. | ARC LENGTH |
| CH | CHORD | BUILDING SETBACK LINE |
| CONC. | CONCRETE | |
| DOC. | DOCUMENT | |
| E | EAST | |
| FIP | FOUND IRON PIPE | |
| FIR | FOUND IRON ROD | |
| G.S.L. | GASSET SETBACK LINE | |
| N | NORTH | |
| P.S.L. | PORCH SETBACK LINE | |
| P.U.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT | |
| R | RADIUS | |
| R.O.W. | RIGHT OF WAY | |
| S | SOUTH | |
| W | WEST | |
| (XXXXX) | RECORD INFORMATION | |
| XXX.XX | MEASURED INFORMATION | |

PLEASE RETURN THE
RECORDED MYLAR TO:
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, ILLINOIS 60174

PLEASE MAIL A COPY OF THE
RECORDED PLAT TO:
ENGINEERING RESOURCE ASSOCIATES
33701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60055



ENGINEERING
RESOURCE ASSOCIATES

33701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60055
PHONE (630) 333-3300
FAX (630) 333-3300



AIRHART
CONSTRUCTION
"Building A Better Tomorrow"

PREPARED FOR:
AIRHART CONSTRUCTION
500 ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS 60615

WORKSHEET
SITE PLAN OF LOTS 44 &
45 OF MUNHALL GLEN
SUBDIVISION
ST. CHARLES, IL

DATE	DESCRIPTION
11-04-2022	
PROJECT #	180765.00
DRAWN BY	NAV
CHECKED BY	NAV
APPROVED BY	NAV

SITE PLAN OF
LOTS 44 & 45
OF MUNHALL
GLEN
SUBDIVISION

SHEET
1 of 1

P.L.N.:
09-26-377-013 (LOT 44)
09-26-377-007 (LOT 45)



LOCATION MAP
NOT TO SCALE

AREA SUMMARY

LOT 44:	8,255 SQUARE FEET (0.190 ACRES±)
LOT 45:	8,255 SQUARE FEET (0.190 ACRES±)
TOTAL:	16,510 SQUARE FEET (0.380 ACRES±)

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADMIT THE SAME UNDER THE SEAL AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

AIRHART CONSTRUCTION CORP.

DATED THIS _____ DAY OF _____, A.D. 20____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY,

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

AT _____, ILLINOIS.

NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

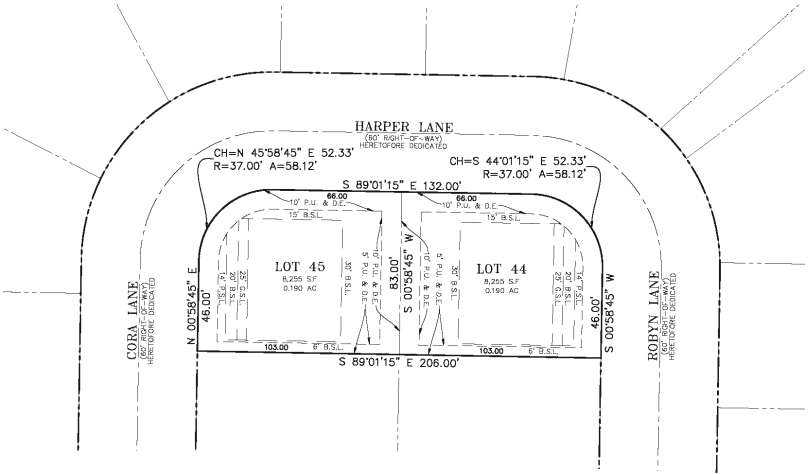
COUNTY CLERK

GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM -- EAST ZONE (NAD 83).
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY, BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- ALL EASEMENTS SHOWN HEREON ARE HERETOFORE GRANTED BY DOCUMENT 2021K050679, RECORDED JULY 1, 2021, UNLESS OTHERWISE NOTED.
- PIPES OF ¾" DIAMETER OR STEEL RODS ¾" DIAMETER, BY 18" LENGTH SHALL BE PLACED AT THE CORNER OF EACH LOT.

REPLAT OF LOTS 44 AND 45
OF
MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



*NOTE: SETBACK LINES ON LOTS 44 AND 45 AS ESTABLISHED BY THE FINAL PLAT OF MUNHALL GLEN SUBDIVISION RECORDED JULY 1, 2021 AS DOCUMENT NUMBER 2021K050679 ARE HEREBY ABROGATED AND HEREBY REPLACED BY THE SETBACK LINES SHOWN HEREON.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED THIS _____ DAY OF _____, A.D. 20____

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

ACCEPTED AND APPROVED BY OLD SECOND NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS MORTGAGEE.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

BY _____

ATTEST: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST: _____ CITY CLERK

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, COUNTY OF KANE, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO.170890286H DATED AUGUST 3, 2009.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003782
LICENSE EXPIRES: NOVEMBER 30, 2024



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 44 AND 45 IN MUNHALL GLEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2021 AS DOCUMENT 2021K050679 IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

I HEREBY GRANT PERMISSION TO THE CITY OF ST. CHARLES CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____, A.D. 20____

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003782
LICENSE EXPIRES: NOVEMBER 30, 2024



DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES: APRIL 30, 2023

**ENGINEERING
RESOURCE ASSOCIATES**
33701 WEST AVE., SUITE 150
WARRENVILLE, IL 60055
PHONE (630) 393-2900
FAX (630) 393-2900



**AIRHART
CONSTRUCTION**
"Building a Better Tomorrow"

AIRHART CONSTRUCTION
500 ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS 60615

PREPARED FOR:

**REPLAT OF LOTS 44 & 45
OF MUNHALL GLEN
SUBDIVISION**
ST. CHARLES, IL

DATE:

DESCRIPTION:	DATE:
PROJECT #	1: 11-02-2022
DRAWN BY	1: 10/15/20
CHECKED BY	1: CMB
APPROVED BY	1: BDA

DATE: 11-02-2022
PROJECT # 1: 10/15/20
DRAWN BY 1: CMB
CHECKED BY 1: BDA
APPROVED BY 1: BDA


**REPLAT OF
LOTS 44 & 45
OF MUNHALL
GLEN
SUBDIVISION**

SHEET
1 of 1







	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4b
	Title:	Plan Commission recommendation to approve a PUD Preliminary Plan for McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3	
	Presenter:	Rachel Hitzemann	
Meeting: Planning & Development Committee Date: December 12, 2022			
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i> <p>The subject property is Lot 3 of Foxfield Commons PUD, located on the Northwest corner of Foxfield Rd. and Courtyard Dr.</p> <p>Jeff Kilburg has filed an application for a PUD Preliminary Plan proposing to develop the property with a Dental Clinic called McKnight Oral Surgery Center. Proposed is the following:</p> <ul style="list-style-type: none"> • 8,607 SF building • 1,246sf private garage • 3,088sf future expansion • Sidewalk along Foxfield Rd. with an internal walk connecting to the building • Drive-up drop off area • Access drive off of Courtyard Dr. • Modern style building composed of stone and James Hardie siding • Extensive landscaping throughout the site <p><u>Staff Comments</u></p> <p>City Staff has reviewed the plans and provided the applicant with comments. While most comments were technical will be addressed as the time of permits, the following comments will need to be addressed prior to City Council;</p> <ul style="list-style-type: none"> • One-way access aisles should be a minimum of 20 ft, all others should be 24ft • Increased/ clustered landscaping along Foxfield Dr. <p><u>Plan Commission Recommendation</u></p> <p>Plan Commission reviewed the plans on December 7, 2022 and voted 7-0 to recommend approval, subject to resolution of outstanding staff comments prior to City Council action. Minor comments were made in regards to proposed tree species and landscaping. The Applicant agreed to review and modify the plans.</p>			
Attachments <i>(please list):</i> Plan Commission Resolution, Staff Report, Application, Plans			
Recommendation/Suggested Action <i>(briefly explain):</i> Plan Commission recommendation to approve a PUD Preliminary Plan for McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3			

City of St. Charles, Illinois
Plan Commission Resolution No. 17-2022

**A Resolution Recommending Approval of a PUD Preliminary Plan for
McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3 (Jeff Kilburg,
Apex Design Build)**

Passed by Plan Commission on December 6, 2022

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3 (Jeff Kilburg, Apex Design Build); and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the applicable PUD and Zoning Ordinance requirements, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a PUD Preliminary Plan for McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3, (Jeff Kilburg, Apex Design Build), contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Studebaker, Vargulich

Nays:

Absent: Moad, Wiese

Motion carried: 7-0

PASSED, this 6th day of December 2022.

Chairman
St. Charles Plan Commission



Staff Report
Plan Commission Meeting – December 6, 2022

Applicant:	Jeff Kilburg
Property Owner:	Volpe Rossa, LLC
Location:	Northwest intersection of Foxfield Rd. and Courtyard Dr.
Purpose:	Develop Oral Surgery Center
Application:	PUD Preliminary Plan
Public Hearing:	Not required
Zoning:	OR Office Research, Foxfield Commons PUD.
Current Land Use:	Vacant Lot
Comprehensive Plan:	Neighborhood Commercial

McKnight Oral Surgery Center

Subject Property



Summary of Proposal:	<p>Jeff Kilburg has filed an application proposing to develop the subject property with an Oral Surgery Center. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • 8,607 SF building • 1,246sf private garage • 3,088sf future expansion • Sidewalk along Foxfield Rd. with an internal walk connecting to the building • Drive-up drop off area • Access drive off of Courtyard Dr. • Modern style building composed of stone and James Hardie siding • Extensive landscaping throughout the site
Info / Procedure on Application:	<p>PUD Preliminary Plan:</p> <ul style="list-style-type: none"> • Approval of plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.) • Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).
Suggested Action:	Review the PUD Preliminary Plan.

Staff has found the application materials to be complete. Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

Staff Contact: Rachel Hitzemann, Planner

I. PROPERTY INFORMATION

A. History / Context

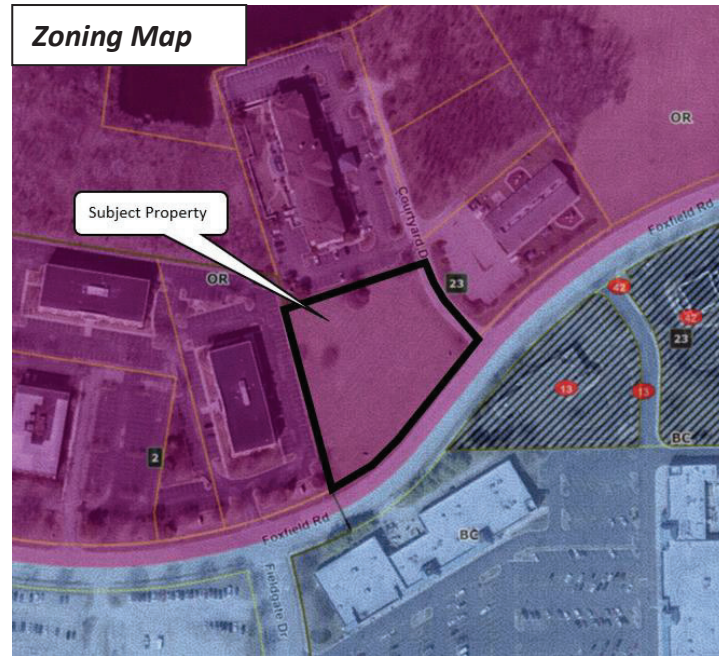
The subject property constitutes a 1.67 -acre site commonly known as Lot 3 in the Foxfield Commons PUD. The lot fronts Foxfield Rd. and is located south of the Courtyard by Marriott. The Foxfield Commerce Center PUD was approved in 1975 and was created as part of an annexation agreement. The PUD includes some commercial parcels along Route 64 and Fieldgate Dr. It also includes Office-Research parcels located north and south of Foxfield Dr. between Fieldgate Dr. and Dunham Rd. In 1991 the PUD was amended by Ordinance 1991-Z-4, which provided clearer permitted uses and bulk requirements.

The Courtyard by Marriott (2000) and the Chesterbrook Academy Preschool (2004) have been constructed in the area. The subject lot has remained vacant since the inception of the PUD.

Zoning

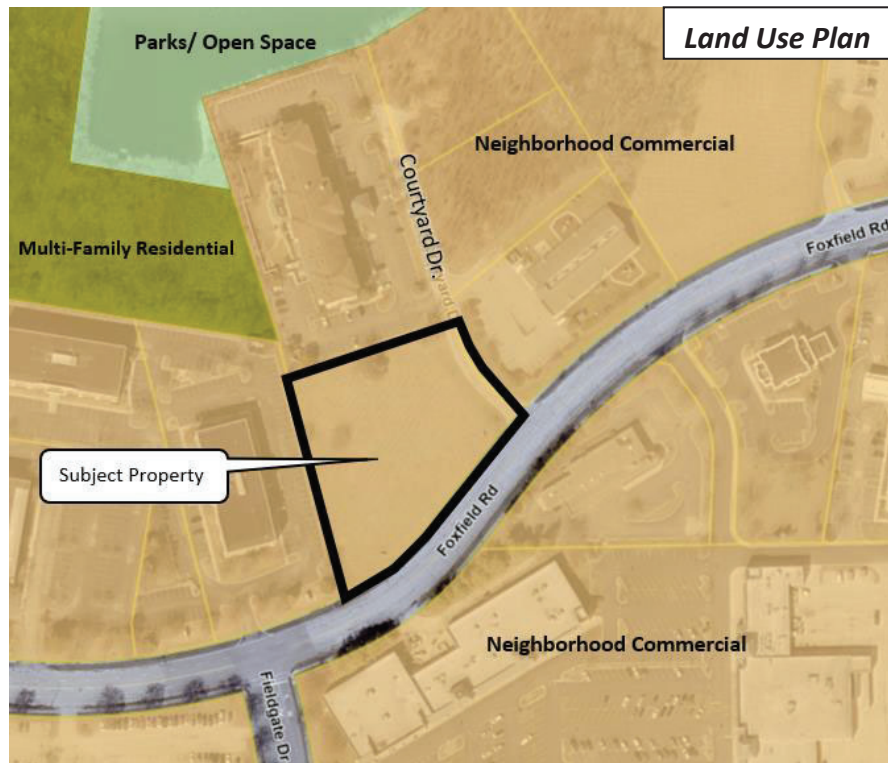
The subject property is zoned OR-Office Research and is also located within the Foxfield Commons Planned Unit Development (PUD).

	Zoning	Land Use
Subject Property	OR- Office Research Foxfield Commons PUD	Vacant Lot
North	OR- Office Research Foxfield Commons PUD	Hotel
East	OR- Office Research Foxfield Commons PUD	Daycare Center
South	BC- Community Business Foxfield Commons PUD	Commercial
West	OR- Office Research Foxfield Commons PUD	Office Buildings



B. Comprehensive Plan

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



The Neighborhood Commercial land use is described as follows:

Areas designated as neighborhood commercial are intended for smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses. Grocery stores, gasoline service stations, pharmacies, personal and financial services, smaller office uses, convenience and

specialty retailers, and more are appropriate. Neighborhood commercial uses should be located along major corridors and at key intersections, along the edges of residential neighborhoods as identified in the Land Use Plan. Many neighborhood commercial properties, especially those along Main Street are relatively shallow and present challenges for redevelopment. Because many of the properties along this corridor are adjacent to residential areas, buffering, screening, and setbacks should be used to protect adjacent residential neighborhoods. Hours of operation and intensity of use may also become an important issue in some neighborhood commercial areas. Commercial service uses can also have an appropriate place in this land use designation by providing necessary services for nearby residents. Commercial services uses within the Neighborhood Commercial areas must be compatible with adjacent and nearby residential areas and be located as to not occupy prime retail locations.

Chapter 4 of the Comprehensive Plan provides the following Commercial Area policies relevant to the proposed development (p. 48-50):

Continue to expand sidewalk network to provide better connections between the City's commercial and employment districts and its residential neighborhoods.

The City's key commercial corridors did not prioritize or give due consideration to pedestrian circulation as they were developed over the decades. This has resulted in an incomplete and fragmented sidewalk network. While this reflects a past development practice in suburban communities that emerged catering to the automobile, today's best practices promote healthy communities and walkability. The City's sidewalk network should continue to be expanded to provide better connections between the community's residential neighborhoods and its commercial districts.

Chapter 8 of the Comprehensive Plan contains the East Gateway Subarea Plan. The subject property is located within the East Gateway Subarea, which is centered at the intersection Kirk Rd. and Main St. The Subarea Plan notes the East Gateway represents a significant piece of the local economy and a unique opportunity for revitalization and stabilization. The following Subarea Goals and Objectives are relevant to the proposed development (p. 102):

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, façade enhancements, consistent signage regulation, and attractive building design and materials***

II. PLANNING ANALYSIS

Staff has analyzed the submitted PUD Preliminary Plan to determine the conformance with the standards of the Zoning Ordinance. The plan was reviewed against the following code sections:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.26 Landscaping & Screening
- PUD Ordinance 1991-Z-4
- Ch. 17.28 Signs
- 17.24 Off-Street Parking, Loading Areas
- Ch. 17.14 Office/Research, Manufacturing and Public Land Districts

A. Proposed Uses

McKnight Oral Surgery Center is classified as a Medical/ Dental Clinic use. City Code defines Medical/ Dentist office as;

A medical or dental office or clinic offering professional medical or dental services primarily on an out-patient basis. Such services may include examination and consultation, treatment, surgery, radiology, MRI, on-site testing laboratories, physical therapy, diagnostic services, training, administration, and other services to patients provided by licensed medical or dental professionals. This use includes facilities licensed by the State of Illinois as ambulatory surgical treatment centers. This use does not include a Hospital as defined herein or a facility licensed by the State of Illinois as an emergency center under the Emergency Medical Services (EMS) Systems Act.

Dental Clinics are permitted in both the OR Zoning District and the Foxfield Commons PUD.

B. Bulk Standards

The table below compares the PUD Preliminary Plan with the bulk standards applicable to the Foxfield Commons PUD and the OR District.

Category	Zoning Ordinance or PUD Standard	Proposed
Min. Lot Area	43,650sf	72,912sf
Lot Width	100 ft	204.59 ft.
Building Coverage	30%	17.7%

Building Height	80 ft.	37 ft.
Building Setbacks:		
<i>Front (Foxfield Rd.)</i>	50 ft.	50 ft
<i>Exterior side (Courtyard Dr.)</i>	25 ft.	115.8ft
<i>Interior side (west)</i>	25 ft.	40.1 ft
<i>Interior rear (north)</i>	25 ft.	82 ft
Parking Setbacks:		
<i>Front (Foxfield Rd.)</i>	50 ft.	25 ft*
<i>Exterior side (Courtyard Dr.)</i>	25 ft.	25 ft
<i>Interior side (west)</i>	None	10 ft
<i>Interior rear (north)</i>	None	10 ft
Parking Requirement	4 per 1,000sf of GFA= 47 spaces	58 spaces + 3 Garage Spaces

****The PUD Ordinance allows access drives and up to 8 guest parking spaces to be located within the front yard setback.***

Staff Comments:

- ✓ The PUD Preliminary Plan meets the bulk standards applicable to the OR District and Foxfield Commons PUD

C. Landscaping

The table below compares the applicable standards of Ch. 17.26 “Landscaping & Screening” with the PUD Preliminary Plan.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	38.9%
Public Street Frontage Landscaping	75% of street frontage 1 tree / 50 ft. of street frontage (Foxfield Rd.- 7 trees)	Foxfield Rd.: 20% (6 Trees)
Parking Lot Screening	50% of parking lot to height of 30”	Standard Met
Interior Parking Lot Landscaping	1 landscape island / 10 parking spaces All parking rows terminate in landscape area 1 tree / island; variety of plantings in islands	Standard Met
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	50% of total building walls; 50% of walls facing a public street (Foxfield Rd. and Courtyard Dr.) 5 ft. wide planting beds	Standard Met
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed	Standard Met
<i>Foundation Trees</i>	2 trees per 50 ft. of planting bed (6 trees required)	Standard Met

Monument Sign Landscaping	3 ft. around sign	Monument Signage was not provided
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	Standard Met

Staff Comments:

- ✓ One additional tree will need to be planted along Foxfield Road. Staff also recommends repositioning the proposed trees into clusters with additional shrubs and plants in larger landscape beds to meet the required 40% street frontage requirement.
- ✓ If a monument sign is proposed, its location will need to be added to the landscape plan, with required plantings around the sign base.
- ✓ Some foundation and parking lot screening may need to be relocated to accommodate required clearance distances for public works and fire utilities.

D. Building Design

Renderings of the building have been provided with the PUD Preliminary Plan. The building is approximately 9,853sf and 37ft tall. There is combination of siding materials, but stone and James Hardie siding are predominantly used. The building has a modern look and provides extensive architectural details to avoid the appearance of blank walls.

Staff Comments:

- ✓ The design elevations meet the Design Standards found in Chapter 17.06 of the Zoning Ordinance.

E. Signage

The table below compares the applicable standards of Ch. 17.28 “Signs” with the signage shown on the building elevations.

Category	Zoning Ordinance Standard	Proposed
Wall Signs	1 per street frontage (2 signs) 1.5 sf per linear foot of building	2 wall signs
Freestanding Sign	Number: 1 per lot Area: 50 sf Height: 8 ft	Number: 1 per lot

Staff Comments:

- ✓ A sign plan was not provided as part of the PUD Preliminary Plan. However, it appears that the signs shown on the building elevations that were provided meet the Code Standards.
- ✓ If a freestanding sign is proposed, its location will need to be identified on the plans.

F. Site Access / Street Improvements

The site is accessed by a curb cut along Courtyard Dr., which is a private roadway. No curb cuts are proposed along Foxfield Road. The proposed curb cut provides two-way access that meets the standards found in the City Code.

A sidewalk along Foxfield Road has been provided to connect to the existing sidewalk. A pedestrian pathway has also been provided within the site to connect the building with the sidewalk along Foxfield Road. No sidewalk is provided along Courtyard Dr., but there is no other sidewalk along that roadway.

Staff Comments:

- ✓ Two-way access aisles shall be a minimum of 24ft. wide.
- ✓ The plan calls for handicap parking spaces adjacent to the drop off lane. The curbs in this area should be depressed. There should also be a striped crosswalk and depressed curbs in front of the building to accommodate handicap access.

G. Lighting

A photometric plan was not provided with the PUD Preliminary Plan. One will need to be provided at the time of building permit.

III. DEPARTMENTAL REVIEWS

City Staff has reviewed the PUD Preliminary Plan and has provided comments to the applicant. All of the comments from Engineering and Public Works are technical in nature.

The Fire Department also provided technical comments, but noted the following items that will alter the site plan and building elevations.

- **The canopy will need a clearance height of at least 13 ½ ft.**
- **One-way drives will need to be a minimum of 20ft to provide access to fire engines; 13-14 ft. is proposed.**

The applicant will need to revise the plans in accordance with staff comments before approval by City Council.

Staff Comments:

- ✓ Parking spaces on the east side of the property can be reduced to 16ft with a 2ft bumper overhang to provide additional space to widen the one-way drive aisle along the east side of the building. Parking in that area may need to be removed to accommodate the 20ft width required. Parking should be analyzed and reconfigured to meet the requirement.
- ✓ The two parking spaces on the west side of the property can be removed to accommodate the required 20ft access aisles. Reconfiguration of that area will need to be assessed.

IV. SUGGESTED ACTION

Review the PUD Preliminary Plan.

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

Staff has found the application materials to be complete. Staff recommends the any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

V. ATTACHMENTS

- Application for PUD Preliminary Plan; received 11/3/2022
- Preliminary Plans

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



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

PUD PRELIMINARY PLAN APPLICATION

For City Use	<u>Foxfield Commons</u>
Project Name:	<u>McKnight Dental Office</u>
Project Number:	<u>2022 -PR- 016</u>
Cityview Project Number:	<u>PLPUD202200060</u>

Received Date
RECEIVED

NOV 03 2022

City of St. Charles
Community Development

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

1. Property Information:	Location:	
	Lot 3 in Foxfield Commons, at the southeast intersection of Foxfield Rd and Courtyard Dr	
	Parcel Number (s): 09-25-103-003	
2. Applicant Information:	Proposed PUD Name:	
	Foxfield Commons PUD	
	Name: Jeff Kilburg	Phone: 847-288-0100
3. Record Owner Information:	Address: 9550 W Higgins Rd Suite 170 Rosemont, IL 60018	Email: raquellek@apexdesignbuild.net
	Name: Volpe Rossa LLC	Phone: 630-377-7077
	Address: 2580 Foxfield Rd Suite 100 St. Charles, IL 60174	Email: matthewgmcknight@gmail.com

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

N/A

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

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

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

DocuSigned by:

Dr. Matthew McKnight

10/31/2022 | 7:56:09 AM PDT

Record Owner

Date

Applicant or Authorized Agent

Date

EXHIBIT A - LEGAL DESCRIPTION

LOT 3 IN FOXFIELD COMMONS, P.U.D., BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1998 AS DOCUMENT NO. 98K054224, IN KANE COUNTY, ILLINOIS.

LETTER OF AUTHORIZATION

PROPERTY LEGAL DESCRIPTION - PARCEL ID: 09-25-103-003

Address to be Assigned- Lot 3 in Foxfield Commons, at the
STREET ADDRESS: southeast intersection of Foxfield Rd and Courtyard Dr

Property Owner(s): Volpe Rossa LLC

The undersigned, registered property owners of the above noted property, do hereby authorize
Jeff Kilburg of Apex Design Build to act on my behalf
and take all actions necessary for the processing, issuance and acceptance of this permit or
certification and any and all standard and special conditions attached.

Property Owner's Address 2580 Foxfield Rd, Suite 100, St. Charles, IL 60174

Telephone: 630-377-7077

**I/WE hereby certify the above information submitted in this application is true and accurate to the
best of my/our knowledge.**

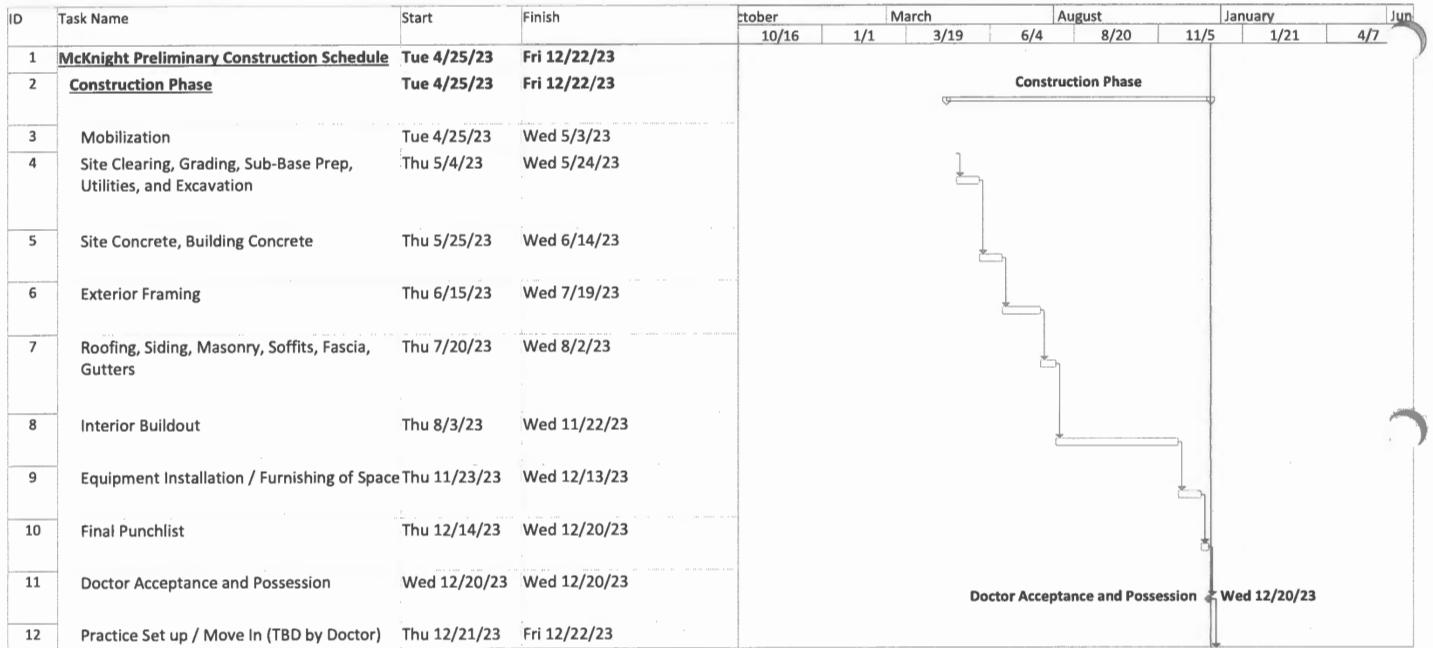
DocuSigned by:
Signature of Owner: Dr. Matthew McKnight 10/31/2022 | 7:56:09 AM PDT
Date: _____

Printed Owner Name: Dr. Matthew McKnight

Dr. Matthew McKnight Project

Describe how this PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations from the requirements of Title 16 – Subdivisions and Land Improvement and Title 17- Zoning, and provide rationale for deviations if required

- Response: The proposed PUD meets all requirements of not only St. Charles' Zoning and Architectural requirements (see Title 16, Subdivisions and Land Improvements), but also meets the specific requirements for the existing Foxfield Commons PUD which this site resides in. This specifically refers to building setback provisions as well as building height provisions. Additionally, this PUD will offer a high-quality of architectural design which will enhance the surrounding business atmosphere, will provide an enhanced landscape and buffering plan, an energy-conscious building design, efficient utilization of site, an improved storm water management plan, and improve public accessibility within the neighborhood.



DR. MATTHEW MCKNIGHT

2600 FOXFIELD RD
ST. CHARLES, IL 60174

SCOPE OF WORK

PROJECT RENDERING

1. ARCHITECTURAL SCOPE - CONSTRUCTION TYPE V-B BLANK ON GRADE SINGLE STORY WITH PARTIAL SECOND FLOOR BUILDING. GROUND UP BUILD TO BE A DENTAL SPECIALTY OFFICE. NEW UNDERGROUND ELECTRICAL SERVICE. NEW GAS AND UNDERGROUND WATER SERVICE. NEW SITE DEVELOPMENT TO INCLUDE NEW LANDSCAPE, PARKING, SIDE WALK, AND STREET LIGHTING.

DRAWING INDEX

SHEET NO.	DRAWING NAME
T12310	PLAN OF SURVEY
GA-0	COVER PAGE
C-000	PRELIMINARY EXISTING CONDITIONS & DEMOLITION PLAN
C-001	PRELIMINARY GEOMETRY PLAN
C-002	PRELIMINARY UTILITY PLAN
C-003	PRELIMINARY GRADING PLAN
C-004	PRELIMINARY SWPPP
C-005	VICINITY TOPOGRAPHICAL MAP
GA-1	EXTERIOR RENDERINGS
GA-1.1	EXTERIOR RENDERINGS
GA-1.2	EXTERIOR RENDERINGS
GA-1.3	EXTERIOR RENDERINGS
GA-1.4	EXTERIOR ARCHITECTURE
GA-1.5	EXTERIOR ARCHITECTURE
GA-1.6	PROPOSED SITE PLAN
GA-1.7	LANDSCAPE PLAN
GA-1.8	LANDSCAPE SCHEDULE
AT-1	EXTERIOR VIEWS KEY
AT-1.1	EXTERIOR SCHEDULES
AT-1.2	EXTERIOR ELEVATIONS
AT-1.3	EXTERIOR ELEVATIONS
AT-1.4	EXTERIOR ELEVATIONS
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AT-1.100	EXTERIOR ELEVATIONS



DRAFTING SYMBOLS

LOCATION MAP

DETAIL TITLE DESIGNATION



SECTION CUT DETAIL DESIGNATION



ELEVATION DETAIL DESIGNATION



CALLOUT DETAIL DESIGNATION



SPOT ELEVATION MARK



NORTH ARROW



MATERIAL DESIGNATIONS

EARTH	EXISTING MASONRY
GRANULAR FILL	STEEL
CONCRETE	BATT INSULATION
FACE BRICK	RIGID INSULATION
C.M.U.	GYPSUM BOARD

LINE TYPES

OBJECT LINE
HIDDEN LINE (DENOTES SOMETHING LOCATED BELOW OR BEHIND)
PHANTOM LINE (DENOTES SOMETHING LOCATED ABOVE OR IN FRONT)
CENTER LINE



DR. MATTHEW MCKNIGHT
2600 FOXFIELD RD
ST. CHARLES, IL 60174

SEAL:

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No.	Description	Date
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COVER PAGE

Project number 11322

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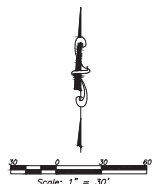
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COPYRIGHT APEX DESIGN BUILD 2022

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LEGAL DESCRIPTION

LOT 3 IN FOXFIELD COMMONS, P.U.D., BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1998 AS DOCUMENT N 98034224, IN KANE COUNTY, ILLINOIS.



LEGEND

-  STORM LINE
 STREET LINE
 SUBWAY LINE
 BURIED ELECTRIC LINE
 AIR DUCT
 ROUND MAN HOLE
 ROUND RISER
 CATCH BASIN
 SECOND TURN 90° DIAMETER
 MANHOLE
 MANHOLE
 CATCH BASIN
 90° TURN
 FIRE HYDRANT
 CURB PEDISTAL
 MANHOLE
 MANHOLE
 TELEPHONE PEDISTAL
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NOTES:

- 1) THE SURVEYED PARCEL WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DEED RECORDS MAY SHOW ALL EASEMENTS AFFECTING SAID PARCEL.
- 2) THE DIMENSIONS SHOWN ARE FEET AND DIMENSIONS. THERE ARE NO DIMENSIONS.
- 3) IF ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
- 4) THE DIMENSIONS SHOWN ARE APPROXIMATE AND NOT SHOWN HEREIN REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.
- 5) THE DIMENSIONS WERE SET FOR THE PURPOSES OF THIS SURVEY.
- 6) THE SURVEYED PARCEL LIES OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREAS AS GRAPHICALLY DEPICTED ON FLOOD FLOOD INSURANCE RATE MAP NO. 1700200202T, EFFECTIVE DATE AUGUST 3, 2009.
- 7) THE BASIS OF BEARINGS IS THE KILGORE STATE

BENCHMARKS

DIC3220 BRASS DICK ON SOUTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED AT THE NORTHEAST CORNER OF THE Y INTERSECTION OF SMITH ROAD AND POWIS ROAD.
ELEVATION = 757.44 (NAVD 88)

SITE BENCHMARK 1
TAG BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWESTERLY SIDE OF
FOXFIELD ROAD AND NORTHEASTERLY OF COURTYARD DRIVE.
ELEVATION = 772.35 (NAD 88)

SITE BENCHMARK 2
TAG BOLT ON FIRE HYDRANT LOCATED ON THE SOUTHEASTERLY SIDE OF
FOXFIELD ROAD AND NORTHEASTERLY OF THE REAR DRIVEWAY OF THE STRIP
MALL.

[illegible]

I, ERIC C. COLE, AN ILLINOIS LAND SURVEYOR, DO HEREBY ATTEST THAT I HAVE SUPERVISED THE SURVEY OF AND HAVE ASSEMBLED THE PLAT OF THE HEREON SHOWN AND DESCRIBED PARCEL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED ON AUGUST 3RD, 2022

ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3804
RENEWAL DATE: NOVEMBER 30, 2022
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002280



DLZ
INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

ST. CHARLES

COOK ENGINEERING GROUP
APEX ST. CHARLES

PLAT OF SURVEY

ILLINOIS	DRAWN: DTL	CHK'D: ECC	NO
	DESIGNED: -	APP'D: -	
	DATE: 8/8/22		
	SCALE: 1" = 30'		
	PROJECT NUMBER		
	2250-7123-90		

REVISION	BY	DATE

SHEET	1
OF	1
DRAWING NUMBER	
7123T0	



LOT 3 IN FOXFIELD COMMONS, P.U.D., BEING A
SUBDIVISION OF PART OF THE NORTHWEST QUARTER
OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED JUNE 19, 1998 AS
DOCUMENT NO. 98K054224, IN KANE COUNTY, ILLINOIS

09.25.103.003

PIN 09-25-103-002 (P.U.D. OR)
TERRA HOSPITALITY-GIANT II LL
& 700 ST CHARLES II RYAN PT

SEE CONTINUATION AT RIGHT
FOR OFFSITE SEWER EXTENSION

T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR ELEVATION
G/E - GARAGE ENTRY ELEVATION

[illegible]

FLARED END SECTION
STORM MANHOLE
STORM INLET
CATCH BASIN
FIRE HYDRANT
VALVE AND VAULT
VALVE BOX
B BOX
SANITARY MANHOLE
LIGHTPOLE
WALL PACK LIGHT
STORM SEWER
WATERMAIN
SANITARY SEWER
CONTOUR
SILT FENCE
ALUMINUM FENCE
WOOD FENCE
OVERLAND FLOOD ROUTE

DK3220 BRASS DICK ON SOUTH SIDE OF
CONCRETE LIGHT POLE BASE LOCATED AT
THE NORTHEAST CORNER OF THE Y
INTERSECTION OF SMITH ROAD AND POWIS
ROAD.
ELEVATION = 757.44 (NAVD 88)

SITE BENCHMARK 1
TAG BOLT ON FIRE HYDRANT LOCATED AT THE
NORTHWESTERLY SIDE OF FOXFIELD ROAD
AND NORTHEASTERLY OF COURTYARD DRIVE.
ELEVATION = 772.35 (NAVD 88)

SITE BENCHMARK 2
TAG BOLT ON FIRE HYDRANT LOCATED ON
THE SOUTHEASTERLY SIDE OF FOXFIELD
ROAD AND NORTHEASTERLY OF THE REAR
DRIVEWAY OF THE STRIP MALL.
ELEVATION = 773.46 (NAVD 88)



Civil Engineering &
 and Development Consulting
 3316 Mapleview Drive
 Oakfield, IL 60585
 815.577.1707 T 815.577.2595 F
www.cooperincgroup.com



COOK
ENGINEERING
CORPORATION

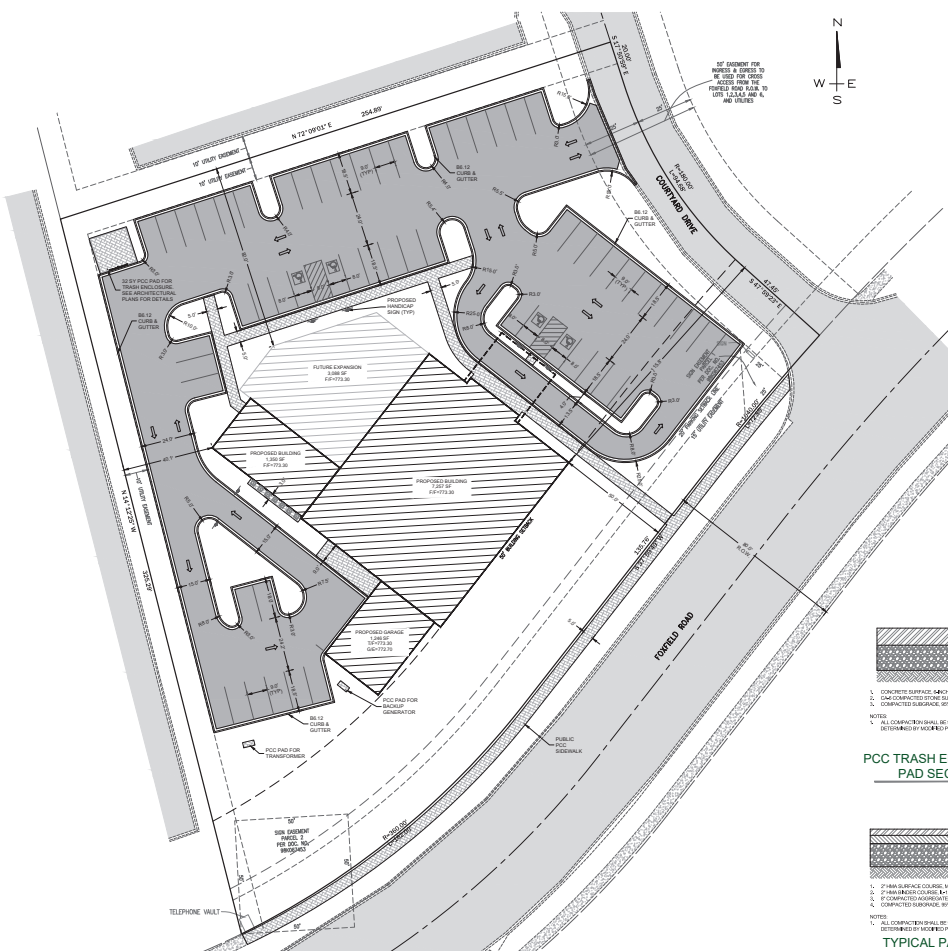
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**PRELIMINARY EXISTING
CONDITIONS & DEMOLITION PLAN**

DR. MATTHEW MCKNIGHT
2600 E. FOXFIELD RD.
ST. CHARLES, IL 60174

PREPARED FOR
APEX DESIGN BUILD
9550 W HIGGINS RD, STE 170
ROSEMONT, IL 60018
647.288.0100 (T)
MR. JEFF KILBURG

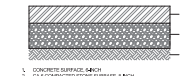
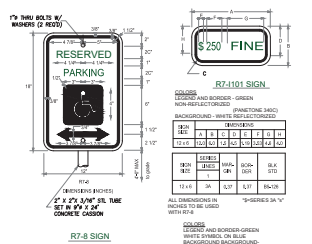
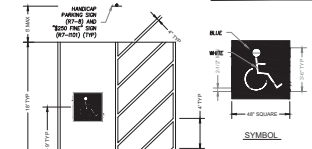
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2022-120	
SCALE:	1" = 20'
DRAWN BY:	CNW
CHECKED BY:	MDC
DATE:	10/24/2022
SHEET:	
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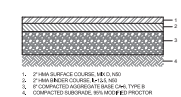
SITE AREA STATISTICS

DEVELOPMENT AREA STATISTICS (LOT 8)				
	EXISTING CONDITIONS (SF)	EXISTING CONDITIONS (AC)	PROPOSED CONDITIONS (SF)	PROPOSED CONDITIONS (AC)
PERVIOUS (GRADED) AREA	70,752	1.62	58,331	1.33
IMPERVIOUS (BUILDING) AREA	0	0.00	12,541	0.29
IMPERVIOUS (PAVEMENT & CURBS) AREA	2,160	0.05	31,540	0.73
TOTAL AREA	72,912	1.67	72,912	1.67
PERCENT IMPERVIOUS	2,160	0.05	44,081	1.02
		3.0%		61.1%
ADDITIONAL IMPERVIOUS AREA				

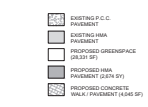
PROPOSED PARKING SPACES	PROPOSED HANDICAP SPACES	TOTAL PROPOSED SPACES
14	1	15



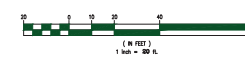
PCC TRASH ENCLOSURE PAD SECTION



TYPICAL PAVEMENT SECTION (HMA)



NOTES:
1. EXISTING SITE TOPOGRAPHY & BOUNDARY INFORMATION COMPILED BY D.L. INDUSTRIAL SURVEYING, INC. ON AUGUST 3, 2022. SIGNED BY ERIC C. COX, LICENSED PROFESSIONAL LAND SURVEYOR NO. 055-3804.



Civil Engineering & Land Development Consulting

2014 Madison Drive

Elmhurst, IL 60120

630.577.1101 T 630.577.1101 F

www.cookengrpgroup.com

COOK ENGINEERING GROUP

PRELIMINARY GEOMETRY PLAN

DR. MATTHEW MCKNIGHT

2800 E. FOXFIELD RD.

ST. CHARLES, IL 60174

PREPARED FOR

APEX DESIGN BUILD

8550 W. HOGANS RD. STE 170

ROSEMONT, IL 60018

630.281.0010 (T)

MR. JEFF KILBURG

CEG JOB NUMBER

2022-120

SCALE: 1" = 20'

DRAWN BY: CMW

CHECKED BY: MDC

DATE: 10/24/2022

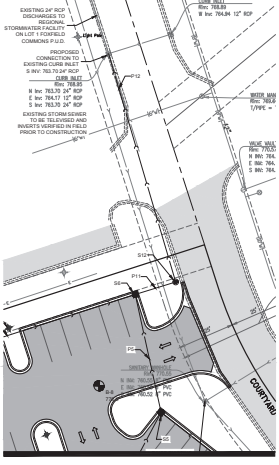
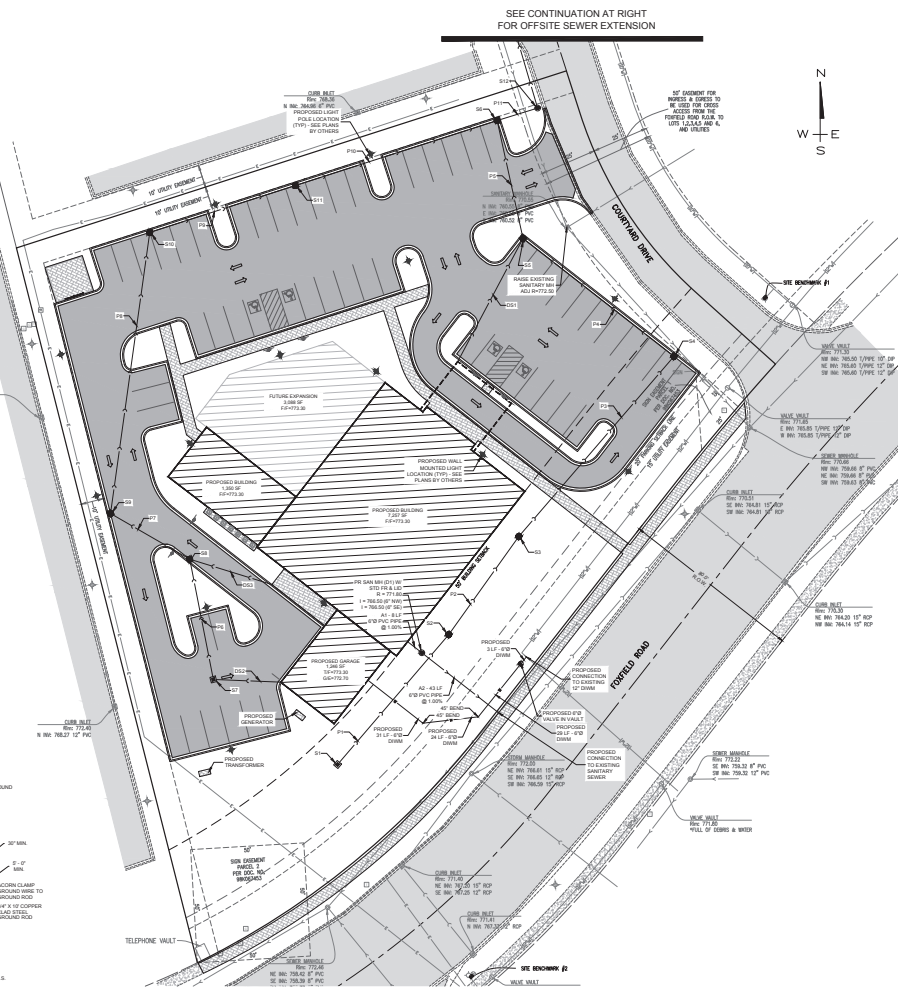
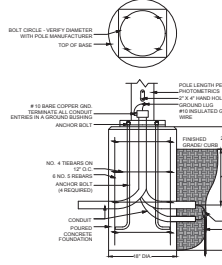
SHEET: C200

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- EXISTING P.C.C. PAVEMENT
EXISTING ASPHALT PAVEMENT
PROPOSED GREENSPACE (GRASS ONLY)
PROPOSED ASPHALT PAVEMENT (2.0" MIN.)
PROPOSED CONCRETE WALK/PAVEMENT (4.0" MIN.)

NAME	DATA	LENGTH	CS INV	DS INV	SLOPE
2501	8" ADS 90-12	81.17	787.62	788.81	1.00%
2502	8" ADS 90-12	28.17	788.00	788.60	1.00%
2503	8" ADS 90-12	28.17	788.00	788.60	1.00%
251	12" ADS 90-12	75.17	788.00	787.70	0.70%
252	12" ADS 90-12	82.17	787.70	787.60	0.70%
253	12" ADS 90-12	100.17	787.14	786.60	0.50%
254	12" ADS 90-12	84.17	786.61	786.10	0.50%
255	12" ADS 90-12	25.17	786.14	785.00	0.50%
256	12" ADS 90-12	25.17	786.00	785.10	0.50%
257	12" ADS 90-12	40.17	785.14	784.80	0.70%
258	12" ADS 90-12	105.17	787.60	786.80	0.70%
259	12" ADS 90-12	88.17	786.70	785.50	0.50%
260	12" ADS 90-12	18.17	785.00	784.50	0.50%
261	12" ADS 90-12	18.17	784.50	783.50	0.50%
262	12" ADS 90-12	18.17	783.50	782.50	0.50%

NAME	DATA	TYPE	INV	PIPS IN	PIPS OUT
251	2.17	BL. T.Y.	771.50	P1 (12") INV = 783.20	P1 (12") INV = 783.20
252	2.17	CR. T.Y.	771.50	P1 (12") INV = 787.70	P2 (12") INV = 787.70
253	2.17	CR. T.Y.	771.50	P2 (12") INV = 787.70	P3 (12") INV = 787.70
254	4.17	CR. T.Y.	771.50	P3 (12") INV = 786.81	P4 (12") INV = 786.81
255	4.17	CR. T.Y.	771.50	P4 (12") INV = 786.81	P5 (12") INV = 786.10
256	4.17	CR. T.Y.	771.50	P5 (12") INV = 786.10	P6 (12") INV = 785.84
257	2.17	BL. T.Y.	771.50	P6 (12") INV = 785.84	P7 (12") INV = 785.84
258	2.17	CR. T.Y.	771.50	P7 (12") INV = 785.84	P8 (12") INV = 787.60
259	4.17	CR. T.Y.	771.50	P8 (12") INV = 787.60	P9 (12") INV = 786.70
260	4.17	CR. T.Y.	771.50	P9 (12") INV = 786.70	P10 (12") INV = 786.30
261	4.17	CR. T.Y.	771.50	P10 (12") INV = 786.30	P11 (12") INV = 785.84
262	4.17	CR. T.Y.	771.50	P11 (12") INV = 785.84	P12 (12") INV = 784.50



- EXISTING**
- FLARED END SECTION
 - STORM MANHOLE
 - CATCH BASIN
 - FIRE HYDRANT
 - VALVE AND VALVE BOX
 - SANITARY MANHOLE
 - WALL PACK LIGHT
 - STORM SEWER
 - WATERMAIN
 - SANITARY SEWER
 - CONTOUR
 - ALUMINUM FENCE
 - WOOD FENCE
 - OVERLAND FLOOD ROUTE
- LEGEND**
- PROPOSED**

NOTES

- EXISTING SITE TOPOGRAPHY & BOUNDARY INFORMATION COMPLETED BY S.L.Z. INDUSTRIAL SURVEYING, INC. ON AUGUST 3, 2022, SIGNED BY ERIC C. COX, KLINOS PROFESSIONAL LAND SURVEYOR NO. 035-3864.
- EXISTING STORMWATER FACILITY IS PROVIDED OFFSITE ON LOT 1 IN FORMERLY COMING P.U.D. SUBDIVISION RECORDED AS DOCUMENT 16934-PLA DATED 11/01/2008 IN KANE COUNTY, IL. STORAGE VOLUME ACCOUNTED FOR IN FACILITY ASSUMING A RUNOFF CURVE NUMBER OF 0.91 FOR LOT 3 IN FORMERLY COMING P.U.D.

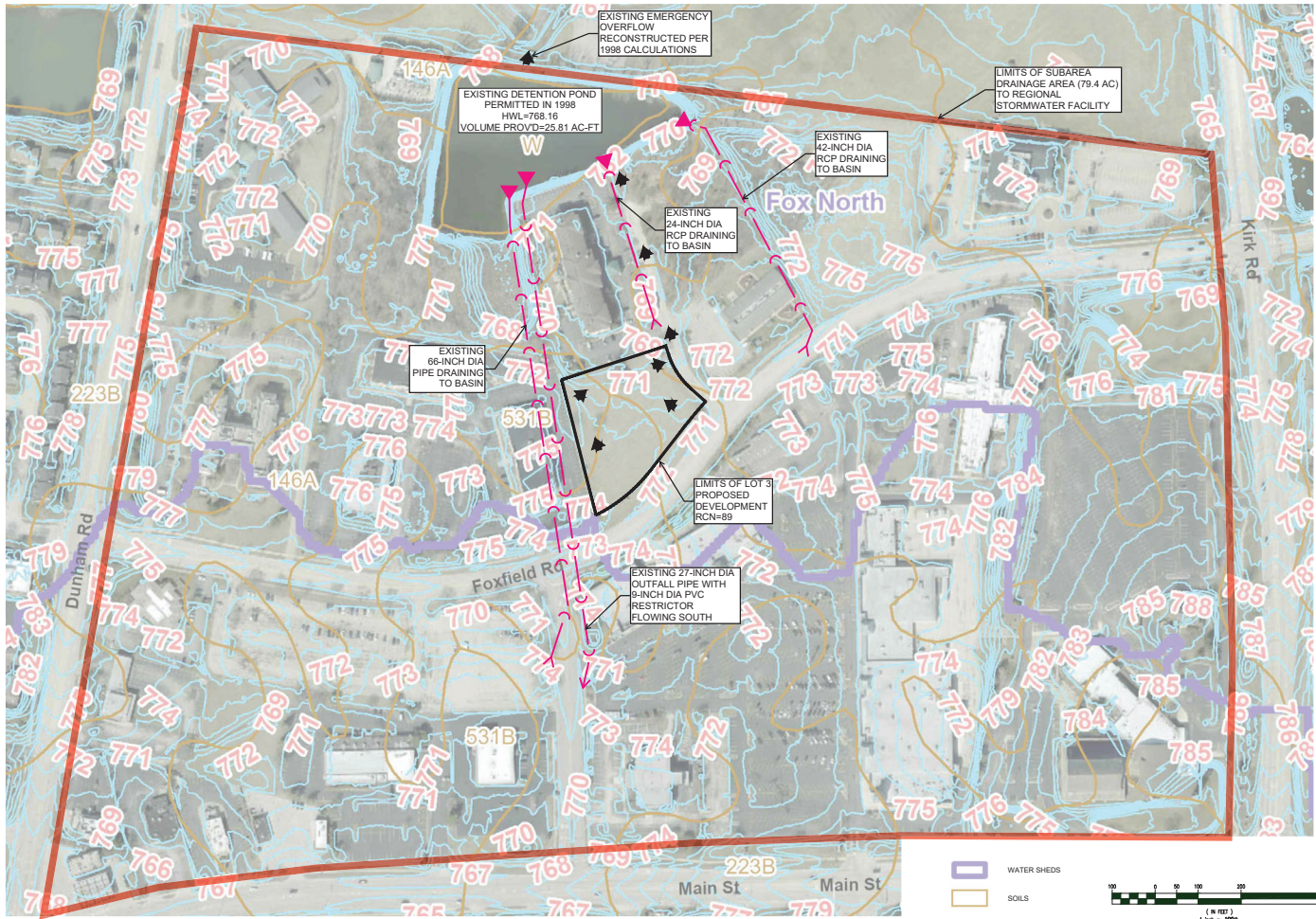
Civil Engineering & Land Development Consulting
20214 Madison Lane
Evanston, IL 60121
TEL: 847.710.7171 FAX: 847.710.7172
www.cookengineeringgroup.com

COOK ENGINEERING GROUP

PRELIMINARY UTILITY PLAN
DR. MATTHEW MCKNIGHT
2600 E. FOXFIELD RD.
ST. CHARLES, IL 60174

PREPARED FOR
APEX DESIGN BUILD
8550 W. HOGS RD. STE 170
ROSEMONT, IL 60018
630.280.0700 (T)

MR. JEFF KUBIOWSKI
CEG JOB NUMBER
2022-120
SCALE: 1" = 20'
DRAWN BY: CMW
CHECKED BY: MDC
DATE: 10/24/2022
SHEET: C300
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Bloomington, IL 61811
618.577.1101 T 618.577.2595 F
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REVISION DESCRIPTION	
DATE	DESCRIPTION

VICINITY
TOPOGRAPHICAL MAP
DR. MATTHEW MCKNIGHT
2600 E FOXFIELD RD.
ST. CHARLES, IL 60174

PREPARED FOR
APEX DESIGN BUILD
9550 W HODGINS RD, STE 170
ROSEMONT, IL 60018
(630) 281-0900 (F)
MR. JEFF KILBURG

CEG JOB NUMBER
2022-120
SCALE: 1" = 100'
DRAWN BY: CMW
CHECKED BY: MDC
DATE: 10/24/2022
SHEET:
C600
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NORTHWEST VIEW - DAY TIME



EAST VIEW - DAY TIME



NORTHEAST VIEW - DAY TIME



SOUTHEAST VIEW - DAY TIME

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9550 W Higgins Rd. 170
Rosemont, IL 60018

DR. MATTHEW MCKNIGHT
2600 FOXFIELD RD.
ST. CHARLES, IL 60174

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No.	Description	Date
1	PUB	11/15/2022

EXTERIOR
RENDERINGS

Project number 11322

GA0-1

Scale

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EAST VIEW - NIGHT TIME



NORTHEAST VIEW - DAY TIME



SOUTHEAST VIEW - DAY TIME

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Rosemont, IL 60018

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EXTERIOR
RENDERINGS

Project number 11322

GA0-1.1

Scale



BACK EXIST VIEW - NIGHT TIME



BACK EXIST VIEW - DAY TIME

apex
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Rosemont, IL 60018

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**EXTERIOR
RENDERINGS**

Project number 11322

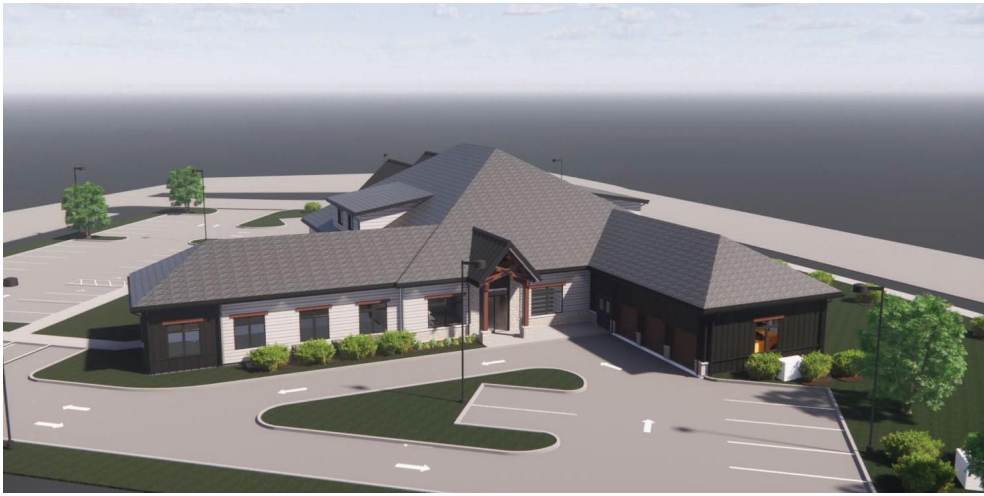
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AXON VIEW - BACK EXIT



AXON VIEW - NORTHEAST VIEW



AXON VIEW - SOUTHEAST VIEW

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Rosemont, IL 60018

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2600 FOXFIELD RD.
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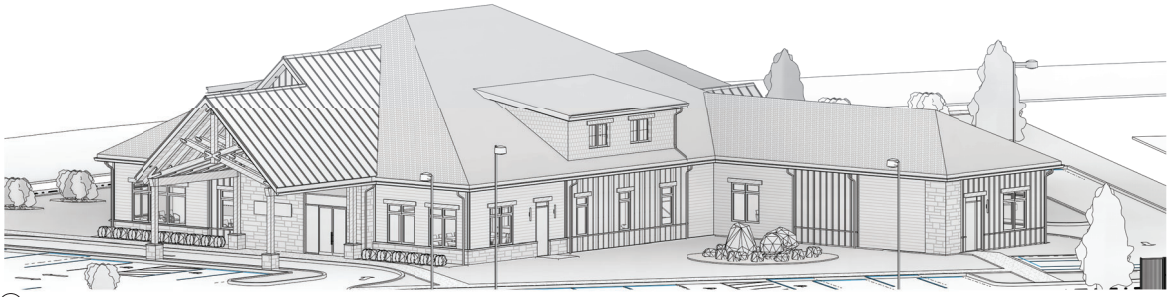
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EXTERIOR RENDERINGS

Project number 11322

GA0-1.3

Scale



1 3D VIEW Northeast



2 3D VIEW Northwest

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Rosemont, IL 60018

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2600 FOXFIELD RD
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**EXTERIOR
AXONOMETRIC**

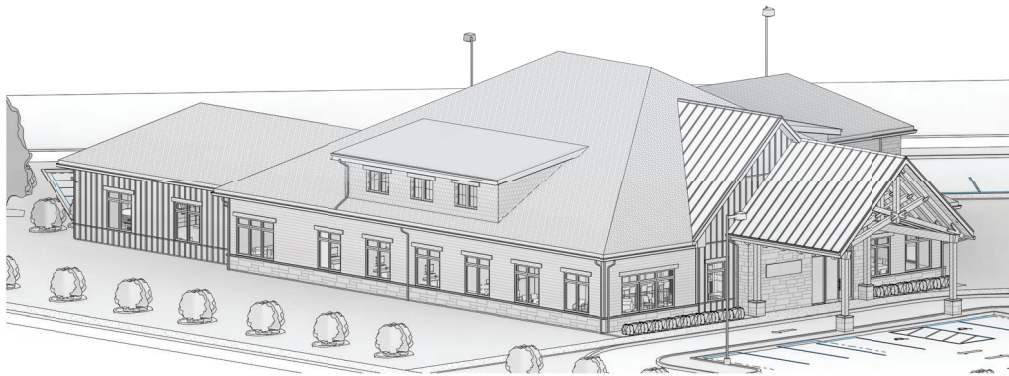
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GA0-2

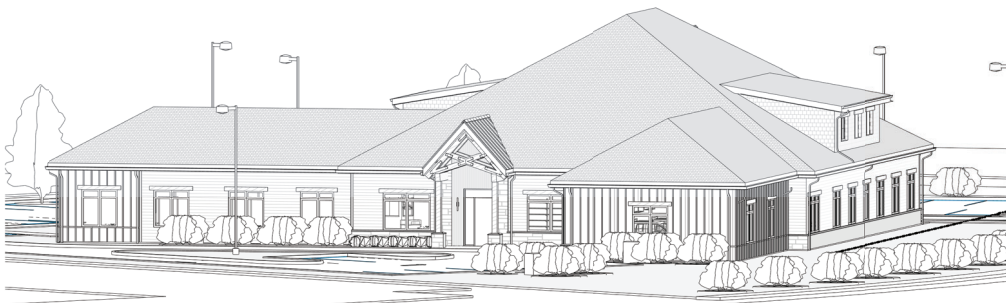
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3 3D VIEW Southeast



4 3D VIEW Southwest

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Keystone Planning + Design, PLLC

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**EXTERIOR
AXONOMETRIC**

Project number 11322

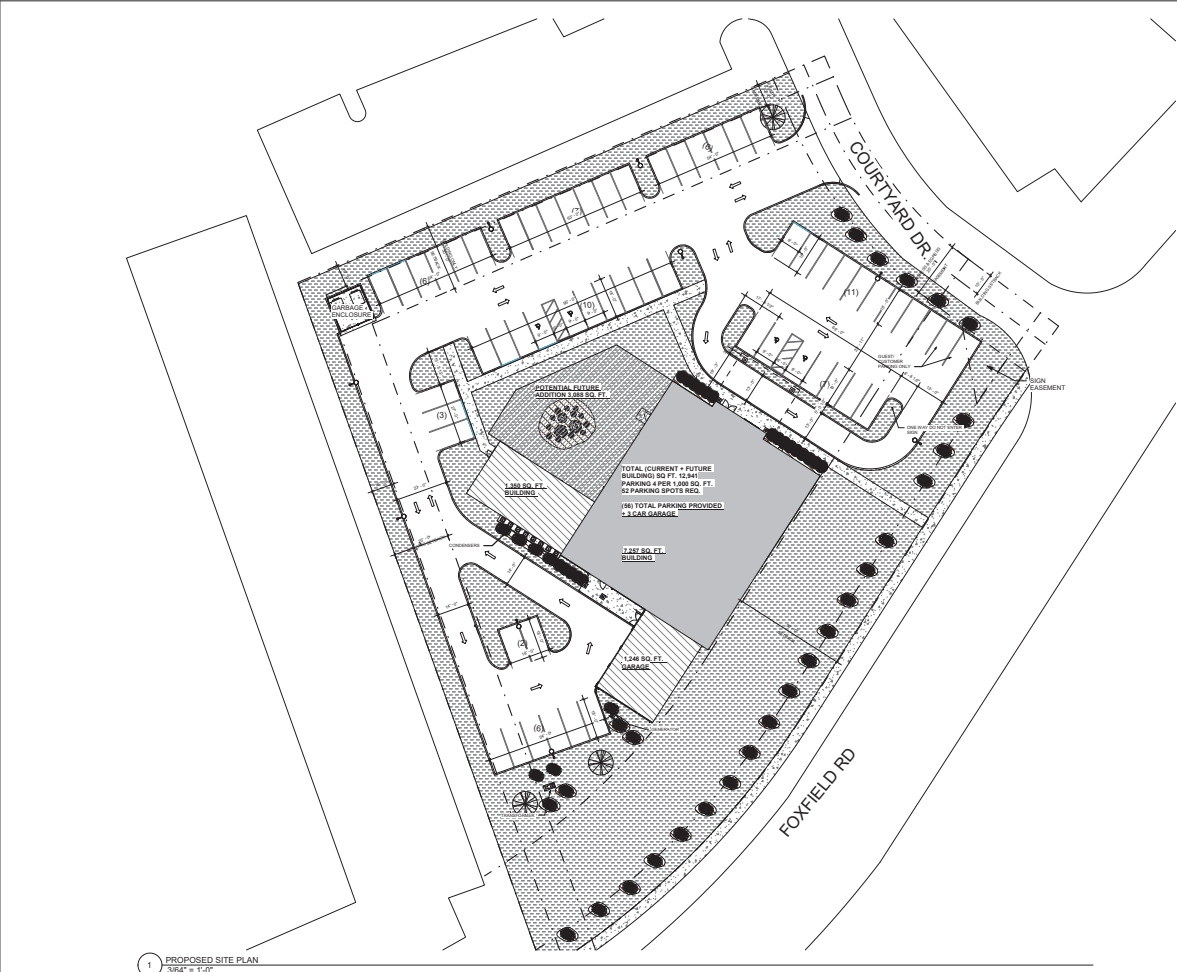
GA0-3

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1 PROPOSED SITE PLAN
3/64" = 1'-0"



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9550 W Higgins Rd. 170
Rosemont, IL 60018

DR. MATTHEW MCKNIGHT
2600 FOXFIELD RD
ST. CHARLES, IL 60174

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No.	Description	Date
1	P.D.	11/13/2022

PROPOSED
SITE PLAN

Project number 11322

GA1-2

Scale 3/64" = 1'-0"

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GENERAL NOTES FOR LANDSCAPE

- PLANT MATERIALS:
1. PLACE SHREDED HARDWOOD MULCH TO A UNIFORM 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A DEPTH OF 2" IN PERENNIAL/GROUND COVER AREAS.
 2. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH DEVELOPED BRANCHING SYSTEMS AND VIGOROUS, HEALTHY ROOT SYSTEMS.
 3. STUMPING/ROOTING TREES SHALL TAKE PLACE WHERE PLANTS ARE EXPOSED TO SPECIFIC WIND OR HAVE A ROOT SYSTEM THAT WHEN PLANTED BECOMES LOOSE AFTER WATERING BACKFILL WHEN PLANTING. THIS SHALL BE AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR.
 4. ALL PLANTING BEDS ARE TO HAVE A DEPTH OF 6" AFTER COMPACTION OF IMPORTED PLANT MIX AND PRIOR TO PLACEMENT TO A DEPTH OF 4" MAX. TO LOCUS.
 5. PLANT MIX SHALL BE A BLEND OF 10% TOPSOIL, 15% SAND, 15% PEAT OR COMPOST.
 6. ALL EDGING IS TO BE STANDARD COMMERCIAL EDGING 1/2" X 1/2" HILL FINISH ALUMINUM EDGING AND INSTALL PER DETAIL.
 7. ALL PLANT MATERIALS HAVE A ONE YEAR WARRANTY WHICH STARTS UPON AGREED UPON SUBSTANTIAL COMPLETION DATE BY OWNER.
 8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS WHICH INCLUDES BUT IS NOT LIMITED TO WATERING, CONTROLLING WEED GROWTH, FERTILIZING, PRUNING, TRIMMING FOR DURATION OF CONSTRUCTION AND UNTIL AGREED UPON SUBSTANTIAL COMPLETION.
 9. TILL ALL LANDSCAPE PLANTING BEDS TO A DEPTH OF 4" PRIOR TO PLACING MATERIALS.
 10. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTING AND REPLANTED AS NECESSARY TO ENSURE HEALTHY NURSERY STOCK.
 11. MAINTAIN ALL PLANT MATERIALS DURING THE ENTIRE DURATION OF CONSTRUCTION THRU SUBSTANTIAL COMPLETION.

LANDSCAPE GRAPHIC LEGEND

- LANDSCAPE TAG
- PERENNIALS (SEE SCHEDULE FOR TYPE)



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No.	Description	Date
1	PLD	11/20/2022

LANDSCAPING PLAN

Project number 11322

GA1-3

Scale As indicated

1 LANDSCAPE PLAN
1" = 20'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

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PLANT SCHEDULE							
Quantity (Of Groups)	Quantity (In Groups)	SYM.	Botanic Name	Common Name	Size	Root	Com.
Deciduous Shrubs							
1	1	Ap	Aesculus parviflora	Bottle Brush Buckeye	24-30"	cont.	
2	1	Hv	Hamamelis intermedia 'Arnolds Prom.'	Arnold Promise Witch Hazel	36"	B&B	
7	2	Hi	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	24"	cont.	
3	1	Hq	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	24-30"	cont.	
5	1	la	Ilex verticillata 'Red Sprite'	Winterberry Holly	18-24"	cont.	
8	1	la	Ilex verticillata 'Red Sprite'	Winterberry Holly	18-24"	cont.	
3	1	Pod	Physocarpus opulus 'Diablo'	Diablo Ninebark	24-30"	cont.	
6	3	Pod	Physocarpus opulus 'Diablo'	Diablo Ninebark	24-30"	cont.	
1	1	Rfr	Rhamnus frangula	Fine Line Buckthorn	24"	cont.	
3	1	Rfr	Rhamnus frangula	Fine Line Buckthorn	24"	cont.	
10	1	Ra	Rhus aromatica 'Gro Low'	Gro Low Sumac	24"	cont.	
16	1	Ra	Rhus aromatica 'Gro Low'	Gro Low Sumac	24"	cont.	
3	2	Rdk	Rosa 'Double Knock out'	Double Knockout roses	18-24"	cont.	
4	1	Sm	Spiraea japonica 'Magic Carpet'	Magic Carpet Spines	18-24"	cont.	
6	1	Smp	Syringa meyeri 'Palibor'	Dwarf Korean Lilac	24"	cont.	
Deciduous Trees							
1	3	Aq	Acer griseum	Paperbark Maple	2-5" Cal.	B&B	
1	3	As	Acer saccharum	Sugar Maple	2.5-3" cal.	B&B	
2	1	As	Acer saccharum	Sugar Maple	2.5-3" cal.	B&B	
1	3	Ar	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5-3" cal.	B&B	
2	2	Ar	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5-3" cal.	B&B	
1	1	Bn	Betula nigra 'Cully'	Heritage River Birch	10-12"	B&B	
2	1	Bn	Betula nigra 'Cully'	Heritage River Birch	10-12"	B&B	
2	2	Co	Celtis occidentalis	Common Hackberry	2.5-3" cal.	B&B	
1	1	Gl	Gleditsia tricanthos	Skyline Locust	2.5-3" cal.	B&B	
2	2	Gl	Gleditsia tricanthos	Skyline Locust	2.5-3" cal.	B&B	
1	1	Pc	Pyrus calleryana	Cleveland Select	2.3-3" cal.	B&B	
2	1	Pc	Pyrus calleryana	Cleveland Select	2.3-3" cal.	B&B	
1	1	Qr	Quercus rubra	Northern Red Oak	2.5-3" cal.	B&B	
1	1	Ta	Tilia americana 'Boulevard'	Boulevard American Linden	2.3-3" cal.	B&B	
Evergreen Shrubs							
3	2	Bw	Buxus microphylla 'Wintergem'	Wintergem Boxwood	18-24"	cont.	
3	4	Cfm	Chamaecyparis filifera 'Mops'	Goldmop Cypress	24"	cont.	
8	3	Cfm	Chamaecyparis filifera 'Mops'	Goldmop Cypress	24"	comp.	
6	2	Jg	Juniper virginiana 'Grey Owl'	Grey Owl Juniper	18-24"	cont.	
7	1	Jg	Juniper virginiana 'Grey Owl'	Grey Owl Juniper	18-24"	cont.	
10	1	Jg	Juniper virginiana 'Grey Owl'	Grey Owl Juniper	18-24"	cont.	
3	1	Te	Taxus x media 'Everlow'	Everlow Yew	18-24"	cont.	
7	1	Te	Taxus x media 'Everlow'	Everlow Yew	18-24"	cont.	
Evergreen Trees							
1	1	Pg	Picea glauca densata	Black Hills Spruce	6-8"	B&B	
3	1	Pg	Picea glauca densata	Black Hills Spruce	6-8"	B&B	
3	1	Ps	Pinus strobus	Eastern White Pine	6-8"	B&B	
3	1	Td	Taxodium distichum	Bald Cypress	6-8"	B&B	
3	2	Th	Thuja occidentalis 'George Peabody'	George Peabody Arborvitae	6"	B&B	
Ornamental Trees							
1	2	Ac	Amelanchier x grandiflora 'Aut. Brill.'	Autumn Brilliance Serviceberry	8-10' clump	B&B	
2	1	Ac	Amelanchier x grandiflora 'Aut. Brill.'	Autumn Brilliance Serviceberry	8-10' clump	B&B	
2	1	Cc	Cercis canadensis	Eastern Redbud	6-8' clump	B&B	

PLANT SCHEDULE							
Quantity (Of Groups)	Quantity (In Groups)	SYM.	Botanic Name	Common Name	Size	Root	Com.
Perennials							
1	1	Cf	Cornus florida	Flowering Dogwood	6"	B&B	
Perennials							
7	1	Cr	Calamagrostis 'Overdam'	Feather Reed Grass	3 Gal.	cont.	36" o.c.
9	2	Cr	Calamagrostis 'Overdam'	Feather Reed Grass	3 Gal.	cont.	36" o.c.
9	1	Ep	Echinacea purpurea	Purple Coneflower	1 gal.	cont.	24" o.c.
15	1	Ep	Echinacea purpurea	Purple Coneflower	1 gal.	cont.	24" o.c.
9	1	Ha	Hakonechloa 'Aureola'	Gold Japanese Forest Grass	1 gal.	cont.	24" o.c.
13	2	Hs	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	cont.	24" o.c.
11	2	Hpm	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 gal.	cont.	18" o.c.
15	1	Hpm	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 gal.	cont.	18" o.c.
18	1	Hpm	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 gal.	cont.	18" o.c.
15	1	Hmg	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 gal.	cont.	18" o.c.
7	1	Ml	Miscanthus 'Morning Light'	Morning Light Maiden Grass	3 Gal.	cont.	24" o.c.
11	2	Ml	Miscanthus 'Morning Light'	Morning Light Maiden Grass	3 Gal.	cont.	24" o.c.
15	2	Mlv	Miscanthus 'Variegatus'	Variegated Silver Grass	3 Gal.	cont.	48" o.c.
9	1	Ph	Panicum 'North Wind'	North Wind Switch Grass	3 Gal.	cont.	36" o.c.
10	1	Ph	Panicum 'North Wind'	North Wind Switch Grass	3 Gal.	cont.	36" o.c.
11	1	Ph	Panicum 'North Wind'	North Wind Switch Grass	3 Gal.	cont.	36" o.c.
13	1	Ph	Panicum 'North Wind'	North Wind Switch Grass	3 Gal.	cont.	36" o.c.
13	1	Ph	Pennisetum 'Dwarf Hameln'	Dwarf Fountain Grass	1 gal.	cont.	36" o.c.
15	2	Ph	Pennisetum 'Dwarf Hameln'	Dwarf Fountain Grass	1 gal.	cont.	36" o.c.
17	1	Ph	Pennisetum 'Dwarf Hameln'	Dwarf Fountain Grass	1 gal.	cont.	36" o.c.
9	1	Pi	Perovskia 'Little Spire'	Dwarf Russian Sage	1 gal.	cont.	36" o.c.
11	1	Rg	Rudbeckia Goldstrum	Black Eyed Susans	1 gal.	cont.	24" o.c.
13	1	Saf	Sedum 'Autumn Fire'	Autumn Fire Sedum	1 gal.	cont.	24" o.c.



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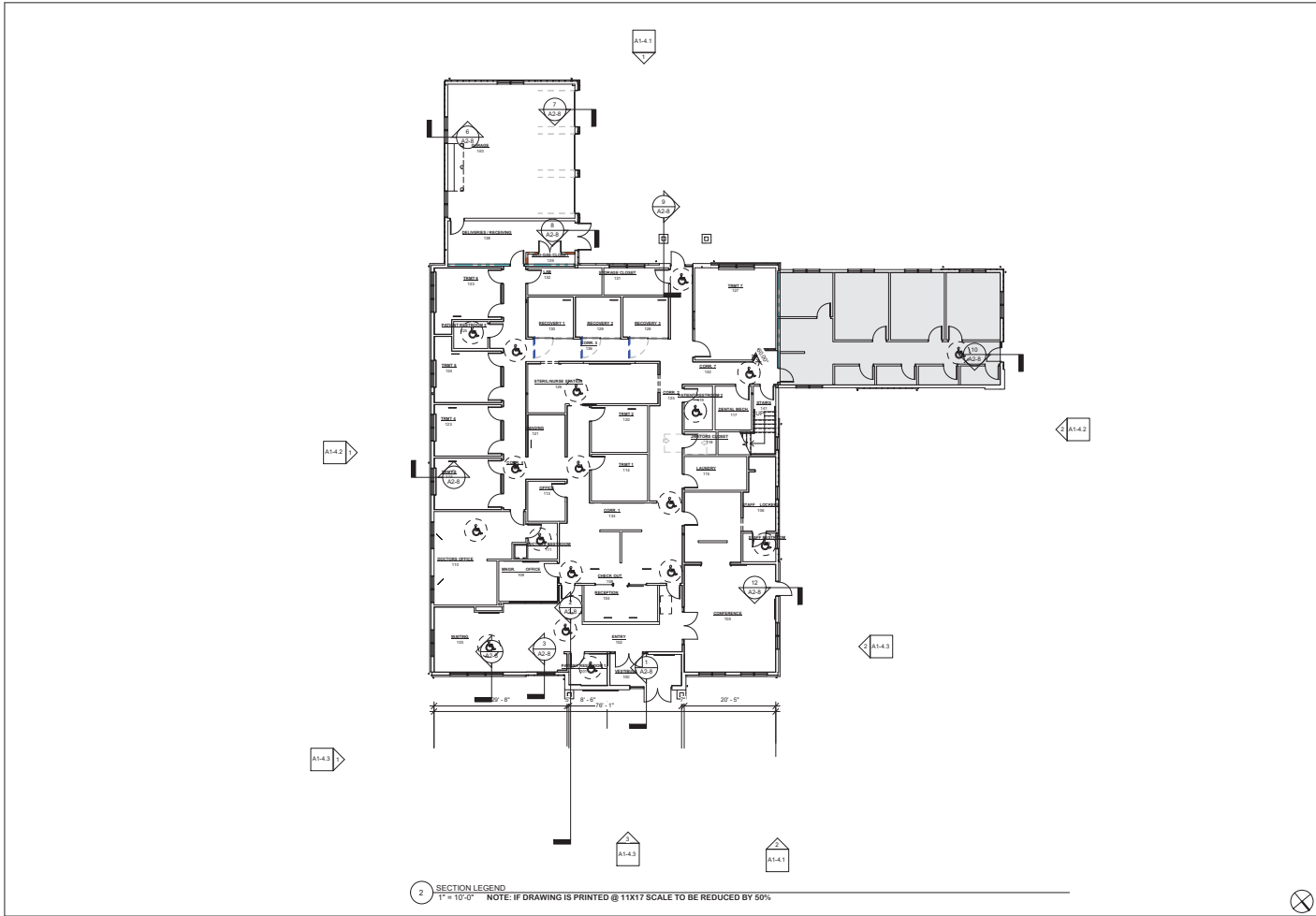
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GA1-4

Scale

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EXTERIOR VIEWS KEY

Project number 11322

A1-2

Scale 1" = 10'-0"

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PROJECT ENERGY CODE INFORMATION

CLIMATE ZONE ZONE 5A
DOES THE BUILDING INCLUDE GROUP R OCCUPANCY? NO

OPAQUE ENVELOPE ITEM	REQUIRED R-VALUE	ACTUAL R-VALUE
ROOF (ATTIC AND OTHER)	R38	R38
WALLS ABOVE GRADE (WOOD FRAMED AND OTHER)	R13 + R3.8i OR R20	R20
WALLS BELOW GRADE	R7.5i	R7.5i
SLAB-ON-GRADE FLOORS (UNINSULATED SLABS)	R10 FOR 34" BELOW	R10 FOR 34" BELOW
OPAQUE DOORS (NONSLIDING)	R4.75	R8
OPAQUE DOORS (SLIDING)	0.37 U-VALUE	0.37 U-VALUE

ENVELOPE PENETRATION	REQUIRED	ACTUAL
FIXED PENETRATION	0.38	0.38
OPERABLE PENETRATION	0.45	0.45
ENTRANCE DOORS	0.77	0.77
SHGC - NORTH ORIENTATION (PF < 0.2)	0.53	0.53
SHGC - SEW ORIENTATION (PF < 0.2)	0.38	0.38
SOLIGHTS U-FACTOR	0.50	N/A
SOLIGHTS SHGC	0.40	N/A

EXTERIOR FINISH SCHEDULE

1. EQUAL PRODUCTS ARE ACCEPTABLE AFTER IT HAS BEEN SUBMITTED & APPROVED BY ARCHITECT.

2. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS

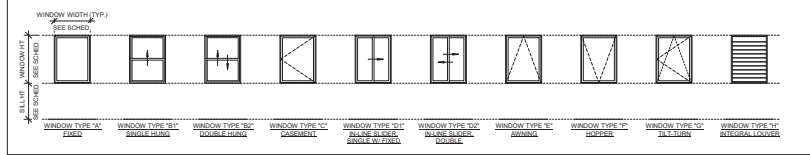
TAG	MATERIAL	MFG.	SPECIFICATION / DESCRIPTION	LOCATION	REMARKS
EXT-DS-1	OVERSIZED DOWNPOUT	PAC-CLAD	PROFILE: 4" X 9" PAC-TITE LT DOWNPOUT CORRUGATED COLOR: MATTE BLACK	WHERE NOTED ON ELEVATIONS	
EXT-ES-1	EDGE SOFFIT	QUALITY EDGE	PROFILE: TRULINE HIDDEN VENT COLOR: WHITE	TOP OF ALL SIDES	
EXT-ES-2	CANOPY SOFFIT	CUMBER	PROFILE: TONG AND GROOVE SOFFIT COLOR: TO BE PAINTED W/ SW 7052 PURE WHITE	TOP OF CANOPES	
EXT-F-1	FASCIA	QUALITY EDGE	PROFILE: TRULINE HP-1 SERIES FASCIA 1" SMOOTH COLOR: BLACK	WHERE NOTED ON ELEVATIONS	
EXT-GT-1	OVERSIZED GUTTER	PAC-CLAD	PROFILE: PAC-TITE LT GUTTER K-STYLE 1/2" COLOR: MATTE BLACK	WHERE NOTED ON ELEVATIONS	
EXT-PS-1	PRECAST BILL	MODERN PRECAST	PROFILE: 8"X 3/4 SLOPE BILL COLOR: WHITE TO MATCH ST-1	WHERE NOTED ON ELEVATIONS	
EXT-PS-2	PRECAST BILL	MODERN PRECAST	PROFILE: 8"X 3/4 SLOPE BILL COLOR: WHITE TO MATCH ST-1	WHERE NOTED ON ELEVATIONS	
EXT-R-1	SHINGLE ROOF	GAF	PROFILE: TIMBERLINE COLOR: PEWTER GRAY	WHERE NOTED ON ELEVATIONS	
EXT-R-2	METAL ROOF	PAC-CLAD	PROFILE: TITE-LOCK COLOR: MATTE BLACK	WHERE NOTED ON ROOF PLAN	
EXT-S-1	VERTICAL SIDING	NEWTECHWOOD	PROFILE: NORWEGIAN BOARD, LH48 4 1/2" X 11 1/2", COLOR: KARAIAN CHARCOAL	WHERE NOTED ON ELEVATIONS	
EXT-S-2	PLANK LAP SIDING	JAMES HARDIE	PROFILE: LAP SIDING SELECT CEDARMILL COLOR: PEARL GRAY	WHERE NOTED ON ELEVATIONS	TO BE PAINTED TO MATCH EXT-S-2 COLOR
EXT-S-3	SHINGLE SIDING	JAMES HARDIE	PROFILE: HARDIE SHINGLE SIDING STRAIGHT EDGE PANEL COLOR: PEARL GRAY	WHERE NOTED ON ELEVATIONS	TO BE PAINTED TO MATCH EXT-S-3 COLOR
EXT-S-4	VERTICAL PANEL SIDING	JAMES HARDIE	PROFILE: HARDIE PANEL VERTICAL SIDING SMOOTH 8" WIDE 1/8" BATTEN SCORES SMOOTH 8" 1/2" O.C. COLOR: IRON GRAY	WHERE NOTED ON ELEVATIONS	TO BE PAINTED W/ COLOR BENJAMIN MOORE 1989 NIGHTFALL
EXT-ST-1	FULL BED STONE	EDEN VALDERS STONE	VALDERS DOVE WHITE DIMENSIONAL TUMBLED FULL BED STONE 3-10" THICK	WHERE NOTED ON ELEVATIONS	ABOVE WINDOWS WHERE NOTED IN ELEVATIONS
EXT-TB-1	KNOTWOOD	KNOTWOOD OR EQUAL	2x8 BATTENS, WESTERN RED CEDAR	WHERE NOTED ON ELEVATIONS	ABOVE WINDOWS WHERE NOTED IN ELEVATIONS
EXT-VS-1	VINYL FENCE	CERTIFIED	LEXINGTON SMOOTH PRIVACY FENCE 6" HIGH COLOR: WHITE 1/2" FLAT EXTERNAL GAP	PER ELEVATIONS	
EXT-VS-1	ENGINEER WOOD STAIN	BY CONTRACTOR	LEXINGTON SMOOTH PRIVACY 12" CLEAR FENCE GATE 6" HIGH COLOR: WHITE	PER ELEVATIONS	
EXT-WT-1	ORNAMENTAL WOOD TIES	SIMPSON STRONG TIE OR SIMILAR	GULLAN STAIN TO MATCH KNOTWOOD WESTERN RED CEDAR FINISH	WHERE NOTED ON ELEVATIONS	
EXT-WT-1	ORNAMENTAL WOOD TIES	AVANT COLLECTION, WOOD CONSTRUCTION CONNECTIONS, OUTDOOR ACCENTS		WHERE NOTED ON ELEVATIONS	

WINDOW SCHEDULE

1. ALL STOREFRONT TO BE TUBETITE VERSATHERM STOREFRONT KLT TYPE "A" 2"x4"x12" THERMALLY BROKEN MULLIONS, 1" INSULATED GLASS UNIT (IGU), LOW-E, 0.38 U-VALUE, DOUBLE PANED (SHGC-35%, BLACK SPACERS) AND TRIM OR EQUAL. STOREFRONT TO HAVE A DARK BRONZE FINISH.
2. SEE EXTERIOR ELEVATION SHEETS A1.4 FOR STOREFRONT ELEVATIONS

WINDOW NO.	WIDTH	HEIGHT	BILL TYPE	WINDOW TYPE	FRAME MATERIAL	REMARKS
171	3'-0"	9'-0"	2'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
173	3'-0"	1'-6"	7'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
176	3'-0"	9'-0"	2'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
177	3'-0"	1'-6"	7'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
178	3'-0"	9'-0"	2'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
179	3'-0"	1'-6"	7'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
A	3'-0"	9'-0"	2'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
B	2'-6"	4'-0"	4'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS AND FULL DIVIDED LIGHT GRILLS WITH SPECIFIED EQUAL PANES (PER ELEVATION), BLACK INTERIOR AND BLACK EXTERIOR
D	4'-0"	9'-0"	2'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
E	3'-0"	1'-6"	7'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR
F	4'-0"	1'-6"	7'-0"	A	PER MFG.	ANDERSEN 100 SERIES PICTURE WINDOW W/ LOW-E GLASS, BLACK INTERIOR AND BLACK EXTERIOR

WINDOW TYPES



SUBCONTRACTOR NOTES

- A. PROVIDE WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIALS.
B. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER ACCESSORIES TO FULLY FLASH AND COUNTER FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS.
C. PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES.
D. COORDINATE FLASHING WITH WINDOW, DOOR, UNIT, ETC. MANUFACTURERS FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.
E. TAPE FLASH AROUND ALL OPENINGS AND ON WALL JOINTS PER MANUFACTURER REQUIREMENTS.



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No.	Description	Date
1	10/25/2022	
2		
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9		
10		

EXTERIOR SCHEDULES

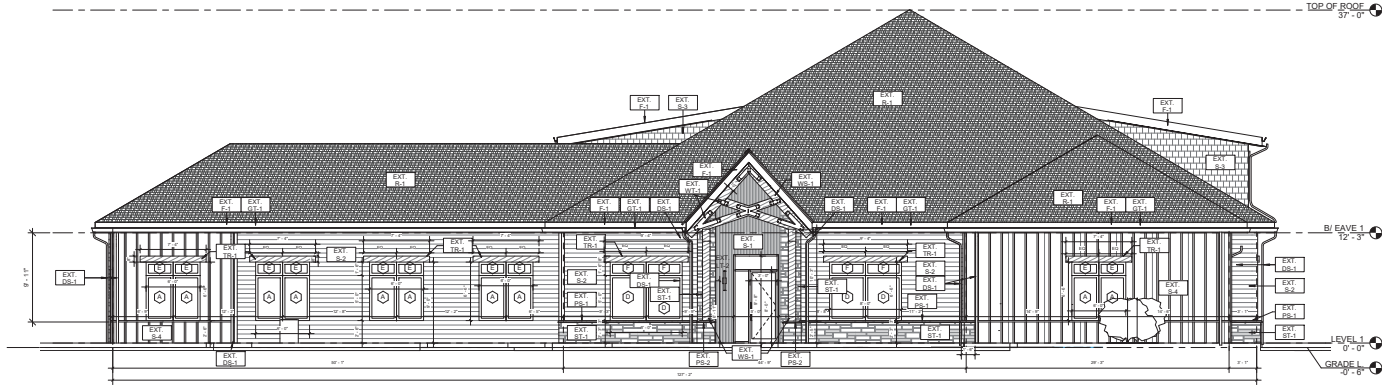
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A1-3

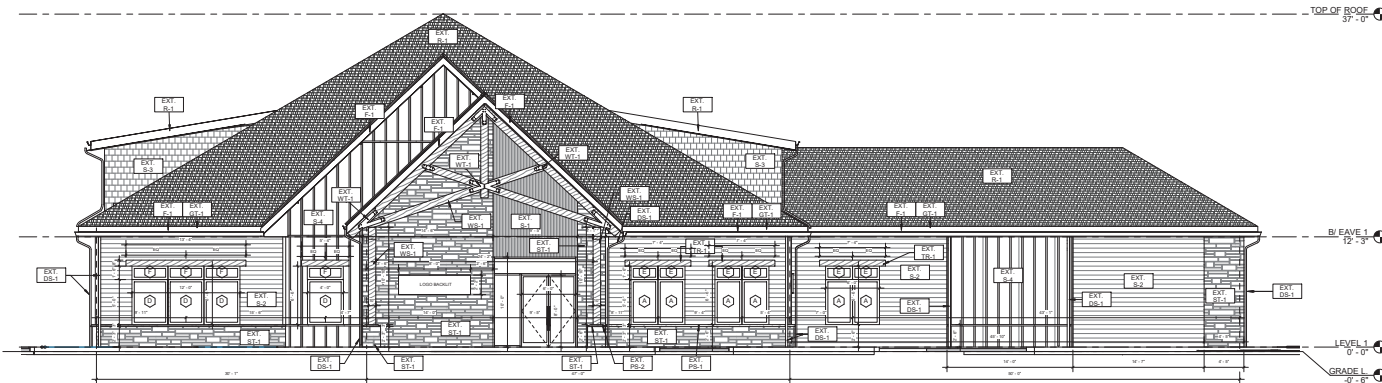
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1 ELEVATION - WEST
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



2 ELEVATION - EAST
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

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EXTERIOR ELEVATIONS

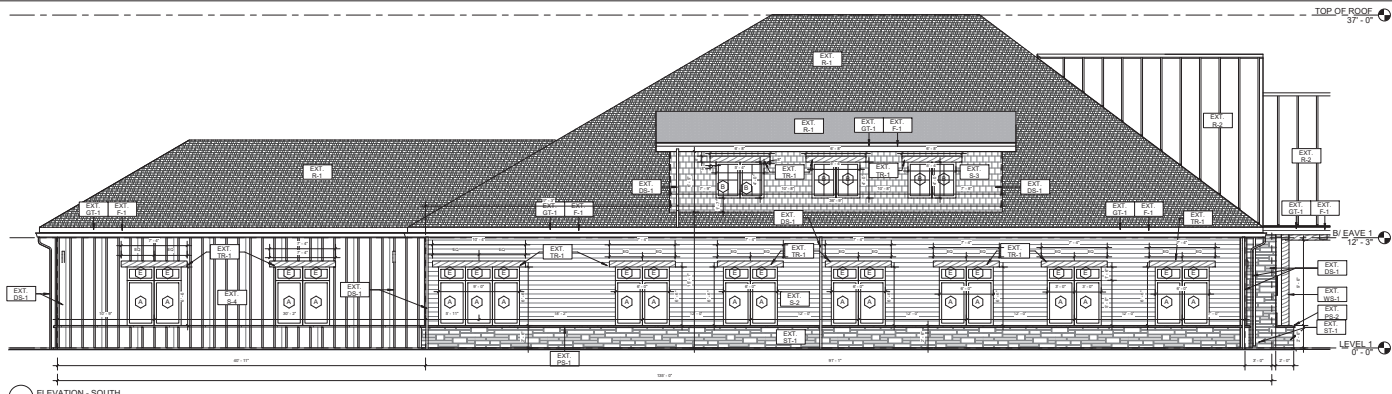
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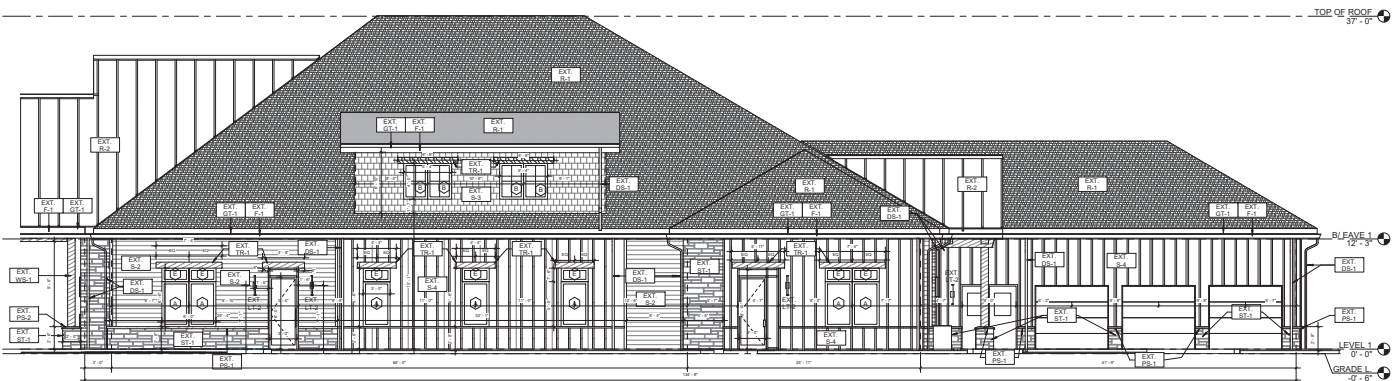
Scale 3/16" = 1'-0"

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1 ELEVATION - SOUTH
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2 ELEVATION - NORTH
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

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EXTERIOR ELEVATIONS

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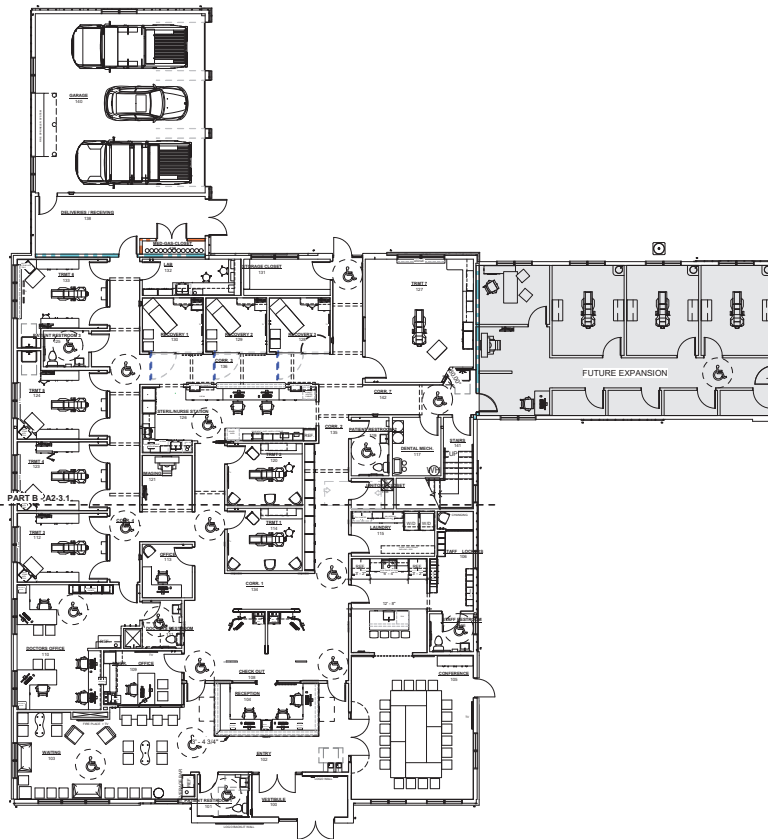
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1 OVERALL FLOOR PLAN & NOTES
1/8" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

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OVERALL FLOOR PLAN

Project number 11322

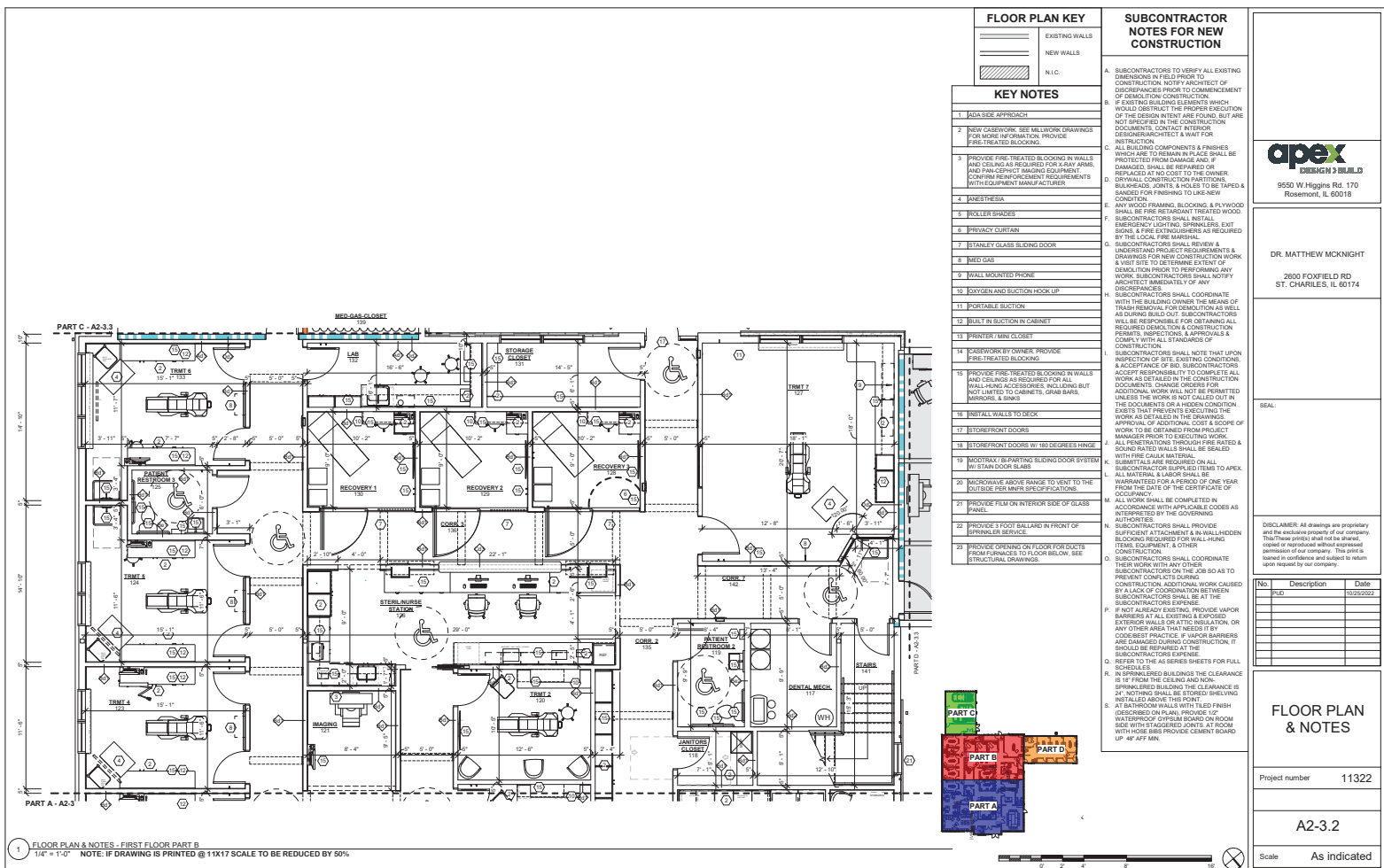
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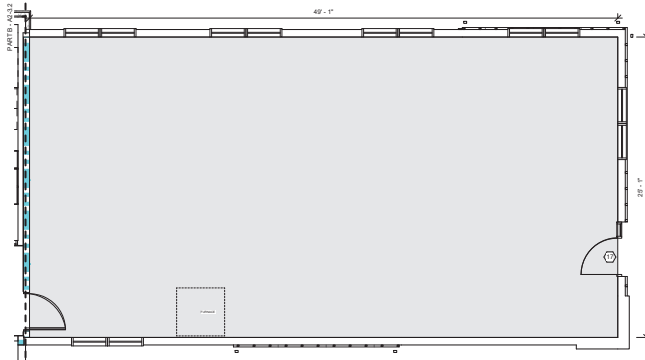
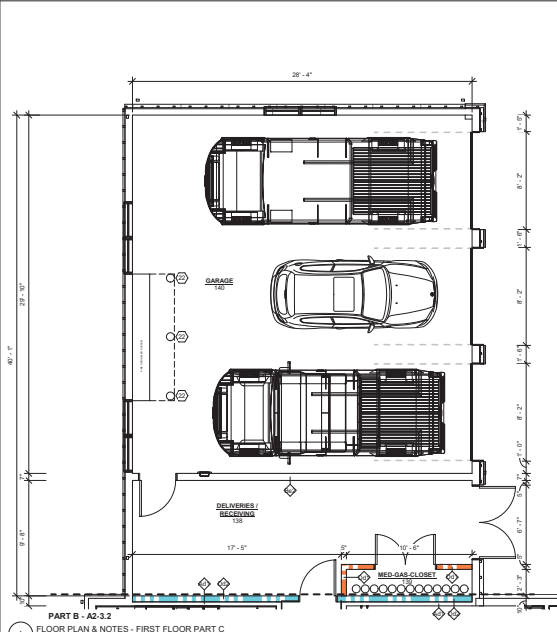
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FLOOR PLAN KEY	
	EXISTING WALLS
	NEW WALLS
	N.I.C.

KEY NOTES	
1	MAXI-BEEL APPROACH
2	NEW CASEWORK: SEE MEYWORK DRAWINGS FOR MORE INFORMATION. PROVIDE FIRE-TREATED BLOCKING
3	PROVIDE FIRE-TREATED BLOCKING IN WALLS AND CEILING AS REQUIRED FOR ALL WAREHOUSES AND PAN-CHEPACT MADING EQUIPMENT. CONFIRM REINFORCEMENT REQUIREMENTS WITH EQUIPMENT MANUFACTURER
4	ANESTHESIA
5	ROLLER SHADES
6	PRIVACY CURTAIN
7	STANLEY GLASS BLIND DOOR
8	MED GAS
9	WALL MOUNTED PHONE
10	NOTCHES AND SUNCTION DOOR UP
11	PORTABLE SECTION
12	BUILT IN SUNCTION IN CABINET
13	PRINTER / MINI CLOSET
14	CASEWORK BY OWNER. PROVIDE FIRE-TREATED BLOCKING
15	PROVIDE FIRE-TREATED BLOCKING IN WALLS AND CEILING AS REQUIRED FOR ALL WALL-HUNG ACCESSORIES INCLUDING BUT NOT LIMITED TO CABINETS, GRAB BARS, MONITORS, & SINKS
16	INITIAL WALLS TO DECK
17	STOREFRONT DOORS
18	STOREFRONT DOORS W/ 18" DECORATIVE TRIM
19	MOVING IN / PARTING BLINDING DOOR SYSTEM IN STAIN DOOR SLABS
20	MICROWAVE ABOVE RANGE TO VENT TO THE OUTSIDE PER MINOR SPECIFICATIONS
21	PROVIDE 3" POOF BALLARD IN FRONT OF SPRINKLER SERVICE
22	PROVIDE OPENING ON FLOOR FOR GASES FROM FURNACES TO FLOOR BELOW. SEE STRUCTURAL DRAWINGS

SUBCONTRACTOR NOTES FOR NEW CONSTRUCTION	
A	SUBCONTRACTORS TO VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO COMMENCEMENT OF DEMOLITION CONSTRUCTION.
B	IF EXISTING BUILDING ELEMENTS WHICH WOULD OBSTRUCT THE PROPER EXECUTION OF THE DESIGN HEREIN ARE FOUND, BUT ARE NOT SPECIFIED IN THE CONSTRUCTION DOCUMENTS, CONTACT INTERIOR DESIGNER/ARCHITECT & WAIT FOR INSTRUCTION.
C	ALL BUILDING COMPONENTS & FINISHES WHICH ARE TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE AND, IF DAMAGED, SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
D	DEWALL CONSTRUCTION PARTITIONS, REINFORCED JOISTS & FLOORS TO BE TYPED & SANDED FOR FINISHING TO LIKE-NEW CONDITION.
E	ANY WOOD FRAMING, BLOCKING, & PLYWOOD SHALL BE FIRE-RETARDANT TREATED WOOD.
F	SUBCONTRACTORS SHALL INSTALL EMERGENCY LIGHTING, SPRINKLERS, EXT BONGS, & FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE MARSHAL.
G	SUBCONTRACTORS SHALL REVIEW & UNDERSTAND PROJECT REQUIREMENTS & VISIT SITE TO DETERMINE EXTENT OF DEMOLITION PRIOR TO PERFORMING ANY WORK. SUBCONTRACTORS SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
H	SUBCONTRACTORS SHALL COORDINATE WITH THE BUILDING OWNER THE MEANS OF TRUSS REMOVAL FOR DEMOLITION AS WELL AS DURING BUILD OUT. SUBCONTRACTORS WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, & APPROVALS & COMPLY WITH ALL STANDARDS OF CONSTRUCTION.
I	SUBCONTRACTORS SHALL NOTE THAT UPON INSPECTION OF SITE, EXISTING CONDITIONS, & ACCEPTANCE OF BID, SUBCONTRACTORS ACCEPT RESPONSIBILITY TO COMPLETE ALL WORK AS DETAILED IN THE CONSTRUCTION DOCUMENTS. CHANGE ORDERS FOR ADDITIONAL WORK WILL NOT BE PERMITTED UNLESS THE WORK IS NOT CALLED OUT IN THE DOCUMENTS OR A HIDDEN CONDITION EXISTS THAT PREVENTS EXECUTING THE WORK AS DETAILED IN THE DRAWINGS. APPROVAL OF ADDITIONAL COST & SCOPE OF WORK TO BE OBTAINED FROM PROJECT MANAGER PRIOR TO EXECUTING WORK.
J	ALL OPERATIONS THROUGH FIRE RATED & SOUND RATED WALLS SHALL BE SEALED WITH FIRE CAULK MATERIAL.
K	SUBMITTALS ARE REQUIRED ON ALL SUBCONTRACTOR SUPPLIED ITEMS TO APEX.
L	ALL MATERIAL & LABOR SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.
M	ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE CODES AS AUTHORIZED BY THE GOVERNING JURISDICTION.
N	SUBCONTRACTORS SHALL PROVIDE SUFFICIENT ATTACHMENT & IN WALL-HIDDEN BLOCKING REQUIRED FOR WALL-HUNG ITEMS, EQUIPMENT, & OTHER CONSTRUCTION.
O	SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ANY OTHER SUBCONTRACTORS ON THE JOB SO AS TO PREVENT CONFLICTS DURING CONSTRUCTION. ADDITIONAL WORK CAUSED BY A LACK OF COORDINATION BETWEEN SUBCONTRACTORS SHALL BE AT THE SUBCONTRACTORS EXPENSE.
P	IF NOT ALREADY EXISTING, PROVIDE VAPOR BARRIERS AT ALL EXISTING & EXPOSED EXTERIOR WALLS OR ATTIC INSULATION OR ANY OTHER AREA THAT NEEDS IT BY CODE-BEST PRACTICE. IF VAPOR BARRIERS ARE DAMAGED DURING CONSTRUCTION, IT SHOULD BE REPAIRED AT THE SUBCONTRACTORS EXPENSE.
Q	REFER TO THE AS SERIES SHEETS FOR FULL SCHEDULE.
R	IN SPRINKLERED BUILDINGS THE CLEARANCE IS 18" FROM THE CEILING AND NON-SPRINKLERED BUILDING THE CLEARANCE IS 24" NOTHING SHALL BE STORED OR HUNG/INSTALLED ABOVE THIS POINT.
S	AT BATHROOM WALLS WITH TILED FINISH (DESCRIBED ON PLAN), PROVIDE 1/2" WATERPROOF CURBS ON BOWLS ON ROOM SIDE WITH TUBS/SHOWER UNITS. AT ROOMS WITH HOSE BIBS PROVIDE CEMENT BOARD UP 48" AFF MIN.

9550 W Higgins Rd. 170
Rosemont, IL 60018

DR. MATTHEW MCKNIGHT

2600 FOXFIELD RD
ST. CHARLES, IL 60174

SEAL:

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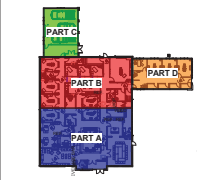
No.	Description	Date
1	ADD	12/22/2022

FLOOR PLAN & NOTES

Project number 11322

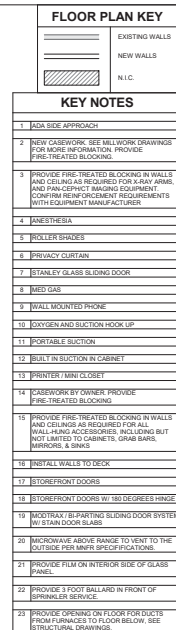
A2-3.3

Scale As Indicated



1 FLOOR PLAN & NOTES - FIRST FLOOR PART C
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

2 FLOOR PLAN & NOTES - FIRST FLOOR PART D
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

SUBCONTRACTOR
NOTES FOR NEW
CONSTRUCTION[illegible]

9550 W.Higgins Rd. 170
Rosemont, IL 60018

DR. MATTHEW MCKNIGHT
2600 FOXFIELD RD
ST. CHARLES, IL 60174

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[illegible]2ND FLOOR
PLAN &
NOTES

Project number	11322
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Date	10/17/22
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Drawn by	NW
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Checked by MMS.CC

A2-3.4

Scale	As indicated
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 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4c
	Title:	2022 St. Charles Housing Affordability Analysis.	
	Presenter:	Ellen Johnson, Planner	
Meeting: Planning & Development Committee		Date: December 12, 2022	
Proposed Cost: \$0		Budgeted Amount: \$0	Not Budgeted: <input type="checkbox"/>
<p>Executive Summary (if not budgeted please explain):</p> <p>The St. Charles Housing Affordability Analysis is prepared by staff on an annual basis to inform City decisions regarding housing policies and programs and to track the City's standing with respect to the State of Illinois Affordable Housing Planning & Appeals Act (AHPAA), which requires communities to have a housing stock that is at least 10% affordable.</p> <p>"Affordable housing" is defined as housing that has a sales price or rental amount that is within the means of a household with an income at or below 80% Area Median Income for owner-occupied units and at or below 60% Area Median Income for rental units. To be considered affordable, housing costs cannot exceed 30% of a household's annual income.</p> <p>Based on the calculations outlined in the report, a total of 17% of St. Charles' housing stock is considered affordable. This represents a significant rise in affordability from the 2021 finding of 11.3% affordable, and is over the 10% marker required under AHPAA.</p> <p>On the ownership side, 17.3% of housing units are considered affordable, up from just 10.8% in 2021. This increase in affordability is attributed to:</p> <ol style="list-style-type: none"> 1. An increase in Area Median Income (AMI) which resulted in a higher "affordable" home price. 2. The St. Charles Township Assessor market value data used in the affordability calculation is based on the previous 3 years of sales data (2019-2021), lagging behind current housing market conditions. <p>On the rental side, 16.1% of rental units are considered affordable, up from 12.4% last year. Again, calculated affordability has increased due to higher AMI, despite a general trend of rising rents across St. Charles' apartment communities.</p> <p><u>Looking Ahead</u></p> <p>Staff plans to bring forward the 2023 Inclusionary Housing Fee for Committee discussion in January. This is a fee paid by housing developers in lieu of providing affordable units.</p> <p>In Dec. 2023, Illinois Housing Development Authority (IHDA) is expected to release an updated listing of each communities' affordable housing share to determine compliance with AHPAA.</p>			
<p>Attachments (please list):</p> <p>2022 St. Charles Housing Affordability Analysis</p>			
<p>Recommendation/Suggested Action (briefly explain):</p> <p>Information Only – No action needed</p>			

2022 St. Charles Housing Affordability Analysis

November 2022

I. BACKGROUND & PURPOSE

City staff has performed an analysis of St. Charles' housing stock beginning in 2009 and in most years thereafter for two primary reasons:

1. To provide the Housing Commission and City Council with an assessment of the state of housing affordability in the community, and to track basic housing market indicators, in order to inform decisions regarding housing policies and programs. (This includes periodic adjustments to the Inclusionary Housing Ordinance requirements, such as setting the yearly fee-in-lieu requirement for new development.)
2. To track the City's standing with respect to the State of Illinois' Affordable Housing Planning & Appeals Act (AHPAA).

Affordable Housing Planning & Appeals Act (AHPAA)

Every five years, Illinois Housing Development Authority (IHDA) releases a list of each community's affordable housing share. This report is used by IHDA to determine a community's standing with respect to the Affordable Housing Planning & Appeals Act. Per the law:

- "Non-Exempt Local Governments" have less than 10% of the local housing stock that is considered affordable. These communities must adopt an Affordable Housing Plan and may be subject to developer appeals to the State Housing Appeals Board.
- "Exempt Local Governments" have more than 10% of the local housing stock that is considered affordable. These municipalities do not need to adopt an Affordable Housing Plan and would not be subject to developer appeals.

Affordable Housing Definition

For the purposes of this report and consistent with the City's Inclusionary Housing Ordinance and AHPAA, "affordable housing" is defined as housing that has a sales price or rental amount that is within the means of a household with an income at or below 80% of the Area Median Income (AMI) for owner-occupied units and at or below 60% AMI for rental units, based on household size. To be considered affordable, housing costs cannot exceed 30% of gross annual household income.

Summary of Findings 2009-2022

Table 1 lists staff's findings of St. Charles' affordable housing share since 2009. This is the percentage of rental and owner-occupied housing units within the City limits that are considered affordable. The method used to calculate the affordable housing share is discussed further in Section II.

Table 1 – Staff

	2009*	2010*	2011*	2013	2014	2017	2018	2019	2020	2021	2022
Staff's Findings – St. Charles' Affordable Housing Share ¹	16.3%	16.6%	18%	16.8%	13.8%	12.7%	14.7%	13.7%	12%	11.3%	17%

No report was completed in 2012, 2015, or 2016 due to availability of Township Assessor data.

¹ From 2009-2020, the affordable housing share was calculated based on the formula outlined in IHDA's 2004 *Report on the Affordable Housing Planning & Appeals Act*. IHDA changed its methodology in 2013. In 2021, Staff began utilizing IHDA's annual Affordability Charts to determine the affordable home price and retroactively re-calculated the affordable housing share back to 2013. The results identified for 2009-2011 reflect the original formula.

Table 2 lists IHDA's findings of St. Charles' affordable housing share. IHDA's last report in 2018 found St. Charles' housing stock to be well over 10% affordable, meaning St. Charles is considered an Exempt Local Government under AHPAA. IHDA is expected to release the next update in December 2023.

Table 2 – IHDA

	2004	2013	2018	2023
IHDA's Findings – St. Charles' Affordable Housing Share	16.3%	11.2%	17.1%	<i>Next expected report from IHDA</i>

Staff's finding of St. Charles' affordable housing share has differed from IHDA's determination in the years both entities have conducted analyses. The 2013 report released by IHDA reflected a different methodology to calculate each community's affordable housing share than used for the initial report in 2004. The methodology is also slightly different than the method IHDA uses to create its annual Affordability Charts, which are now used as the basis for Staff's analysis.

II. AFFORDABILITY IN ST. CHARLES – 2022 UPDATE

This analysis separates owner-occupied (purchased) and rental housing units and combines the results to determine the total percentage of housing in St. Charles that is considered affordable.

Affordable Purchase Price

In order to determine the number of affordable owner-occupied units in St. Charles, the affordable purchase price must first be determined.

Each year, IHDA publishes Owner-Occupied and Rental Unit Affordability Charts as supplemental guidance for communities wishing to track exemption status under the Affordable Housing Planning & Appeals Act. The chart provides the affordable purchase prices for households at 80% of the Area Median Income adjusted for the number of people in a household, as well as affordable rents.

IHDA utilizes a mortgage-industry standard measure to estimate the affordable purchase price for households at 80% AMI. The family of four income limit is divided by .36 to give a rough idea of a purchase price that would result in an affordable monthly mortgage payment that includes principal, interest, taxes, insurance and assessments.

Table 3 details the calculation. The affordable purchase for a family of 4 earning 80% of AMI is **\$231,528**, up 10.5% from \$207,083 in 2021. This increase is due to a 12% rise in Area Median Income. This marks a sharper rise in AMI than the 2%-7% increase that has been experienced year-to-year over the previous 5 years.

Table 3

Chicago Metropolitan Statistical Area Median Income (four-person household) ²	\$104,188
80% of AMI	\$83,350
Owner-Occupied Purchase Price Affordable to Family Earning 80% of AMI (income/.36)	\$231,528

² Source: IHDA's 2022 Income and Rent Limits – 6/15/2022

Affordable Rents

Affordable rents are determined by IHDA on a yearly basis in the aforementioned Owner-Occupied and Rental Unit Affordability Charts. Table 4 shows the maximum rent affordable to a household earning 60% of AMI, adjusted for family size. For example, the affordable rent for a 3-bedroom unit is based upon 60% AMI for a four-person household (\$62,513). Since last year, the amount of rent considered affordable increased by 12% across the board, from \$116-\$211 more per month depending on bedroom size, again due to the increase in Area Median Income.

Table 4

Affordable Rental Units for Chicago Metro Area – 2022						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Affordable Rent Limits for HH @ 60% AMI	\$1,095	\$1,173	\$1,407	\$1,626	\$1,813	\$2,001

Source: IHDA's 2022 Owner-Occupied and Rental Unit Affordability Charts

2022 Affordability Findings & Analysis

St. Charles Township Assessor data was collected to determine the number of owner-occupied units that fall at or below the affordable home purchase price, based on the market value assigned by the Assessor. The Assessor data used is for the 2021 calendar year to account for a full year of data.

The number of affordable rental units was derived using local rental rates collected by staff. These rates were then compared to the maximum rent thresholds established by IHDA.

Table 5 breaks down the number of affordable housing units and total housing units by type, followed by the resulting percentage of affordable units. The total percentage of affordable units was determined by combining the owner-occupied and rental findings.

Table 5

Unit Type³	Affordable Units	Total Units	% Affordable
<i>Owner-Occupied Units</i>			
Single-Family	862	7,749	11.1%
Two-Family Duplex	3	50	6.0%
Condo	737	946	77.9%
Townhome	100	1,069	9.4%
Owner-Occupied Total	1,702	9,814	17.3%
<i>Rental Units</i>			
Rental Units	725	4,497	16.1%
COMBINED TOTAL			
Total Owner-Occupied & Rental Units	2,427	14,311	<u>17.0%</u>

A total of 17.3% of owner-occupied housing is considered affordable, meaning it falls below the \$231,528 affordable purchase price compared with market values assigned by the Assessor's Office. This

³ Two-unit or more conversions and single-family rentals identified in the Assessor data were added to the total number of rental units. However, staff cannot readily determine the rents charged for these units so they were only counted as part of the total rental units; none were counted as affordable.

is up from 10.8% in 2021, marking a 61% increase in the number of affordable owner-occupied units (1,055 units in 2021). This increase in affordability is not due to lower housing values, but rather the uptick in Area Median Income, which caused an affordable home price almost \$25,000 higher than last year. This has resulted in more units classified as “affordable”.

Rental affordability increased from 12.4% in 2021 to 16.1% in 2022, caused by a 30% increase in the number of affordable rental units (559 units in 2021). This increase in affordable rentals was again due to higher Area Median income and not lower rents; certain units not counted as affordable last year were counted as affordable this year due to the higher affordable rent threshold. Rents at most of the apartment complexes in St. Charles have gone up since last year. Only three market-rate complexes offer affordable units, comprising 211 units. All other affordable rentals are within income-restricted, subsidized developments.

In total, 17.0% of housing units in St. Charles are considered affordable. This is up from the 2021 finding of 11.3% and is the highest affordability finding since 2011. There are 50% more affordable units (owner-occupied and renter) than last year’s finding. This finding is over the 10% affordable housing rate required under the Affordable Housing Planning & Appeals Act.

III. ST. CHARLES HOUSING MARKET TRENDS – 2021

St. Charles Township Assessor sales data was used to analyze the price of homes sold in St. Charles in 2021. Figure 1 shows the median home sale price over the past 15 years. The median sale price in 2021 was \$329,500, topping last year’s high of \$305,000. This sharp rise reflects nationwide housing market trends characterized by limited supply and soaring prices.

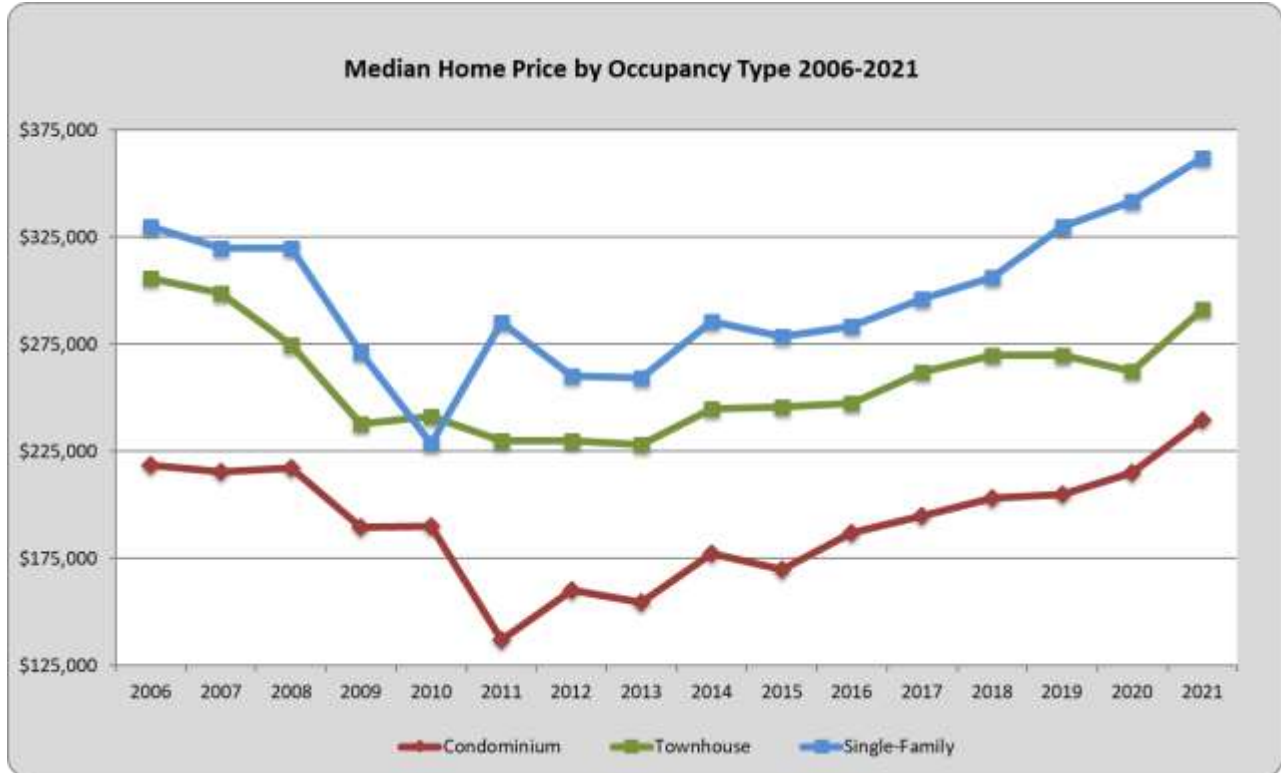
In terms of affordability, the median sale price is about \$98,000 over the affordable home price (\$231,528). Only 60 homes sold (10%) would be considered affordable (under the \$231,528 affordable home price), reflecting the high sales prices being demanded in the current market.

Figure 1



Figure 2 shows the median home sale price separated by unit type. This figure reflects a steady increase in the sale price of single-family homes, townhomes, and condos since 2015. Of the 464 single-family homes sold in 2021, only 8% were under the affordable price of \$231,528, compared to 40% of condos and 0% of townhomes.

Figure 2



IV. CONCLUSIONS

This report finds that 17% of St. Charles' housing stock is affordable. This is the highest affordability finding since the first Affordability Analysis was conducted in 2009.

The owner-occupied affordability findings increased dramatically from last year, for a total owner-occupied affordability of 17.3%. This finding may be unexpected given the current state of the housing market, characterized by high prices and limited supply. These market conditions are reflected in the record-high median home sale price data from 2021.

The contradiction between the owner-occupied affordability findings and what is being experienced in today's housing market is a function of two data points used in the affordability calculation:

1. Increase in Area Median Income which has resulted in a higher affordable home price.
2. St. Charles Township Assessor market values which are determined based on the previous 3 years of sales data. Thus, the values assigned by the Assessor lag behind current market conditions.

Further adding to the uncertainty of today's housing market are rising interest rates which heavily impact affordability for buyers. This may cause home prices to level off or decrease over time. The impact of current and future market conditions on the Township Assessor's determination of "market value" remains unknown, but may result in much lower affordability findings in future years if current trends continue.

On the rental side, affordability increased to 16.1% affordable despite a general trend of rising rents, again due to a higher Area Median Income. This finding is based on actual current rents and unit counts, resulting in a more concrete finding than on the ownership side.


The supply of market-rate apartment units continues to grow as build-out carries on at Prairie Centre and construction is slated to begin at The Springs of St. Charles. The anticipated result of these new market-rate units will be a decrease in the rental affordability rate in coming years, unless additional affordable rental units are added to the housing stock.

V. HOUSING COMMISSION REVIEW

The St. Charles Housing Commission reviewed a draft of this document at their November meeting. The draft was formatted similar to the 2021 Affordability Analysis. It included two methods for calculating the affordable home price, resulting in two sets of owner-occupied housing affordability results. Method 1 was the original methodology recommended by IHDA and used for the Affordability Analysis since 2009. Method 2 was the IHDA-determined affordable purchase price per the annual published Affordability Charts. Staff began adding Method 2 to the analysis in 2021 because St. Charles uses the affordable purchase price and affordable rents established in the charts when administering the Inclusionary Housing Ordinance. It is also expected that IHDA will use a similar methodology to calculate the affordable purchase price for its next report on local government affordability (expected in 2023).

The Housing Commission recommended removing Method 1 from the report. Some of the assumptions built into that formula, including a low property tax rate, were determined to be causing an inflated affordable purchase price, therefore triggering concern for the validity of the owner-occupied affordability findings. The Commission supported utilizing Method 2 for this year's report and moving forward to more accurately gauge St. Charles' standing with the 10% affordability benchmark under the Affordable Housing Planning & Appeals Act. This report has been modified as recommended by the Commission.

The Commission also commented on the limited nature of the information provided in this analysis. While the analysis shows the percentage of housing in St. Charles that is considered affordable, it does not compare supply with demand; it does not analyze local household income cohorts and explore whether the supply of affordable housing is meeting the needs of the community. They noted that attempting to define the actual number of affordable units needed to meet demand would be a worthwhile exercise. This type of information was provided in the 2014 *Homes for a Changing Region* study prepared for the City by the Chicago Metropolitan Agency for Planning and the Metropolitan Mayor's Caucus. Staff has applied for assistance from MMC to update the data provided in the *Homes* study.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4d
	Title:	Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 17 N 2 nd Ave.	
	Presenter:	Rachel Hitzemann	
Meeting: Planning & Development Committee		Date: December 12, 2022	
Historic Recommendation: \$20,000	Budgeted Amount: \$40,000 for FY \$20,000 Remaining	Not Budgeted: <input type="checkbox"/>	
Executive Summary <i>(if not budgeted please explain):</i>			
<p><u>Program Description</u></p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in Special Service Area 1B (Downtown Revitalization) or in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements and up to 25% for maintenance work. Up to \$10,000 is available for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period.</p> <p><u>Proposal</u></p> <p>Nancy Knapp has requested a Façade Improvement grant for the property located at 17 N 2nd Ave. The building currently houses the Circa Vintage retail store and is located within the Century Corners Shopping District. The project scope includes replacing the rotten siding with the same wood material, restoring/ replacing wood windows with like replacements, providing age appropriate gutters and masonry work to the chimney.</p> <p><u>Historic Commission review – 12/7/22</u></p> <p>The Historic Commission reviewed the project and unanimously voted to recommend approval, noting the money will be spent on restoration, preservation and architectural enhancements of a historic building, consistent with Grant Program. Items related to roofing, fences, lighting and signs were excluded.</p> <p><u>Grant Amount</u></p> <p>Total Cost of Project: \$65,837.74</p> <p>The project is eligible to receive up to \$20,000, based on 50% reimbursement for an exterior restoration project involving a structure of over 50 years. Approval of this grant will allocate all commercial grant funds for the 2022 Fiscal Year.</p>			
<p><u>Attachments</u> <i>(please list):</i></p> <p>Historic Commission Resolution, Program Requirements, Façade Improvement Grant Application, Grant Agreement</p>			
<p><u>Recommendation/Suggested Action</u> <i>(briefly explain):</i></p> <p>Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 17 N 2nd Ave.</p>			

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 5-2022

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(17 N 2nd Ave.)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 17 N 2nd Ave. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds said Façade Improvement Grant Application to be in conformance with the program requirements.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application with the condition that items 4,8,9 and 10 be removed from the scope of eligible improvements for grant funds, because the money will be spent on restoration, preservation and architectural enhancements.

Roll Call Vote:

Ayes: Kramer, Rice, Kessler, Pretz, Smunt, Malay, Dickerson

Nays: None.

Abstain: None.

Absent: None.

Motion Carried.

PASSED, this 7th day of December, 2022.

Chairman

FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
 - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1st and 3rd Wednesdays of each month at 7:00pm.
 - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

The earliest the grant agreement can be approved by the City Council is the third Monday of May. Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

3. Commercial Façade Grant

- Eligible Properties:
Commercial or Multi-Family Residential Buildings (two or more units) located within either:
 - Special Service Area #1B
 - Historic District or Landmark SiteProperties in SSA #1B are given first priority at the beginning of the program year.
- Minimum Project Cost: \$2,500
- Grant for Front or Side Facades (visible from street): Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade. A facade is defined as a thirty foot wide span along the front or side of a building facing a public street, measured along the building wall generally parallel to the right of way line. For building fronts or sides exceeding thirty feet, a pro rata amount will be applied.
- Grant for Rear Entrance Improvements: Maximum grant amount of \$10,000, available for buildings with an existing or proposed rear entrance that is accessible to the public from a dedicated public street, alley, or other right of way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access. The rear entrance to be improved must provide public access to a business or businesses within the building.
- Maximum Grant Limits:
 - Total grant amount during any five-year period is capped at \$20,000.
 - For properties on the National Register of Historic Places or Locally Designated Landmarks, the total grant amount for any five-year period is capped at \$30,000.
- Eligible Improvements:
 - 25% Reimbursement for Routine Maintenance:
 - ✓ Cleaning, patching, caulking of exterior surfaces.
 - ✓ Re-coating of paint on exterior surfaces (without extensive surface preparation)
 - ✓ Re-roofing visible roof surfaces with non-historic material (such as 3-tab or architectural grade asphalt shingles)
 - ✓ Spot masonry repairs or tuckpointing
 - ✓ Like-in-kind replacement of non-historic elements on a building
 - 50% Reimbursement for:
 - For Historic structures, maintenance utilizing Historic Preservation practices:***
 - ✓ Repair or restoration of historic features
 - ✓ Replacement of deteriorated historic features with like materials or appropriate synthetic materials
 - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
 - ✓ Extensive restoration/repair of historic masonry material
 - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting
 - Building improvements:***
 - ✓ Exterior building upgrades or enhancements that will improve the historic character of a building
 - ✓ Improvement, replacement or installation of storefront systems, doors, windows and trim materials.
 - ✓ Removal of architecturally inappropriate features on buildings (including removal of synthetic surface materials)
 - ✓ Exterior lighting that illuminates a façade

- 100% Reimbursement for Architectural Services (Up to \$4,000)
 - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.
- Ineligible Improvements:
 - Signs and Awnings, unless in connection with other eligible improvements.
 - Any interior improvement or finishes
 - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
 - Any site improvements, including sidewalks, parking lots and landscaping.
- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
 - Building Permit fees and related costs.
 - Extermination of insects, rodents, vermin and other pests.
 - Title reports and legal fees.
 - Acquisition of land or buildings.
 - Financing costs.
 - Sweat equity.
 - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):



Commercial

☐ Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:



Address:

17 N. 2nd Ave

Property Identification Number:

09-27-386-011

Applicant Name:

Nancy Knapp

Project Description:

Restore / Repair Building Facade

Total Cost Estimate:

\$ 94,000

Submittal Checklist:



\$50 Application Fee



Detailed Scope of Work: Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.



Documentation on Existing Conditions: Reports or photographs to demonstrate need for improvements.



W-9 Form: Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

Applicant Contact Information:

Phone Number: 630 660-8160

Email Address: NurseKnapp@comcast.net

Statement of Understanding:

- ☒ I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- ☒ I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- ☒ I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- ☒ I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature: _____

Applicant

Date: _____

9/26/22

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: _____

Owner

Date: _____





East Side
Windows

Windows	Dimensions Widtht x Height	Description	Qty	Unit Cost
1,2,3,4,5	30 x 66	Fixed top combination storm/screen windows, northern pine; center bar at 35" from top	5	\$423.86
6,7,8	30 x 71		3	\$448.41
7,8	40 X 6	Replace Crosshead Casing Molding (PVC)	2	\$70.36



North Side (Cedar St)

Windows	Dimensions Width x Height	Description	Qty	Unit Cost
9a	30 x 71	Fixed top combination storm/screen windows, northern pine; center bar at 35" from top	1	\$448.41
9b	30 x 49	same as above, center bar @ 15"	1	\$310
9a, 9b	40 X 6	Replace Crosshead Casing Molding (PVC)	2	\$70.36



West Side

Windows	Dimensions Widtht x Height	Description	Qty	Unit Cost
10	30 x 71	Fixed top combination storm/screen windows, northern pine; center bar at 35" from top	1	\$448.41
10	40 X 6	Replace Crosshead Casing Molding (PVC)	1	\$70.36



South Side

Windows	Dimensions Widtht x Height	Description	Qty	Unit Cost
11	30 x 66	Fixed top combination storm/screen windows, northern pine; center bar at 35" from top	1	\$423.86



West Side



South Side

Windows	Dimensions Wide x Hgt	Description	Qty	Unit Cost
12,14, 15, 17	27 x 51	Casement Windows, 2 left, 2 right opening	4	750
13,16	27x51	Castment window, fixed	2	520
18,19	18x63	Casement Window, 1 left, 1 right opening	2	700



West Side

Wood Repair		Qty	Unit Cost
Replace rotten/splitting trim with PVC	5 1/2" x 3/4" - 12' vinyl trim planks, estimate 100 feet	10	\$45.54
Install flashing	1" x 10' Z bar flashing, 100 feet	10	\$3.64



South Side

Replace rotten fascia with vinyl	PVC Crown Molding 3 1/4 x 9/16 x 8'	4	\$13.79
Install flashing	Aluminum roof edging, Style D, 12'	3	\$7.11

Summary

Windows

Windows	Size/Item	Description	Qty	Unit Cost	
1,2,3,4,5	30 x 66	Fixed top combination storm/screen windows, northern pine; center bar at 35" from top	5	\$423.86	\$ 2,119.3
6,7,8	30 x 71		3	\$448.41	\$ 1,345.23
7,8	40 X 6	Replace Crosshead Casing Molding (PVC)	2	\$70.36	\$ 140.72
9a	30 x 71	Fixed top combination storm/screen windows, northern pine; center bar at 35" from top	1	\$448.41	\$ 448.41
9b	30 x 49	same as above, center bar @ 15"	1	423.68	\$ 423.68
9a, 9b	40 X 6	Replace Crosshead Casing Molding (PVC)	2	\$70.36	\$ 140.72
10	30 x 71	Fixed top combination storm/screen windows, northern pine; center bar at 35" from top	1	\$448.41	\$ 448.41
10	40 X 6	Replace Crosshead Casing Molding (PVC)	1	\$70.36	\$ 70.36
11	30 x 66	Fixed top combination storm/screen windows, northern pine; center bar at 35" from top	1	\$423.86	\$ 423.86
12,14, 15, 17	27 x 51	<i>JELD WEN</i> wooden Casement Windows, 2 left, 2 right opening	4	\$750	\$ 3,000
13,16	27x51	Castment window, fixed	2	\$520	\$ 1,040
18,19	18x63	Casement Window, 1 left, 1 right opening	2	\$700	\$ 1,400
		Window Material Total			\$ 11,000.69

Windows	Size/Item	Description	Qty	Unit Cost	
	Labor				
	<i>Painting</i>	Storm Window Primer Coat (factory)			\$ 385.00
		Paint (color coat) and install storm windows			\$ 750
	<i>Replace Molding</i>	Replace Crosshead Casing Molding (PVC)			\$ 500
	<i>Installation</i>	Installation for Casement windows			\$ 1,500
	<i>Shipping</i>	Shipping (for storm windows)			\$ 530.00
	Totals	Window Paint, Install, Shipping Total			\$ 3,665.00
		Window and Material Total			\$ 11,000.69
		Taxes on Material			\$ 880.06
		Total Window Estimate			<u>\$ 19,210.75</u>

Wood Repair/Replacement

Wood Repair		Qty	Unit Cost	
Replace rotten/splitting trim with PVC	5 1/2" x 3/4" - 12' vinyl trim planks, estimate 100 feet	10	\$45.54	\$455.4
Install flashing	1" x 10' Z bar flaming, 100 feet	10	\$3.64	\$36.4
Replace rotten fascia with vinyl	PVC Crown Molding 3 1/4 x 9/16 x 8'	4	\$13.79	\$55.16
Install flashing	Aluminum roof edging, Style D, 12'	3	\$7.11	\$21.33
Replace cedar siding on exterior walls as needed	Red Cedar Bevel Siding 11/16 x 6" 16' lengths Estimate 1,200 feet, 75 planks	75	\$31.90	\$2392.50
Hardware and supplies	Wrap, caulk, nails, misc supplies			\$300
Labor to remove and install				\$5,000
	Total Wood Repair/Replace Estimate			\$8260.79

Gutter Replacement

Remove and replace half-round gutters and downspouts on entire house.

Gutter Replace	1/2 round gutters and downspouts	Qty	Unit Cost	
Spectra Metals 6" x 10' half round Aluminum Gutter,	\$8.50 /linear foot,	250	\$8.50	\$2125.00
Downspouts	4" x 10' downspouts @ \$86	15	\$86.00	\$1290.00
Elbows and fasteners				\$350
	Material Total			\$3765.00
	Tax			\$301.20
	Installation			\$4500
	Total			\$8566.20

Talon Construction Group, Inc.

116 1/2 E. Main Street
St. Charles, IL 60174

Project Proposal

Talon Construction Group, Inc. proposes to furnish labor and materials in connection with the property located at 17 N. Second Ave., St. Charles, IL for Mrs. Nancy Knapp as follows:

Item	Description	Cost	Illustrations	Cost Details
1	Removal and replacement of damaged, rotten and broken wood windows throughout 2 story home	\$ 19,210.75	Appendix pages 1-5	Appendix pages 8-9
2	Removal and replacement of exterior rotten siding and trim throughout the first and second floor areas of the home	\$ 8,260.79	Appendix pages 6-7	Appendix page 10
3	Repairs to damaged gutters and downspouts	\$ 8,566.20		Appendix page 11
4	Removal and replacement of entire roof shingles and repair underlayment with 1/2" plywood wood sheathing and lifetime architectural shingle replacement (including felt, ice and water shield and drip edge). Including repairs to damaged / rotten sheathing	\$ 20,000.00		
5	Power washing, cleaning, sanding and prep work for painting to house, masonry elevation and exterior stair system	\$ 4,500.00		
6	Exterior prime and painting work (multiple coats) to siding, masonry elevation, trim, windows, fence and stair system with exterior rated, high quality Sherwin Williams paint	\$ 19,800		

Item	Description	Cost	Illustrations	Cost Details
7	Masonry repairs to chimney, cap replacement and tuck pointing	\$ 5,500.00		
8	Removal and replacement of rotten fence sections	\$ 3,500		
9	Removal and replacement of damaged exterior lighting fixtures	\$ 1,100	Allen & Roth exterior wall fixtures	(n= 10 @ \$110 each, installation \$000.
10	Repairs to damaged signs and sign fixtures	\$ 3,500.00		
	Total Labor & Material As Proposed:	\$ 21,237.74		

Revised: \$65,837.74

Sincerely,

Jon Stevens

Talon Construction Group, Inc. 630-918-9923

**CITY OF ST. CHARLES
FACADE IMPROVEMENT AGREEMENT**

Program Year: May 1, 2022 to April 30, 2023

THIS AGREEMENT, entered into this 12th day of December, 2022, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name: Nancy Knapp

Tax ID# or Social Security #

For the following property:

Address of Property: 17 N 2nd Ave.

PIN Number: 09-27-386-011

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

WHEREAS, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

WHEREAS, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

SECTION 1:

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit "I".

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial

work due to weather, availability of materials, or other circumstances beyond the control of the OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

CITY OF ST. CHARLES

Mayor

ATTEST: _____

City Clerk

EXHIBIT “I”

Total Reimbursement Amounts

Commercial Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Routine Maintenance Improvements	\$	25%	
Historic Preservation Improvements	\$ 65,837.74	50%	\$ 32,918.87
Building Improvements	\$	50%	\$
Architectural Services	\$	100% (not to exceed \$4000)	\$
TOTAL	\$65,837.74	-	\$32,918.87 \$20,000 max. grant

Residential Façade Grants:


	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Historic Preservation Improvements	\$	50%	\$
Architectural Services	\$	100% (not to exceed \$2000)	\$
TOTAL	\$	-	\$

EXHIBIT “II”

Specifications and Estimates

Attachments:

Estimate from Talon Construction Group Inc. dated 11/29/22

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4e
	Title:	Historic Preservation Commission recommendation to approve Historic Landmark Designation for 201 Cedar Ave., “Thomas H. Collins House”	
	Presenter:	Rachel Hitzemann	
Meeting: Planning & Development Committee Date: December 12, 2022			
Proposed Cost: N/A		Budgeted Amount: N/A	Not Budgeted: <input type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i> <p>Karen Lando has nominated her property at 201 Cedar Ave. for Landmark status.</p> <p>In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 12/7/2022. The Commission recommended approval of the nomination by a vote of 7-0, based on the criteria listed in the attached resolution.</p> <p>The house was built in the National style in 1852. The home was commissioned by John Stone, on property owned by Ira and Sarah Minard. Thomas H. Collins and his family were the first official occupants of the home, as John Stone never moved in. The structure was built with Limestone foundation and walls, which was popular at the time due to a nearby quarry. The building anchors the Century Corners shopping district, which is a valuable historic part of the City’s downtown.</p> <p>Because the property is located in the Historic District, a Certificate of Appropriateness from the Historic Preservation Commission is required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure. This designation would raise the significance status of the property within the district.</p>			
Attachments <i>(please list):</i> Historic Commission Resolution, Landmark Nomination			
Recommendation/Suggested Action <i>(briefly explain):</i> Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 201 Cedar Ave., “Thomas H. Collins House”.			

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 6-2022

A Resolution Recommending Approval for Landmark Designation (201 Cedar Ave. – Thomas H. Collins House)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 201 Cedar Ave. and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

- 1. The property has character, interest or value which is part of the development, heritage or cultural character of the community.**
The house is located within the original City footprint, in the area known as Century Corners Shopping District.
- 2. The property is identified with a person who significantly contributed to the development of the community.**
Ira and Sarah Minard, who were early City residents and owned lots of land in the City's early years, maintained ownership of this land for 12 years after the structure on it was built.
- 3. Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.**
The structure is built in the National Style with Limestone Construction. Limestone was commonly used during this period as there was a quarry nearby.
- 4. Property has unique location or physical characteristics that make it a familiar visual feature.**
Structure is an anchor of the Century Corners Shopping District, one of the oldest portions of Downtown.
- 5. The property is suitable for preservation or restoration.**

Yes.

6. Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Nothing is proven or certified, but there are references that this building was used as part of the underground railroad.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 201 Cedar Ave. as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the “Thomas H. Collins House”, with a construction date of circa 1852.

Roll Call Vote:

Ayes: Malay, Kramer, Pretz, Kessler, Smunt, Rice, Dickerson

Nays: None

Absent: None.

Abstain: None

Motion Carried.

PASSED, this 7th day of December, 2022.

Chairman

Exhibit "A"
Legal Description

LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF ST. CHARLES ON THE EAST SIDE OF FOX RIVER,
IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS

PIN #09-27-387-001

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

HISTORIC LANDMARK NOMINATION

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

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.

Received Date

RECEIVED

OCT 19 2022

City of St. Charles
Community Development

1. Property Information:	Parcel Number(s): 09-27-387-001	
	Property Name (Historic or common name of the property): (CURRENT) STONE HOUSE (PAST) THOMAS & ELIZABETH COLLINS HOME	
	Property Site Address 201 CEDAR AVENUE	
2. Record Owner:	Name KAREN LANDO	Phone 630-638-8167
	Address	Email KARENLANDO@YAHOO.COM
3. Applicant (if different from record owner):	Name	Phone
	Address	Email
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). SEE ATTACHEMENT (A.)		

I. Classification of Property (Check all that apply):

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☒ original site
☐ moved: date _____
☐ unaltered

d) Function or Use:

Historic/Current

☐ / ☐ agriculture
☒ / ☒ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☒ / ☐ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style
circa 1850-1930

Romantic Styles: circa 1820-1880

Greek Revival
Gothic Revival
Italianate
Exotic Revival

Victorian Styles: circa 1860-1910

Second Empire
Stick
Queen Anne
Shingle
Richardsonian Romanesque
Folk Victorian

Eclectic Styles: 1880-1940

Colonial Revival
Neoclassical, Classical Revival
Tudor Revival
Chateausque
Beaux Arts
French Eclectic
Italian Renaissance
Mission
Spanish Revival
Monterey
Pueblo Revival

Modern Styles: circa 1900- present

Prairie
Craftsman
Modernistic
Minimal Traditional
Ranch
Split-Level
International
Contemporary
Shed
Other 20th Century Modern
21st Century Modern

Styled Houses since 1935:

Mansard
Styled Ranch
Millenium Mansion
New Traditional
American Vernacular

Other Architecture:

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

Inventory of Original Architectural Elements

Item:	Original (yes only)	Material	Location if Required
Chimney	YES	BRICK	
Door(s)		WOOD	
Exterior Walls	YES	LIMESTONE	
Foundation	YES	LIMESTONE	
Roof		ASPHALT	
Trim	COULD BE	WOOD	
Window (s)	COULD BE	WOOD	

Materials List

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

III. Significance of Property:

Please indicate source of documentation, if available.

a) Original Owner:

JOHN STONE (House); IRA/SARAH MINARD (Land)

b) Architect/ Builder:

c) Significant Person(s):

CLINTON H. WING, IRA MINARD, OLIVER BATLE

d) Significant Dates (i.e., construction dates):

1852

e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1. ☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, ~~county~~, or ~~nation~~.

Notes: ORIGINAL CITY FOOTPRINT
AREA KNOWN AS CENTRAL CORNERS Shopping Center

2. ☐ Property is the site of a significant local, county, state, or national event.

Notes:

3. ☒ Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.

Notes: IRA/SARAH MINARD MAINTAINED OWNERSHIP 12
YEARS AFTER STRUCTURE BUILT

4. ☒ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

Notes: NATIONAL STYLE LIMESTONE CONSTRUCTION

5. ☐ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.

Notes:

6. ___ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Notes:

7. ___ Structure embodies design elements that make it structurally or architecturally innovative.

Notes:

8. ☒ Property has a unique location or physical characteristics that make it a familiar visual feature.

Notes:

CENTURY CORNERS Shopping District

9. ___ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Notes:

10. ☒ Property is suitable for preservation or restoration.

Notes:

YES

11. ___ Property is included on the ___ Illinois and/or ___ National Register of Historic Places.

Notes:

12. ☒ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Notes:

Nothing Proven or Certified But REFERS
TO UNDERGROUND RAIL ROAD.

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. *ATTACHED (C.)*
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. *LEGAL DESCRIPTION ATTACHED (A.)*
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required. *ATTACHED (C.)*
4. Chronological list of historical owners. *ATTACHED (D.)*

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.

Applicant

Date

If Owner authorizes application to be filed for their property:

Karen A. Landa

Owner

October 13, 2022

Date

Leaf
Description
(A)

Lot 4 in Block 3 of the Original Town of St. Charles on the
East side of Fox River, in the City of St. Charles, Kane
County, Illinois.

OK

PALE 88
A Field Guide To
AMERICAN
Houses

FOLK HOUSES
National
after ca. 1850-1890

(B.)

The nature of American folk housing changed dramatically as railroads mushroomed across the continent in the decades from 1850 to 1890. Modest dwellings built far from water transport were no longer restricted to local materials. Instead, bulky items used for construction, particularly lumber from distant sawmills in heavily forested areas, could now be moved rapidly and cheaply over long distances. As a result, large lumberyards quickly became standard fixtures in the thousands of new towns which sprouted as trade centers along the railroad routes. Soon folk houses built with logs, sod, or heavy hewn frames were being abandoned for wooden dwellings constructed with light balloon or braced framing covered by wood sheathing. The railroads thus changed the traditional building materials and construction techniques of folk dwellings over much of the nation. By the turn of the century, pre-railroad building traditions survived only in isolated areas, far from the nearest rail service.

The railroad-inspired era of national folk housing did not completely erase the earlier traditions, however, for many of the previous folk shapes persisted even though now built by different techniques. These, along with some new shape innovations, make up six distinctive families of house shapes that dominated American folk building through the first half of the 20th century. Only recently have these generally been abandoned for still other forms of folk dwellings (see pages 496-99).

After the expansion of the railroads, gable-front houses remained common in the northeastern region formerly dominated by the New England folk tradition, as did similar massed plans with an added extension known as gable-front-and-wing houses. In much of the remaining eastern half of the country, hall-and-parlor and I-house shapes, both descended from the Tidewater South tradition by way of the Midland log adaptations, remained the dominant folk dwellings. All of these later folk forms, however, tend to show much less geographic restriction than did their pre-railroad predecessors, for as



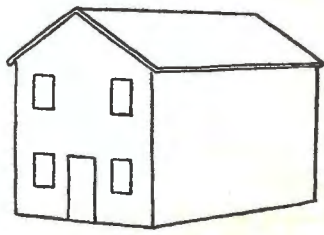
Principal



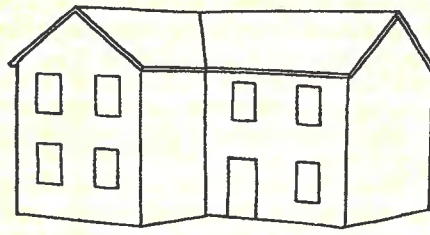
Dominant



Defunct

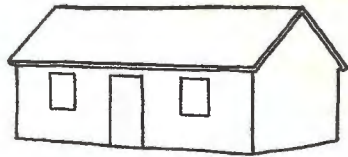


GABLE-FRONT

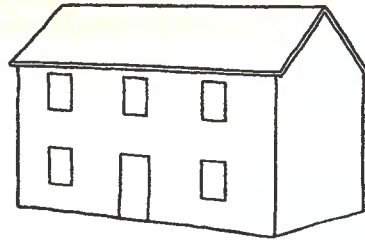


GABLE-FRONT-&-WING

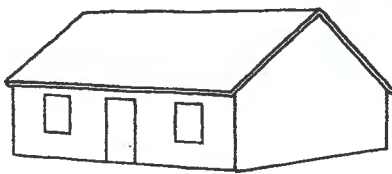
(B.)



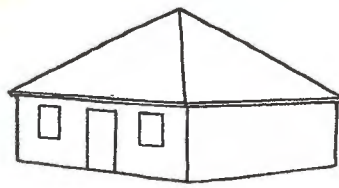
HALL-&-PARLOR



I-HOUSE



MASSSED-PLAN, SIDE-GABLED



PYRAMIDAL



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

(B.)

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing

BUILDING CONDITION

- ☐ Excellent: Well-maintained
- ☒ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: National Style

Date of Construction: 1853

Source: St. Charles Historical Museum

Features:

Two story limestone structure with front gable. Appears to have had stucco finish originally. Stucco removed in the 1980's. Originally the home of Thomas and Elizabeth Collins.



Address:

201 East Cedar Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☒ State
- ☐ County
- ☒ Local

Block No. 42

Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 33



ST. CHARLES HISTORIC PRESERVATION COMMISSION

(B.)

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

201 East Cedar Avenue

Remarks:

West Elevation.

ROLL NO. 13

NEGATIVE NO. 34

Block No. 42

Building No. 2



Address:

201 East Cedar Avenue

Remarks:

Garage.

ROLL NO. 13

NEGATIVE NO. 35

Block No. 42

Building No. 2

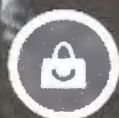


201 Cedar Avenue – Description

Built in 1852, this National Style two-story limestone with front gable was commissioned by John Stone as a rental structure on land owned by Ira/Sarah Minard. The exposed limestone resulted from the removal in the 1980's of a stucco covering thus revealing what is seen today. Original limestone, wood trim, brick fireplace chimney, and wood windows exist today. The structure today is in excellent condition due the current owners, the Lando family. The house previously known as the Thomas and Elizabeth Collins House and more commonly today as the Stone House anchors the Pottawatomie area called Century Corners. The Collins family were the first tenants in 1853 taking land ownership in 1864. After several financial/legal challenges by the Collins family they were forced into joint ownership in 1876 with the Marvin family. In 1855 John Stone sold the structure only to Seth Marvin while Ira/Sarah Minard maintained the land rights. The Collins family appear to have been unaware they did not own the structure, only the land. The Collins (and Marvin) family released ownership to Clinton Wing in 1893 after 41 years. The Wing family continued ownership until 1964 after 71 years.



(c.)

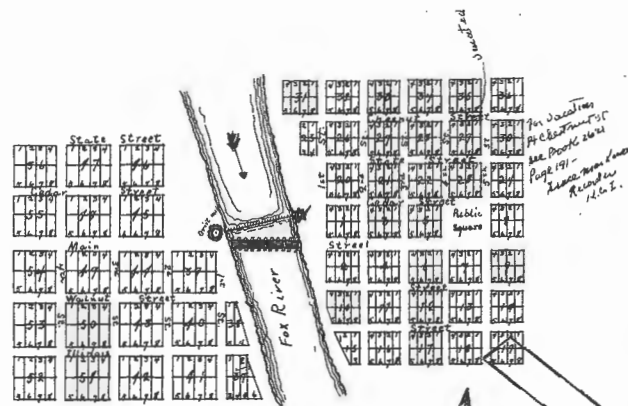


(c.)





2



Ordinance # 1987 # 49
Vacating South 65th Avenue between
East of Blvd # 3
Rwy - 82-89
Doc. 1849890



Streets 60ft. wide except Main St. which is 80 ft. wide.
All lots 60ft. front 150ft. deep except lots fronting the
Public Square in blocks No. 11 & 12, which are 60ft.
front by 120ft. deep and Fractional lots. Corner
Stone on Lot 8 Block 4 corner of Main and 4th Streets
variation 6" east.

On the 29th day of May 1837, personally appeared before the subscriber, a Justice of the Peace of Kane County, John Oatman, Proprietor of the Town of Dundee, and duly acknowledged that he had laid out the same agreeable to the within Plat. In witness whereof, I have hereunto set my hand and seal the day and year first above written.

Seth Green J.P. (Seal)

This may certify that I surveyed and laid out the
this Town agreeably to this plat, June 5th, 1837
M. W. Fletcher
County Surveyor of Kane County

Received this Plat for record on the 5th day of June
A.D. 1837, at 7 o'clock A.M., and recorded at 12 o'clock
of the same day. David Dunham, Recorder

This certifies that the above is a true and complete copy of a plat entitled "Plat of Dundee," recorded June 5th, 1857, in Record Book I on Page 13.

Frank E. George,
Recorder

Oct. 23rd, 1907. R. C.

[illegible]

lots fronting River Street 30 feet front 150 ft. deep except fractional lots in Block 1 all other lots in the same row of Block 2 70 ft by 150 feet, all other Lots 40 feet by 150 feet. State Street 100 ft wide North and South streets 40 ft wide 6th, 7th, 8th, 9th Street 60 ft wide, all other streets 80 ft wide. Town laid out to a variation of 4 1/2' East. Corner stone on lot 1 Block 49 corner of 4th and State. I certify that the Town of Genoa was laid out and surveyed by me agreeable to this plat. M.W. Fletcher, County Surveyor. May 7th, 1837 State of Illinois Kane County

This day personally appeared before the subscriber James Herrington and Richard J. Hamilton to me personally known who duly acknowledged themselves to be the proprietors of the Town of Geneva and that they have laid off said Town agreeable to ^{an act to} which this annexed. Given under my hand and seal this second day of May, A.D. 1837.

Mark Daniels
Justice of The Peace

Recorded May 8th, A.D. 1837, at 11 o'clock A.M.
David Dunham, Recorder

This certifies that the above is a true and complete copy of plat entitled "Geneva" recorded May 8th, 1837, in Record Book 1 on Page 9.

Main Street 80 ft. wide, all other streets 60 ft. wide. Lots on the West side of the river 66 ft. Front 132 ft. deep, on the east side 80 ft. front 100 ft. deep except the Fractional Lot. Variation 6 1/4". East Town layed out N. 1 1/4 W. Corner Stone Lot 1 Rock 5 corner of Main and 4th Streets.

I certify that the Town of Charleston has been surveyed by me agreeable to the within Plat, as far as fifty six Blocks. May 8th, 1837.

Mark W. Fletcher
County Surveyor of Kane County

State of Illinois,
Pike County.

I, Elajah S. Town, Justice of the Peace, with
in and for the county of Kane, do hereby certify that
Ira Minard, Reed Ferson, Calvin Ward and Gideon Young
personally appeared before me and to me personally
known who duly acknowledged themselves to be the
proprietors of the Town of Charleston and that they
had the said Town laid off agreeable to the within
Plat. Given under my hand and seal, this 8th day of
May. A. D. 1837.

(592)

Elijah S. Town,
Justice of the Peace.

Recorded May 8th, H. D. 1837, at 2 o'clock P.M.

David Dunham,
Recorder.

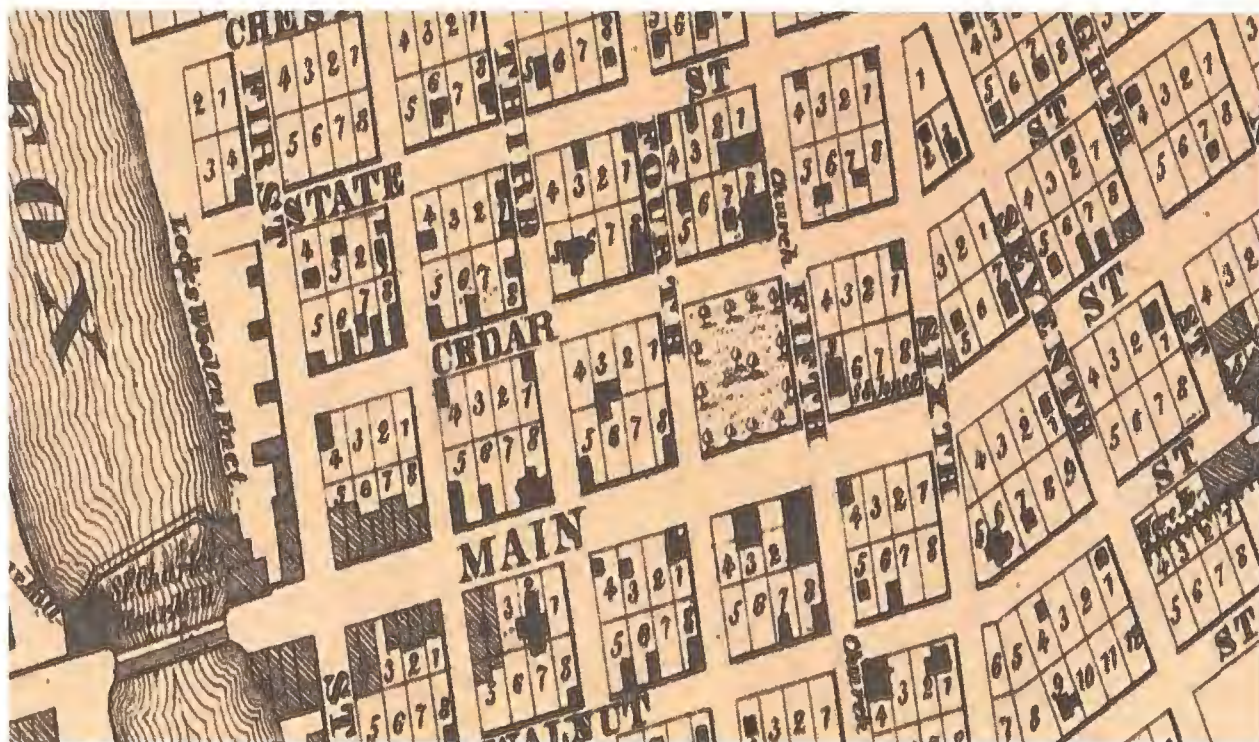
This certifies that the above is a true and complete copy of plat entitled "Charleston" recorded May 8th, 1837, in Record Book 1 on Page 11.

Sept. 27th, 1907.

Frank E. George,
Recorder.
B & C.

860
MAP

(D.)





201 Cedar Avenue

09-27-387-001

STCHAS/3/4

All support documentation is housed at the Kane County Recorder's Office

1837		Ira/Sarah Minard
1852	MTG	Samuel H. Young, Administrator for Robert Moody to John Stone Structure is built in 1852 for John Stone on Minard lot
1853	TD	Ira/Sarah Minard to Oliver M. Butler, Trustee a land trust is created Note: Thomas H. Collins and family are only tenants of the structure owned by John Stone on Ira/Sarah Minard lot at this time
1855	WD	John/Ann Stone to Seth Marvin (house only)
1864	QCD	Oliver M. Butler, Trustee to Elizabeth Collins (lot only)
1876	LEIN	Mutual ownership established Elizabeth Collins and Marvin ET AL
1878	QCD	Andrew J./Sarah J. Marvin to James M. Marvin
1888	TAX	Sheriff sale County Clerk Arthur M. Beaupre to Henry A. Glos
1893	QCD	Henry A./Anna B. Glos to Elizabeth Collins
1893	QCD	James M. Marvin to Clinton D. Wing
1893	QCD	Elizabeth Collins to Clinton D. Wing
1939	Prob	Estate of Clinton D. Wing
1951	Prob	Estate of Hortense M. Wing
1959	Prob	Estate of Harriet A. Wing
1964	WD	Lyle E./Evelyn L. Wachtel Gramley & H. Wing/Eleanor M. Wachtel Jr. to Fred D./Elizabeth A. Wilson
1991	WD	James A. Zito (Wilson Trust) to Susan L. Neri
2000	WD	Susan L. Neri to David Lando

172 172 1/2 off

Book 28

Page 172

1852

This Indenture Made this Seventeenth day of July in the year of our Lord one Thousand Eight hundred and fifty two Between John Stone the first party of the first part and Samuel H. Young administrator to the Estate Robert Moody deceased intestate second party of the second part. Whereas the said party of the first part is justly indebted to the said party of the second part in the sum of sixty eight dollars and fifty cents secured to be paid by two certain promissory bearing even date herewith of thirty four dollars and twenty five cents each. the first payable six months from date and the other payable one year from date. Now Therefore This Indenture Witnesseth That the said party of the first part for the better securing the payment of the money aforesaid with interest thereon according to the tenor and effect of said promissory notes above mentioned: And also in consideration of the further sum of one dollar to me in hand paid by the said party of the second part at the delivery of these presents the receipt whereof is hereby acknowledged has granted bargained sold and conveyed and by these presents does grant bargain sell and convey unto the said party of the first part of the second part his heirs and assigns forever all that tract and parcel of land situated in the village of St. Charles County of Pope and State of Illinois described and known on the recorded town plot of the village of St. Charles as lots No. three (3) and four (4) in block No. three & also a fractional lot No. one (1) in block No. four (4) also a fractional block No. three (3) To have and to hold the same together with all and singular the tenements hereditaments privileges and appurtenances thereunto belonging or in anywise appertaining and also all the estate interest claim whatsoever in law as well as in equity which the party of the first part has in and to the premises hereby conveyed unto the said party of the second part his heirs and assigns and to their only proper use benefit and behoof. Provided Always and these presents are upon this express condition that if the said party of the first part his heirs or Executors or administrators shall well and truly pay or cause to be paid to the said party of the second part his heirs Executors or administrators or assigns the aforesaid sum of money with such interest thereon at the time and in the manner specified in the above mentioned promissory notes according to the true intent and meaning thereof that then and in that case these presents and everything herein expressed shall be absolutely null and void. In Witness Whereof The said party of the first part hereunto set his hand and Seal the day and year first above written.

Signed Sealed and delivered } John Stone
In Presence of

State of Illinois } Alex. H. Baird a Justice of the Peace
County of } in and for the said County and State

This Indenture containing thirty seven lines
 full satisfaction on this mortgage
 given July 17, 1852
 Attest to H. B. Brundage
 Recorder of Pope County

Given under my hand this 17 day of July in the year of our Lord
One Thousand Eight hundred and fifty two

Luther Desborn Recorder

1342
C
This Indenture, Made this Twelfth day of February in the year
of our Lord One Thousand Eight Hundred and Fifty three between
Hiram Perofford of Aurora in the County of Kane and State of
Illinois party of the first part and Daniel Eastman of the County
of Kane aforesaid party of the second part Witnesseth Whereas that
the said party of the first part is justly indebted to the said party
of the second part in the sum of five hundred dollars according four
promissory notes bearing date herewith to wit one payable on or before first
day of May next the second note on or before the 11th day of
August next the third on or before the first day of November
next the fourth on or before the first day of November A.D. 1854
with use interest being the purchase money of the following
described premises Now Therefore this Indenture Witnesseth
that the said party of the first part for the better securing
the payment of the money aforesaid with interest thereon according
to the tenor and effect of the said above mentioned; And also in
consideration of the further sum of one dollar to them in hand paid
by the said party of the second part at the delivery of these presents
the receipt whereof is hereby acknowledged have granted bargained
sold and conveyed and by these presents do grant bargain
sell and convey unto the said party of the second part his heirs and
assigns forever all the certain parcels or pieces of land in the Town
of Aurora in the County and State aforesaid and described
as follows to wit: All of lot No Six excepting thirty three
feet in width on Broadway by Sixty Six (66) feet in length
on the south western corner of said lot now owned by A.D. Day
Also lot No Nine (9) said being in Block Number Eleven (11)
in the Town of Aurora aforesaid excepting and reserving to
the Aurora & Chicago Rail Road Company the right of way as

with said deed for the sum of One hundred Dollars and cents. Witness our hands and seals this nineteenth day of January A.D. 1853.

Baron Gibbs, Trustee
Williams Briggs

State of Illinois: I, A. J. Barron, a Notary Public in and for said County of Cook County, do hereby certify that Baron Gibbs Trustee, and Mr. Briggs personally known to me as the donors of the same, are subscribers to the to the foregoing deed appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal this nineteenth day of January A.D. 1853.

Filed and Recorded June 30th 1853 4 1/2 P.M.
L. Osborn Recorder } Andrew J. Barron
Notary Public

Miriam Hall to whom the presents shall come. Witness Now ye that the said Miriam and Sarah Miriam wife of the said John of the town of St. Charles in the county of St. Louis and State of Illinois in consideration of One Hundred Dollars received to our full satisfaction of Oliver M. Butler of his place aforesaid and in consideration of his debt hereinafter created do give grant bargain sell and convey to the said Oliver M. Butler a certain tract or parcel of land lying in the said town of St. Charles and more fully described as Lot number 4, from the street number 2344 as laid down on the original Plat of said town of St. Charles upon which is situated the dwelling house occupied by Mrs. Thomas A. Collins and the said Miriam and wife hereby covenant with the said Oliver M. Butler that they are well and lawfully seized of the said premises and that they have a good and lawful right to sell the same so here and so hold the above granted premises to him the said Butler his heirs and assigns upon trust however for the following purposes to wit First to keep the said premises in repairs as against the weather and the wear of time and also to grant against losses upon the building thereon by proper and reasonable insurance from time to time and to pay all taxes on the said premises legally levied which may be hereafter incurred by the said premises as they may lawfully come second to allow the use of the House and premises to Elizabeth Collins and Eliza Collins wife and child of Thomas A. Collins of the said town of St. Charles during their natural lives except the lower part thereof of the said House which the said Butler Trustee has full liberty to rent to such tenants as he may deem to be for the best interest of said Elizabeth and Eliza and the proceeds of the said bargain or lower part of the said are to be applied and use to be appropriated to meet the expenses of the outlay specified in and under the first head above mentioned and the balance if any there may be to be used as said trustee may deem for the best good of said wife and daughter of said Thomas A. Collins so long as the Trust shall exist as circumstances may require and from and after the decease of the said Elizabeth Collins to sell the same to said Eliza Collins should she then be living

Book 30
Page 398

1853

This Indenture, Made this Thirtieth day of January in the year of our Lord One Thousand Eight Hundred and Ninety Eighty five BETWEEN John Stone and Mary Ann, his wife.

of the County of Kane and State of Illinois
party of the first part, and John Stone
of the County of Kane and State of Illinois

party of the second part.
WITNESSETH, that the said party of the first part, for and in consideration of the sum of One hundred dollars Dollars, in hand paid by the said party of the second part, (the receipt, whereof is hereby acknowledged, and the said party of the second part forever released and discharged therefrom) has granted, bargained, sold, remised, released, conveyed, aliened and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said party of the second part, and to his heirs and assigns FOREVER, all the following described lot, piece or parcel of land, situated in the County of Kane and State of Illinois, and known and described as follows, to-wit:

lying and being in the town of Saint Charles in said County and known and described on the on the recorded town plat of the village of Saint Charles as lots No. Three (3) Together with a fraction in Block No three (3) and lot No. four (4) in Block No Three (3) also fractional lot No. one (1) in Block No four (4)

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part his heirs and assigns FOREVER.

And the said John Stone party of the first part, for himself heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part his heirs and assigns, that at the time of the sealing and delivery of these presents he were well seized of the premises above conveyed, as of a good, sure, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances, of what kind or nature soever, and the said bargained premises, in the quiet and peaceable possession of the said party he second part, his heirs and assigns, against all and every other person or persons lawfully claiming or to claim the whole or any part thereof the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

And the said party the first part hereby expressly waives and releases any and all right, benefit, privilege, advantage and exemption under or by virtue of any and all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. IN WITNESS WHEREOF the said party of the first part hereto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
Alex. H. Burch
John Stone
Mary Ann Stone

Book
366
Page
113
1855

Unofficial



and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the making and delivery of the presents, the said party of the first part, is and lawfully is, a sole and undivided owner, of the premises above conveyed, as of a good, pure, perfect, absolute and indisputable estate of inheritance in law, in fee simple, and that the said party of the first part, has full power and lawful authority to grant, to, and convey the same in manner and form aforesaid; and that the said party of the second part, has from all former and other grants, sales, gifts, sales, leases, mortgages and incumbrances, of what kind or nature, none; and the above bargained premises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof. The said parties of the first part shall and will warrant and forever defend the title whereof, the said parties of the first part have hereto set their hands and seals and affixed the proper stamp according to the form of the Statute in such case made and provided, this the day and year first above written.

Signed, Sealed and delivered in presence of Chas. P. Johnston. { Special P. Leonard. 1864
Eveline Leonard and

State of Illinois, { ss. Chas. P. Johnston clerk of the Court of Common Pleas of the
{ Same County { City of Aurora, do and for the City of Aurora in said County.
{ City of Aurora { in the State aforesaid, do hereby certify, that Special P.
{ Leonard and Eveline Leonard his wife who are personally known to me to
be the persons whose names are subscribed to the foregoing deed, as having
executed the same, appeared before me this day, in person, and acknowledged
that they signed, sealed and delivered the said instrument for
as their free and voluntary act, for the uses and purposes therein set forth.
And the said Eveline Leonard wife of the said Special P. Leonard having
been by me examined, separately and apart, and out of the hearing of her said
husband, and the full and meaning of the said deed having been by me
made known and fully explained to her, she acknowledged, that she had freely,
and voluntarily executed the same, and relinquished her dower, and all rights
title and interest in the lands and tenements therein mentioned, without
the contribution of her said husband, and that she does not wish to retract or
revoke the same. Given under my hand and seal of said Court this 20th day of
April in the year of our Lord one thousand eight hundred and sixty four
Chas. P. Johnston, Clerk.

{ L. S. } Filed Aug 5 1864 at 10 o'clock
J. C. Moore, Recorder

O. M. Butler
W.
Elizabeth Butler
W.D.

This Indenture, made this Eight (8th) day of August in the year of our Lord one thousand eight hundred and sixty four Between Oliver M. Butler of Same County Illinois party of the first part, and his Elizabeth Butler of the same place of residence party of the second part: Witnesseth that the said party of the first part, for and in consideration of one dollar \$1 in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, and the said party of the first part forever released and discharged the same to the said party of the second part.

1864

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sold, conveyed and withstanding, and by these presents does assign, sell, convey and quit claim unto the said party of the second part, her heirs and assigns forever. All the right, title, interest, claims and demands, which the said party of the first part has and do the following described lot, for cause of sale, to wit: situate lying and within the County of St. Charles State of Illinois and described as follows, to wit: Block then as recorded on the original down plate of the Survey of St. Charles on the East side of St. Louis the same lot upon which the said Elizabeth Collins now resides. To have and to hold the same, together with all and singular the rights, tenements and privileges thereto in anywise appertaining, and all the right, title, interest and claims whatsoever of the said lot of the first part, whether in law or equity, to the said party of the second part, her heirs and assigns forever. And the said party of the first part, for himself and his heirs, executors and administrators, to the covenant, for ever and ever, to and with the said party of the second part, her heirs, executors, administrators and assigns, that he hath not made, done, committed, executed or suffered, or shall do, or shall suffer, or shall permit, or by means whereof the above mentioned and described premises, or any part or parcel thereof, now or at any time hereafter shall, or may be, impeached, encroached or in anywise, in any manner or way whatsoever. In Witness whereof, the said party of the first part hereunto set his hand and seal the day and year first above written.

Witness my hand and seal this 17th day of August 1864.

in presence of —

Oliver M. Butler

State of Illinois } ss J. A. Moore a Justice in and for said county in the
County of St. Charles } do hereby certify, that Oliver M. Butler personally known to me as the person whose name is subscribed to the foregoing instrument of writing, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and seal this 17th day of August A.D. 1864.

Stamp 30 Cents - A. B. Cole, J. P. (notary)

Filed August 17th A.D. 1864 at 1 1/2 P.M.
J. L. Moore, Recorder.

John Pickton
To
W. B. West
Assignment

State of Illinois } For value received I hereby assign the within mortgage
County of St. Charles } to Wm. B. West and authorize him to cancel the same on record being recorded in book 70 page 303 in Recorder's office St. Charles County Illinois. Given under my hand and seal this 22nd day of June 1863.

Stamp 30 Cents - John Pickton

State of Illinois } I, Spencer W. Tracy a Notary Public in and for the City
County of Cook } of Chicago in said County in the State of Illinois do hereby certify, that John Pickton who is personally known to me to be the same person whose name is subscribed to the annexed instrument of writing, appeared before me this day, in person, and acknowledged that he had signed, sealed and delivered the said instrument of writing as his free act and deed, for the uses and purposes therein set forth.

Lot	4	Sec.		Cir
		Trp.		
Block	3	Rg.		

eth Colline

Kind of Action

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七

Date of Commencement

△ 讀

George W. Marvin &
Marvin Et al
Unknown hrs of Seth
Marvin, decd.

No Bill found in files.

Decree filed Dec 28, 76, Orders
Complaint have a lien upon the N
the S W - Sec 27 & the N E 1/4 of

3rd P M to secure the pynt of

mentioned in a dec of the Cir Ct dated Dec 15 6
order that complt is the owner in fee simple e
der Joseph Desjonde of the folg: The S E $\frac{1}{4}$ of th
of Sec 28 Tp 40 R 6 E of the 3rd P M & Also Lt 4
3 in the Tn of St Chas on the E st of Fox R.

Miscellaneous Deed Record, Kane County.

I have and to hold the same, with all the appurtenances thereto belonging unto the said party of the second part his heirs and assigns forever.

Witness the hand and seal of the said party of the first part, this day an year first above written.

James D. McMillan (Seal)

Master in Chancery of the Circuit Court of Kane County, State of Illinois.

I, Charles L. Stephens, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that James D. McMillan, Master in Chancery of said Kane County, who is personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that he signed sealed, and delivered the said Instrument as his free and voluntary act, as such Master in Chancery, for the uses and purposes therein set forth.

Given under my hands and Notarial Seal, this fifth day of June, A. D. 1890.

Notarial Seal

Charles L. Stephens

Notary Public.

No. 90509.

Filed for Record June 26, A. D. 1890, at 5 P. M.

Charles W. Muller,

Recorder.

L. H.

1. Mc. County State of Illinois,
Kane County.

Know all the

That

For Deed

apart

on the

eleventh (11th) day

of June

A. D. 1888,

the following de-

scribed Real Estate was sold, to wit:

Lot four (4) in Block three (3) in Original Town of St.

Charles east side Fox River. Also the west nine tenths (9/10) of Lots one

(1) four (4) five (5) and eight (8) in Block five (5) in Dearborn's Addition

to Kansas. Also Lot 1 in A. W. S. Section 13 Township 40 Range 5, all in

Kane County Illinois.

Whereas, at a public sale of real estate for the non-payment of taxes, made in the County of Kane, State of Illinois, on the eleventh (11th) day of June A. D. 1888, the following described Real Estate was sold, to wit:

Lot four (4) in Block three (3) in Original Town of St. Charles east side Fox River. Also the west nine tenths (9/10) of Lots one (1) four (4) five (5) and eight (8) in Block five (5) in Dearborn's Addition to Kansas. Also Lot 1 in A. W. S. Section 13 Township 40 Range 5, all in Kane County Illinois.

And whereas, the same not having been redeemed from said sale, and it appearing that the holder of the certificate of purchase of said real estate has complied with the laws of the State of Illinois necessary to vest title here to a deed of said real estate:

Now, therefore, know ye that I, Arthur W. Dearborn, Clerk of said County of Kane in consideration of the premises and by virtue of the statute of the State of Illinois in such case provided, do

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Miscellaneous Deed Record Kane County

hereby grant and convey unto Henry A. Miller his heirs and assigns forever the said real estate hereinafter described, subject however to any redemption provided by law.

Given under my hand and the seal of said Court this 21st day of June A. D. 1890.

Court Seal

A. W. Deaume

County Clerk.

State of Illinois, }
Kane County, }

I, Chas. A. Miller, County Clerk in and for said County, in the State aforesaid, do hereby certify that A. W. Deaume County Clerk, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Official seal, this 21st day of June A. D. 1890.

Court Seal

Chas. A. Miller

County Clerk.

No. 30562.

Filed for Record June 21 A. D. 1890, at 9²⁰ 7 A. M.

Chas. A. Miller,
Recorder

Ferdinand H. Holt The State of Texas,
County of Tarrant.

W. H. Du Bois
H. D.

I now all Men by these Presents:
That we Ferdinand H. Holt and Sarah E. Holt wife of the said Ferdinand H. Holt of the County of Tarrant and State aforesaid, for and in consideration of the sum of Eleven hundred & 11/100 (\$11.11) Dollars, to us in hand paid by W. H. Du Bois in full the receipt of which is hereby acknowledged have granted, sold and conveyed and by these presents do grant, sell and convey unto the said W. H. Du Bois one of the County of Tarrant and State of Texas, all those certain lots or parcels of land described as follows to-wit:

One of lots number thirteen (13) and fourteen (14) in Block number thirty four (34) of the Town of Edgar (now City) as laid out by H. B. Marshall and recorded in the Recorder's Office of Tarrant County, Texas, being more or less (14) feet in width off the south side of said lot number thirteen (13) and one half (1 1/2) feet in width off the north side of said lot number fourteen (14) making an all thirty six (36) feet front. Also the right of way off the west side of lot number thirteen (13).

This Indenture Witnesseth, That the Grantors Henry A. Glos and Anna B. Glos his wife

of the City of St. Charles the County of Kane and State of Illinois
for and in consideration of the sum of Seventy three and 5/100 (\$73.50)
DOLLARS, in hand paid, Deliver and QUIT-CLAIM to
Elizabeth Collins

of the City of St. Charles County of Kane and State of Illinois
the following described Real Estate, to-wit:

Lot No. Four (4) in Block No. three in the Original Town of St. Charles on the West side of Poplar. The object and purpose of this conveyance is to cancel and release of record the above described premises described in a certain deed issued to said Henry A. Glos, bearing date June 21st 1870 in Book 281 on Page 277 of the Records of Kane County.
This conveyance to affect no other property in said deed.

situated in the County of Kane in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this 25th day of November A. D., 1893.

Henry A. Glos

Anna B. Glos

SEAL

SEAL

SEAL

SEAL

STATE OF ILLINOIS,
KANE COUNTY.

Charles A. Glos Notary Public

in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Henry A. Glos and Anna B. Glos

Notarially Seal

personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarially Seal, this 25th day of November A. D., 1893.

Charles A. Glos

Notary Public

W. 2224 Filed for Record this 25th day of November A. D., 1893, at 1:15 o'clock A.M.

Joseph C. Ingham

RECORDED

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Unofficial

This Indenture Witnesseth, That the Grantor James M. Morrison,
A Bachelor

of the _____ in the County of Kane and State of Illinois

for and in consideration of the sum of Two Hundred (\$200.00)

DOLLARS, in hand paid, CONVEY and QUIT-CLAIM to William D. King

of the City of St. Charles County of Kane and State of Illinois

the following described Real Estate, to-wit:

Lot No. four (4) of Block No. three (3) Original Town of St. Charles on the East side of Pop River, according to the Recorded Plat of same, together with all the appurtenances thereto belonging.

situated in the County of Kane in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this Twenty-seventh day of November A. D., 1893.

James M. Morrison

SEAL

SEAL

SEAL

SEAL

STATE OF ILLINOIS, }
KANE COUNTY. } ss.

I, John F. Elliott A Notary Public

in and for the said County, in the State aforesaid, Do hereby certify, that James M. Morrison
(a Bachelor)

Notarial Seal

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 27th day of November A. D., 1893.

John F. Elliott

Notary Public

No. 1223 Filed for Record this 28th day of November A. D., 1893, at 7 o'clock A.M.

Joseph D. Ingham

RECORDED

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This Indenture Witnesseth, That the Grantor Elizabeth Bollins
widow

of the City of St. Charles in the County of Kane and State of Illinois
 for and in consideration of the sum of Three Hundred (\$300.00)
 DOLLARS, in hand paid, CONVEY and QUIT-CLAIM to William D. King

of the City of St. Charles County of Kane and State of Illinois
 the following described Real Estate, to-wit:

Lot No. four (4) of Block No. three (3) Original Town of St. Charles on the
 East side of Fox River, according to the Recorded Plat of same, together
 with all the appurtenances thereto belonging or in any way appertaining

situated in the County of Kane in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead
 Exemption Laws of this State.

Dated this twenty seventh day of November A. D., 1893.

Witness

W. F. Rockwell

Elizabeth Bollins

SEAL

SEAL

SEAL

SEAL

STATE OF ILLINOIS, }
 KANE COUNTY. } ss.

I, John F. Elliott A Notary Public

in and for the said County, in the State aforesaid, Do HEREBY CERTIFY, that Elizabeth Bollins
(widow)

Notarial Seal

personally known to me to be the same person whose name EB subscribed to the foregoing instrument, appeared before me this day
 in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the
 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 27th day of November A. D., 1893.

John F. Elliott

Notary Public

No. 5225 Filed for Record this 28th day of November A. D., 1893, at 8:15 o'clock A.M.

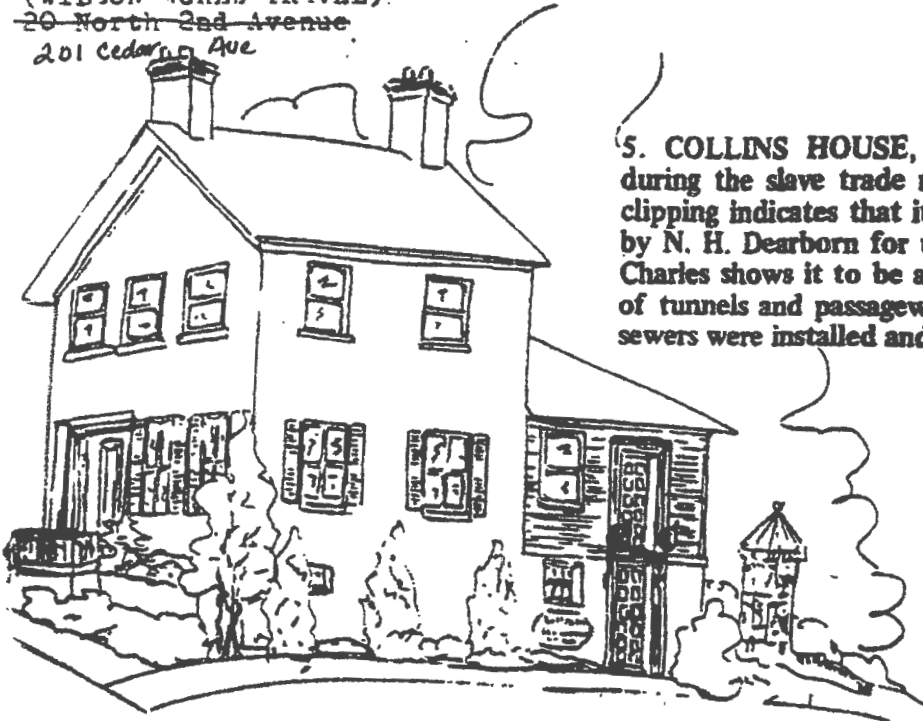
Joseph L. Ingham RECORDER.

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Unofficial

ST. CHARLES PUBLIC LIBRARY
ONE SOUTH SIXTH
ST. CHARLES, ILLINOIS 60174

5. COLLINS HOUSE ¹⁸³⁶ 1855
(WILSON WORLD TRAVEL).
~~20 North 2nd Avenue~~
201 Cedar St Ave



5. COLLINS HOUSE, scene of the "underground railroad" during the slave trade now emerges at Wilson World Travel. A clipping indicates that it may have been built in the fall of 1836 by N. H. Dearborn for use as a dwelling. In 1855 a map of St. Charles shows it to be a residence of T. H. Collins. All evidence of tunnels and passageways disappeared when water mains and sewers were installed and street improvements begun.

OLD
FILES

Search of City Directories

**201 Cedar Avenue
St. Charles, Illinois**

old
files

There is some confusion over the ownership of the above-mentioned property. The deeds attached to this address seem to have been owned at one time or another by different neighbors; they are:

Clinton D. Wing, Miss Harriet Wing, and Miss Hortense Wing, they all resided at 105 North Second Avenue. (Town House Books)

The 1928 directory lists **Clinton** as retired.

Miss **Harriet** as a proprietor of the Wing-Hanmer Camp (along with Anna H. Hanmer)

The camp, later referred to as Oak Ridge Camp was described as 571 summer cottages and dance pavillon located 2 1/2 miles N St Charles own 10. Little Woods Road. (Kane County Rural Route Directory 1930-31.)

Miss **Hortense's** occupation was never mentioned.

1930-31

Mary A. Marvin (Widow George P.) resided at 21 North Third Street.

George Marvin, son of **Harry R.**, Student 8th grade, R.1 St. Charles Box 15

Harry R. Marvin (Effie), R1 St. Chas. Box 15 phone 4072-J-2 dairy farmer 3 miles W. St. Chas., rents of Mrs. **Mary Marvin**, St. Chas. 121 1/2.

1934-35

George J. Marvin R.1 St. Chas. Box 111 son of **Harry R.**, student 4 yr. high school.

1938-39 **Harry Marvin (Jr.)** employed Lafoon Garage, St. Chas

1947 **Harry Marvin (Jr.)** employed Operadio r. 21 N. 3rd

People residing at 201 Cedar Avenue but apparently not owners:

1928-29, 1932-33 *same Vanda*

1936-37 **George E. Vanda**, (Ruth) Clerk Marshall's Variety

407, 1943 *same* **Elmer L. Marshall**, (Ina) Marshall's Variety Store prop. 102 E. Main

1950 **Edgar C. Bowen**, (Maxine) Research Eng. Paire Oil Laby

1956 **Hal B. Stamm**, (Louwellia) General Forman Owens Illinois
Mitzie Stamm, Clerk

1958 **Stamm** same

1960 **Bill Sanderson**, (Donna) Emp. Lockke's Vending

1963 **Frank R. Sahlroot**

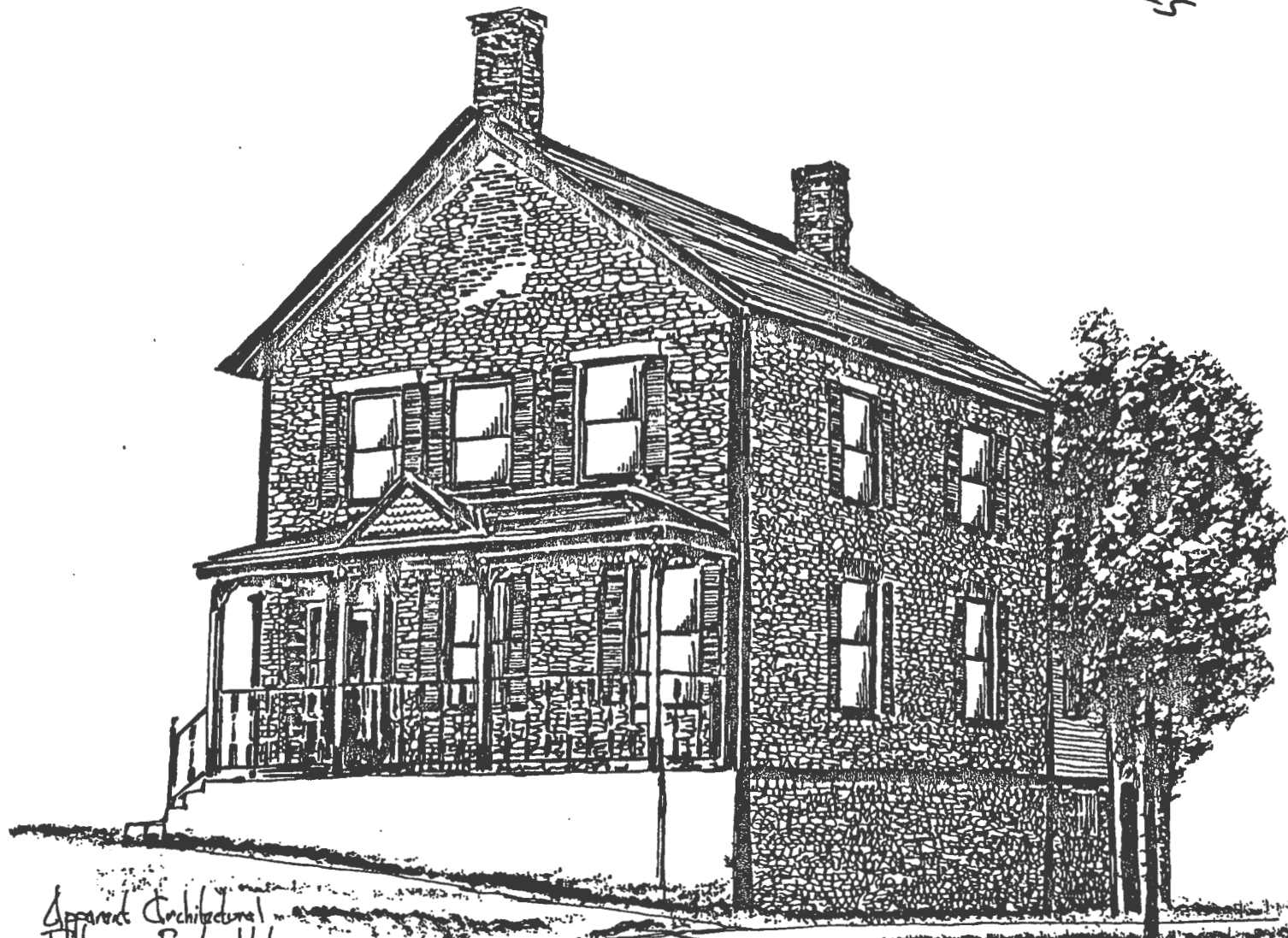
OLD
FILES

The Badger Collection
by David Alan Badger
featuring St. Charles of Illinois

ST. CHARLES PUBLIC LIBRARY DISTRICT
ONE SOUTH SIXTH AVENUE
ST. CHARLES, ILLINOIS 60174

1985
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All rights reserved, including the rights to reproduce this book or any portion thereof in any form.
Badger
Havana

OLD
FIXES



Apparent Architectural Features - Front gabled - uncut rubble laid in irregular courses - front entry with sidelights - square porch supports - porch pediment with fishscale shingles - Characteristics of the National Style - 1850/1890

21 Cedar Avenue

the home of - Thomas & Elizabeth Collins - he was a tailor - she was the daughter of an early settler, Caleb Parks built in 1853 also - George & Ruth Vandie - in the 1920's - Ruth was the daughter of Elmer & Ida Marshall

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The Stone House, 201 Cedar St., St. Charles, IL



Anne Bowen, Yahoo! Contributor Network

Mar 30, 2012 "Share your voice on Yahoo! websites. [Start Here.](#)"



2

Print

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The house pictured in this article is where my Mom and Dad and I lived for about a year back in 1949-1950, in what is now The Stone House Antique Shop located at 201 Cedar Street in St. Charles,

Illinois. The house was built in 1841. Whenever I visit this little Fox River town, I make it a point to stop in at The Stone House, a weird experience to be sure, because walking in makes me feel like I'm coming home but of course that's not where I live anymore. I am grateful to whomever has expended so much money and effort to preserve the house which has never been registered as a historic landmark. Registered or not, 201 Cedar Street has great historical value.

THIS OLD HOUSE

In the bad old days when slavery was in flower and people were bought and sold like property, the Underground Railway was the only hope for many but just getting away from the plantation didn't necessarily ensure freedom because escaped slaves were still considered to be someone's property to be captured and returned, sometimes for a bounty. It is said that Harriet Tubman dreaded the prospect of somebody's recapture because she knew they would be tortured and possibly made to give up details of whatever they knew about the Railway so a lot of care had to be taken in helping the escaped slaves get to a safe place. The Underground Railway used several different routes through different parts of the country, including the Fox River.

UP THE RIVER

[Restore and F](#)

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OK Files

Among many other precautions, travelers on this branch of the Underground Railway had to be transported in boats up the Fox River under cover of night. During the day they had to stay hidden in "safe houses" along the shores. If a boat was approaching St. Charles at the first light of dawn, the captain would pull up to the shore near a "safe house" like the one at 201 Cedar Street. The escaped slaves would have to disembark, walk more than a block through a dark tunnel and then climb up a ladder and through a trap door into what someday would be "our" basement. There in those dark rooms the people would take shelter for the day, waiting for night to come again so they could continue their journey.

By the time we moved in during early autumn of 1949, the Underground Railway belonged to the ages, the earthen basement floor had been replaced with cement, and the trap door had been paved over. We never knew about that part of the house's history or about the ongoing drama that had occurred in those spooky, dark basement rooms where now my Dad shoveled coal into the furnace, Mama washed laundry and I sometimes played on rainy days.

We were there for about a year and although we enjoyed most of our stay, the house sometimes seemed a little scary to me after dark. One night as I was about to go upstairs to bed, suddenly an invisible man marched down the stairs, walked around me and down what used to be a hall into what used to be our dining room. (This was a startling experience -- not mysterious creaking but the definite sound of someone wearing heavy boots treading over our hardwood floors.)

We were only at 201 Cedar Street for about a year because of a great tragedy -- the serious illness and death of my mother when she was only 42. Dad and I just couldn't take living in the house anymore where there were so many memories and so we moved to Woodstock so that Dad could be closer to his work. As far as the old house was concerned, now we belonged to the ages too.

TODAY

The Stone House in St. Charles, IL, is a block north of Main Street (Route 64) on the east side of the river and is a part of an area called "Century Corners." The most convenient way to get there is to turn off on Third Street but I suggest turning off on Second Street (a block closer to the river) instead. When you drive up the hill and the house at 201 Cedar Street comes into view, you will get a better understanding of how far those frightened people had to walk underground and how high they had to climb to get to the basement of where we used to live. Today we don't know their names but God bless them all (and the people who helped them) and I hope they all got to their final destinations safely.

OLD
FILES

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4f
	Title:	Consideration to Conduct a Feasibility Study for the Downtown Riverfront Property and Evaluation of Existing Proposals	
	Presenter:	Derek Conley, Economic Development Director	
Meeting: Planning & Development Committee		Date: December 12, 2022	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i> <p>On March 15, 2022, the City received four proposals from four development firms. For the past 8 months City staff and City Council have evaluated the four proposals, ultimately narrowing the field down to Frontier Development and Murphy Development Group.</p> <p>On November 1, 2022, the Mayor issued a press release announcing the City would revisit the process in the Spring. The decision was based on City Council members voicing concerns regarding feasibility of the proposed projects and feedback from the community. After a request by Ald. Payleitner at the November 21 City Council Meeting, the Mayor directed staff to add these items for discussion.</p> <p>City staff has proposed the idea of hiring a planning firm to comprehensively evaluate the downtown riverfront property, including but not limited to traffic impacts, environmental considerations, engineering concerns, utility relocations, etc. After discussion, staff recommends issuing an RFP for a single firm to ensure the site is reviewed comprehensively for all issues. Given the budget implications, staff would suggest issuing an RFP and making an award May 1, 2023. We anticipate this evaluation would take 4-6 months.</p> <p>At the November 21st Council meeting, Ald. Payleitner also requested a vote be added to the agenda for disposition of the existing proposals with an invitation to resubmit, along with any other new proposals, once new guidelines on feasibility have been developed. As a result, staff is also seeking direction on whether or not City Council should take action regarding the existing proposals.</p> <p>All proposals are currently available for review at https://www.stcharlesil.gov/projects/request-concepts-downtown-riverfront-property</p>			
Attachments <i>(please list):</i> None			
Recommendation/Suggested Action <i>(briefly explain):</i> City is seeking direction on the following two items: <ol style="list-style-type: none"> 1. Issue a Request for Proposals to hire a planning firm to conduct a feasibility study for the Downtown Riverfront Property 2. Whether or not City Council should take action regarding the existing proposals. 			