AGENDA CITY OF ST. CHARLES PLANNING & DEVELOPMENT COMMITTEE ALD. RITA PAYLEITNER – CHAIR MONDAY, JUNE 8, 2020 - 7:00 PM CITY COUNCIL CHAMBERS 2 E. MAIN STREET

For instructions on how to access the meeting remotely follow the link below:

https://www.stcharlesil.gov/events/public-meetings/2020/13968

Please Mute Your Phone to Avoid Sharing Background Noise

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

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

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Presentation of a Concept Plan for Munhall Glen.
- b. Plan Commission recommendation to approve a Minor Subdivision -Final Plat for 1734 Riverside Subdivision (1734 Riverside Ave.).
- c. Plan Commission recommendation to approve a Land Banked Parking Request for BEMA Inc., 3620 Ohio Ave.
- d. Historic Preservation Commission recommendation to approve a Façade Improvement Grant for 316 Cedar St.
- e. Recommendation to approve a Commercial Corridor and Downtown Business Economic Incentive Award for 316 Cedar St.
- f. Recommendation to Issue a Request for Proposals for the former Police Station site and adjacent City-owned properties.

5. ADDITIONAL BUSINESS

6. EXECUTIVE SESSION

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

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

8. ADJOURNMENT

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer 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	а І ті	EXECUTIVE SUMMARY	Age	enda Item Number	r: 4a
CITY OF	Title:	Presentation of a Concept Plan for Munhall Glen.				
ST. CHARLES ILLINOIS • 1834	Presenter:	esenter: Ellen Johnson				
Meeting: Planning & Development Committee Date: June 8, 2020						
Proposed Cost: \$			Budgeted Amount: \$		Not Budgeted:	

The subject property is comprised of five parcels totaling 15 acres west of S. Tyler Rd. at Munhall Ave. The majority of the property is currently in agriculture.

Court Airhart of Airhart Construction Corp. is seeking feedback on a Concept Plan to develop a single-family subdivision on the property. Details of the proposal are as follows:

- 51 single-family home lots with a range of lot sizes (min. 6,307 sf).
- Variety of home models.
- Looped street configuration accessed from Munhall Ave.
- Two stormwater detention areas.

The Comprehensive Plan land use designation for the property is Single-Family Detached Residential (eastern parcels) and Industrial/Business Park (rear parcel).

Plan Commission Review

Plan Commission reviewed the Concept Plan on 6/2/20. Comments are summarized as follows:

- General support for single-family land use.
- A roadway connection to South Ave. should be incorporated into the plans to promote public safety, accessibility and mobility.
- Mature, high-quality trees on the site should be preserved where possible.
- Additional open space should be incorporated where possible.
- Concerns were expressed about the overall density and lot sizes / lot coverage.

Members of the public in attendance at the meeting expressed the following concerns:

- Too little greenspace is incorporated into the development.
- Concerns about the density of the project.
- Concerns related to traffic generation and impacts on the surrounding neighborhood / Munhall Ave.

Attachments (please list):

Concept Plan Application, Plans, Correspondence from neighboring property owners

Recommendation/Suggested Action (briefly explain):

Provide comments on the Concept Plan. Staff is recommending the Committee provide comments on the following topics:

- Change in land use / Proposed zoning
- Site layout and access / connection to South Ave.
- Compatibility with surrounding uses (City storage yard)
- Request for reduction in School, Park and Inclusionary Housing Fees
- Whether a PUD would be warranted for this development.

Community & Economic Development Community Development Division Phone: (630) 377-4443 Fax: (630) 377-4062



Staff Report

TO:	Chairman Rita Payleitner And Members of the Planning & Development Committee
FROM:	Ellen Johnson, Planner
RE:	Munhall Glen Concept Plan
DATE:	June 3, 2020

APPLICATION INFORMATION: I.

Project Name:	Munhall Glen
Applicant:	Court Airhart, Airhart Construction Corp.
Purpose:	Obtain feedback on a Concept Plan for a single-family subdivision

General Inform	nation:			
	Site Information			
Location	West of Munhall Ave. at Tyler Rd. (5 parcels)			
Acres	670,397 sf / 15.39 acres			
Application:	Concept Plan			
Applicable City Code Sections	Ch. 17.12 – Residential Districts Ch. 17.26 – Landscaping & Screening			
	Existing Conditions			
Land Use	Single-Family Dwelling (1 parcel) ; Vacant/Agric	culture (4 parcels)		
Zoning	RS-4 Suburban Single-Family Residential (1 parcel); M-2 Limited Manufacturing			
-	(4 parcels)			
[Zoning Summary			
North	M-2 Limited Manufacturing; M-1 Special	Medical/office park; multi-		
	Manufacturing; BC Community Business/PUD	tenant comm./industrial bldgs		
East	M-2 Limited Manufacturing; RS-4 Suburban Single-Family Residential	Auto repair; medical/office park; Ryder Truck Rental		
South	RS-4 Suburban Single-Family Residential	Single-family homes		
West	M-2 Limited Manufacturing; PL Public Lands	Multi-tenant industrial bldg; City supply yard		
Comprehensive Plan Designation Industrial/Business Park (1 parcel); Single-Family Detached Residential (4 parcels)				

Staff Memo –Munhall Glen Concept Plan 6/3/20 Page 2

Aerial



Zoning



II. OVERVIEW

A. <u>BACKGROUND</u>

The 15-acre subject property encompasses five parcels west of S. Tyler Rd., accessed from Munhall Ave. The parcels are under common ownership. Three of the parcels (13.5 acres) are farmed. A single-family house addressed as 872 Munhall Ave. is constructed on one of the parcels, with the last small parcel extending out from the house's lot towards Tyler Rd.

B. PROPOSAL

Court Airhart of Airhart Construction Corp. is seeking feedback on a Concept Plan to develop a single-family subdivision on the property. Details of the proposal are as follows:

- Demolition of the existing house.
- 51 single-family home lots
 - Two types of lots:
 - Narrow Lots (typical 53' x 119') 6,307 sf min. lot size.
 - Wide Lots (typical 74' x 95') 7,030 sf min. lot size.
 - Variety of single- and two-story home models (1,400-3,000 sf; 2-4 bedrooms).
- Two stormwater detention areas with adjacent "pocket parks".
- Looped public street configuration with sidewalks on both sides of the street.
- Potential for future connection to South Ave. to the west.

C. CONCEPT PLAN REVIEW PROCESS

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

III. ANALYSIS

A. <u>COMPREHENSIVE PLAN</u>

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the four parcels of the subject property fronting Munhall Ave. as "Single-Family Detached Residential", consistent with the proposed land use. However, the rear parcel is identified as "Industrial/Business Park".

Single-Family Detached Residential is described in the plan as follows (p. 38): Single family detached residential areas should



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

The Industrial/Business Park land use category is described in the plan as follows (p.39): Areas designated for industrial/business park are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and "tech" industry applications, intense commercial service uses, and more. These areas are also intended to provide for business park/office park uses, which could include "stand alone" office buildings and complexes or several buildings incorporated into a "campus like" setting.

The plan notes there areas are located in areas, "...where they can capitalize on close proximity to regional transportation networks while minimizing negative impacts on residential neighborhoods. (p.47)"

The Plan provides the following Residential land use policies relevant to the proposed development: (p. 44):

Prioritize infill development over annexation and development. While the era of substantial residential growth is over in St. Charles, there remain some isolated opportunities for residential development on the City's west side. While most of these opportunities are within unincorporated Kane County, they fall within the City's 1.5-mile extraterritorial planning jurisdiction defined by State statute. It is recommended that the City carefully consider annexation and growth into these areas while vacant and/or underutilized residential properties exist within the City's boundaries. When residential development does occur within the City's growth areas, it should occur in areas immediately adjacent to existing developed areas so as to prevent "leap frog" development and the resulting costs and burdens of unnecessarily extending infrastructure systems in an unwise manner.

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

B. ZONING REVIEW

The subject property is zoned RS-4 Suburban Single-Family Residential and M-2 Limited Manufacturing. Proposed is rezoning the portion of the property zoned M-2 to RS-4. The purpose of the RS-4 District as stated in the Zoning Ordinance is:

"To accommodate medium to high-density single-family residential development in the City. The minimum lot size in this district is six thousand six hundred (6,600) square feet. The RS-4 District also provides for limited institutional uses compatible with surrounding residential neighborhoods." RS-4 zoning is consistent with the adjacent residential neighborhood to the south of the subject property. This subdivision was platted in the late1970s and is known as Cambridge.

The applicant is also proposing to establish a PUD to accommodate four zoning deviations. The table below compares the RS-4 District requirements with the Concept Plan. Zoning deviations that would be required are denoted in *bold italics*.

	RS-4	Concept Plan
Min. Lot Area	6,600 sf	<i>6,307 sf</i> (lot sizes vary; average lot area: 8,093 sf)
Min. Lot Width	60 ft.	53 ft. (lot widths vary; average lot width: 67.3 ft.)
Max. Building Coverage	30%	37.5%
Max. Building Height	34 ft. / 2 stories, whichever is less	32 ft.
Min. Front Yard	20 ft.	20 ft.
Min. Exterior Side Yard	15 ft.	15 ft.
Min. Interior Side Yard	Combined width of 14 ft., neighbor less than 5 ft.	Combined width of 12 ft., neither side less than 6 ft.
Min. Rear Yard	30 ft.	30 ft.

C. LANDSCAPING

A landscape plan will be required for any common areas. This includes the detention ponds and surrounding open space. The application materials indicate a homeowners' association will be created for the subdivision. It is assumed the ponds/open space will be established on a plat of subdivision as HOA-owned/maintained lots.

A landscape buffer is not required for the RS-4 district. However, the property is adjacent to industrial zoning which would have been required to provide a landscape buffer if developed after the residential. Since no buffer is provided on the industrial lots, if developed after the residential, the industrial property would be required to provide a buffer. The application indicates the developer will provide a landscape package for each lot. Trees are depicted along the rear lot lines on the conceptual site plan which will help to provide a minimal buffer between adjacent non-residential uses. Privacy fencing should also be considered for additional screening.

D. BUILDING ARCHITECTURE

The applicant has submitted a number of home model designs intended to be offered for the proposed development for the Plan Commission's information. Note buildings in the RS-4 district are not subject to Design Review, nor are architectural plans required to be approved as part of a single-family residential PUD.

E. ADJACENT CITY PROPERTY

The City of St. Charles owns a parcel adjacent to the west of the subject property. Proposed Lots 20-24 back up to the City property. Known as the Public Works Annex, the property is predominately used for material storage and debris staging. Due to the activities that occur on the property and the hours of operation, there is some potential for concerns and/or complaints from residents of Munhall Glen, should the development move forward. Public Works provided the following information about use of the Annex:

The City keeps a stockpile of black dirt, brick pavers, stone, and mulch on site, as well as downtown streetscape furniture (benches and trash cans), barricades, and seasonal equipment. In addition, this yard is used as a staging site for spoils from roadway construction jobs, underground construction or repair, as well as the City's forestry operations. The site is predominantly accessed between the hours of 6:30 AM and 3:00 PM Monday through Friday; however, the site may be utilized on a 24 hour basis on any given day throughout the year to facilitate special events and emergency operations (road closures, watermain breaks, fallen trees, sewer failures, etc.).

F. SITE ACCESS/STREET IMPROVEMENTS

One access to the development is proposed from Munhall Ave. The looped street is proposed as a public street. Proposed ROW width is 60 ft. with 26 ft. pavement. A pavement width of 27 ft. (measured at face of curb) is needed, which would allow parking on one side of the street. A ROW of 66 ft. is typically required for single-family subdivisions of this size, however the proposed design may be acceptable with adequate front yard utility easements to accommodate utilities, as needed.

The Fire Code requires single-family developments in excess of 30 units to incorporate two approved fire apparatus access roads. An additional means of access will be required in addition to the Munhall Ave. access. The concept plan depicts a 60 ft. wide lot for a possible west roadway connection to South Ave. This connection will need to be incorporated into the development either as a full access or a fire access road. Fire access roads must be at least 20 ft. wide and shall be paved and maintained during winter months.

If a full roadway connection were made to South Ave., it would provide required emergency access as well promote neighborhood connectively and provide residents with a more convenient route to downtown. Any access, either emergency-only or full access, will require South Ave. to be improved with a new roadway from the edge of the subject property to approximately the entrance of the Public Works facility, since that stretch of South Ave. is not currently paved.

G. ENGINEERING REVIEW

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

Staff has noted the following pertinent comment related to landscaping:

- Areas along the rear lot lines are usually reserved for drainage purposes. The Concept Plan depicts trees along the rear lot lines. Future grading and landscape plans will need to be coordinated.

E. INCLUSIONARY HOUSING

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. A fee worksheet has been submitted indicating the applicant's intent to pay a fee inlieu of providing 5 affordable units. Based on a fee in-lieu amount of \$39,665.75 per required affordable unit, a total fee in-lieu amount of \$198,328.75 would be due at the time of building permit. The applicant has submitted a letter stating concerns about the fee and requesting the City consider removing or reducing the fee for this project. The fee is set on an annual basis by the City Council with input from the Housing Commission.

F. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The applicant will be required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established in the Subdivision Code, Chapter 16.10 "Dedications". A credit will be granted for the existing dwelling unit. The resulting fees are required to be paid before the building permit is issued for the first house.

The applicant has submitted letters asking the City to considering reducing the School and Park land-cash fees for this project. Based on the type of product and family size of the developer's anticipated buyer, they believe the school and park populations would be more accurately estimated by using the figures for attached instead of detached units.

The applicant's letters have been provided to the School and Park districts for feedback. The School District has responded that in the past, they have not varied the population estimate for a development unless there are specific age restrictions associated with it, along with assurances that the age restrictions will remain in place in the future.

The Park District has responded that the Land-Cash ordinance does not contain provisions for adjusting the population estimate based on an intended market. They also noted that age does not decrease the need for park district facilities and programs and referenced that in 2019, the Adult Activity Center at Pottawatomie Community Center had over 14,000 resident check-ins for the various programs offered. Although there are some pocket parks and open space in the development, the park district will serve the overall recreational needs of the future residents.

IV. FUTURE APPROVAL PROCESS

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

- 1. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.
- 2. PUD Preliminary Plan: To approve the physical development of the property, including site, engineering, and landscape plans.
- 3. Preliminary/Final Plat of Subdivision: To plat and divide the property.

V. PLAN COMMISSION REVIEW

Plan Commission reviewed the Concept Plan on 6/2/20. Comments are summarized as follows:

• General support for single-family land use.

- A roadway connection to South Ave. should be incorporated into the plans to promote public safety, accessibility and mobility.
- Mature, high-quality trees on the site should be preserved where possible.
- Additional open space should be incorporated where possible.
- Concerns were expressed about the overall density and lot sizes / lot coverage.

Members of the public in attendance at the meeting expressed the following concerns:

- Too little greenspace is incorporated into the development.
- Concerns about the density of the project.

Concerns related to traffic generation and impacts on the surrounding neighborhood / Munhall Ave.

VI. SUGGESTED ACTION

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

- ✓ Change in future land use from Industrial/Business Park to proposed single-family residential.
- ✓ Proposed RS-4 zoning.
- \checkmark Site layout and access / connection to South Ave.
- ✓ Compatibility of surrounding uses (City storage yard).
- ✓ Request for a reduction in the School District, Park District and Inclusionary Housing Fees.
- ✓ Whether a PUD appropriate for this project. Would a PUD advance one or more of the purposes of the PUD procedure?
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community
- ✓ Would the identified PUD deviations be warranted? To grant PUD deviations, the City Council will need to find that:
 - *a.* Conforming to the requirements would inhibit creative design that serves community goals; OR

b. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

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

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

VI. ATTACHMENTS

- Concept Plan Application; received 4/28/20
- Plans

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



COMMUNITY DEVELOPMENT DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW Project Name:	Munhall Glen
Project Number:	2020 -PR- 004
Cityview Project Number:	PL CP202000022



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

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

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

1.	Property Information:	Location: Munhall/Tyler Road, St. Charles house on property has address 872 Munhall Ave			
		Parcel Number (s): 5 parcels; 0926-376-004 09-26-376-001; 09-26-376-003; 09-26-376-005; 09-35126-010			
		Proposed Project Name: Munhall Glen			
2.	Applicant Information:	Name Airhart Construction CorpCourt Airhart President	Phone 630-293-3000 ext. 145		
		Address 500 E. Roosevelt Road	Fax 630-23-3021		
	ŗ	West Chicago, IL 60185	Email court@airhartconstruction.com		
3.	Record Owner	Name D. Four, LLC	Phone 630-879-3680		
ос. •	Information:	Address 140 First Street	Fax		
		Batavia, IL 60510	Email Austin@bataviaenterprises.cor		

Please check the type of application:

PUD Concept Plan:	Proposed Name:	Munhall Glen
Subdivision Concept Plan	Proposed Name:	
Other Concept Plan		
Coning and Use Information:		
Current zoning of the property:	M-2	n an an Arthur ann an Arthur an Arthur an Arthur Ann an Arthur ann an Arthur ann an Arthur Tha an Arthur ann an Arthur ann an Arthur
s the property a designated Landmark	or in a Historic District? <u>No</u>	<u>0</u>
Current use of the property:	Vacant - farmed	
Proposed zoning of the property:		PUD? RS-4 PUD
Proposed use of the property:	Residential single family	y unattached
Comprehensive Plan Designation:		

Attachment Checklist

D REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

D PROOF OF OWNERSHIP and DISCLOSURE:

a) a current title policy report; or

b) a deed and a current title search.

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

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

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

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

D PLAT OF SURVEY:

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

D AERIAL PHOTOGRAPH:

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

D PLANS:

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

Copies of Plans:

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

Concept Plans shall show:

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

GINERATION SUMMARY OF DEVELOPMENT:

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, . including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any ۲

PARK AND SCHOOL LAND/CASH WORKSHEETS

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

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

LIST OF PROPERTY OWNERS WITHIN 250 FT.

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

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

Record Owner

Applicant or Authorized Agent

<u>Ø4/01/2020</u> Date <u>4/14/2020</u>

City of St. Charles Concept Plan Application

March 23rd, 2020

Russell Colby Assistant Director Community & Economic Development City of St. Charles 2 E. Main Street St. Charles, IL 60174

Re: Concept Plan Application – Munhall Glen

Dear Russell,

I am the managing member of DKIDS, LLC, now known as D. Four, LLC. We own the property listed below. I give my permission to Court Airhart, Airhart Construction Corp. and members of their team to act on our behalf and file the documents, speak at hearings, or whatever is needed to move the development of this property forward. The property is a combination of 5 properties with PINS:

PIN #:

09-26-376-001 - 11.96 acres 09-26-376-003 - 0.66 acres 09-26-376-004 - 0.12 acres 09-26-376-005 - 1.25 acres 09-35-126-010 - 1.47 acres

Please contact me if you have any further questions at (630) 879-3680.

Sincerely,

Austin Dempsey Manager- D. Four, LLC

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

STATE OF ILLINOIS							
KANE COUNTY) SS.)						
I, Austin M	. Dempse	2, being first	duly swor	n on oath o	depose and	say that I	[am
Manager of DF	our LLC		-	, ai	n Illinois L	imited Li	ability

Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

DEMPSEY Hicks ustin BRIAN)EMPSEY hler BRevt EMPSEY By: , Manager and Subscribed and Sworn before me this day of april ____, 20 <u>20</u> KAY M LEFEVER OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires September 29, 2022 hay M defeuer Notary Jublic

AIRHART CONSTRUCTION CORP.

A DEVELOPMENT PROPOSAL FOR PROPERTY LOCATED AT MUNHALL AVE AND S. TYLER ROAD, ST CHARLES, ILLINOIS

PROJECT CONCEPT

The development of this site will includes 51 residential single family residences as well as open space and stormwater detention. The location of the property is excellent for residential construction. The property is located off a main collector road with great access from Tyler to the North Ave. shopping corridor and downtown St. Charles. It is excellent for commuting as well with its east side location.

Munhall Glen is designed with smaller lots and extremely livable low maintenance homes for downsizers and those looking for "right sized" homes. Due to the shape of the property we are creating a mix of lot widths and depths. This will allow us to create larger back yards in strategic locations that we believe will add to the character of the development and provides a great solution for the layout of this property.

The home designs are primarily focused on single level living with some homes having first floor master bedrooms with secondary bedrooms or loft space on the second floor. There will be some homes with second floor master bedrooms.

Open space is designed to the north of the project which connects to what will hopefully be a future linear park. This will create great access to the park system in St. Charles and beyond for walkers, runners and bikers. Additional open area will be at the entry which includes open space and a second detention basin. The neighborhood will have sidewalks and two pocket parks for social interaction designed into the neighborhood. The first will be at the entry and the second overlooking the natural basin to the north. These areas allow walkers a place to rest or gather with friends.

In addition, the near town location creates easy access to the many parks and the Fox River path system which gives its residents amazing outdoor opportunities.

Architecture:

The homes include a variety of exterior styles that blend together to create a unique and interesting street scape from traditional to midcentury modern. Homes may feature a front porch to increase neighbor interaction as well as stone or brick accents mixed with siding. The garage faces will be set back from the front of the homes to lessen the impact of the garage doors.

These homes will primarily have first floor master bedrooms designed for owners looking for single level living. The interiors will focus on open concept living with dual use spaces for

efficient living. These homes have smaller private yards and include patios or decks on the rear of the homes for outdoor enjoyment.

The finished living space will range from 1,400 to 3,000 square feet, 2-4 bedrooms and 2-3 $\frac{1}{2}$ baths and include a two car attached garage with 2 additional parking spaces. The exteriors will be a combination of low maintenance materials including architectural grade shingles, fiber cement siding, aluminum soffits and fascia, concrete porches and options to include cultured stone or brick accents.

While the homes are not attached, they draw buyers looking for the low maintenance of attached homes, without the drawback of having attached walls.

Yard sizes and setbacks

Due to the shape of the property 2 lot sizes will be utilized to promote a variety of housing and create better opportunities for expanded rear yards. Following is the approximate minimum lot size in each category.

53 foot wide lots (Premier Homes)

Minimum lot dimensions: Minimum lot size: Setbacks:	53' x 115' 6,125 square feet
Front yard: Front Porch: Living space: Garage Side yard: Rear yard:	 15' 20' (Enclosed, heated living space) 25' 6' (Minimum 12' between houses) 30'
74 foot wide lots (Garden Homes)	
Minimum lot dimensions: Minimum lot size: Setbacks:	74' x 95' 7,030 square feet
Front yard: Front Porch: Living space: Garage Side yard: Rear yard:	 15' 20' (Enclosed, heated living space) 25' 6' (Minimum 12' between houses) 30'

Landscaping:

Landscaping is an important design feature in every project in which Airhart Construction is involved. Having a full-time Landscape Architect on our staff ensures proper design and implementation throughout our projects.

All homes will include a full landscape package. This will include landscaping on all 4 sides of the home, with optional decks or patios on the rear of the homes as well as fully sodded yards.

Two small pocket park will be created. The first will be at the entrance to the neighborhood and the second at the northwest corner along the path that would connect to the future linear park. They will both have small seating areas encouraging neighbor interaction as well as providing a respite for those using the sidewalk loop to walk for exercise.

The storm water basins will include natural plantings and have a prairie or wet-mesic bottom meeting PCBMP's prescribed under the latest Kane County Stormwater requirements. The natural landscaped area will create a unique and interesting transition from the more manicured landscape planned for the homes. In addition, this strategically placed open space can be enjoyed by both the new homeowners as well as those using the future linear park and passing by the entry to the neighborhood.

There will be a Homeowners Association created to maintain the landscaping and detention facilities within the community. This ensures the proper maintenance and long term success of the landscaping.

Design/Engineering:

Public Streets and Sidewalks

There will be a new public street constructed accessing the property from Munhall Ave. from the southeast. A ROW access will be created from South Ave. for future development if desired. Sidewalks will be installed to enhance pedestrian movement throughout the neighborhood.

Storm Water Detention and PCBMP controls:

The existing property has no storm water controls in place. As a part of this development a storm water facilities will provide the required storm water controls and PCBMP's. The storm water will be detained in a natural basin that will be maintained by the homeowners association.

Sewer and Water:

Sewer and water mains will be installed for this new neighborhood.

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____ Munhall Glen

Zoning District Requirement Proposed **District:** RS-4 PUD RS-4 6,000 (Ave. 8,093 & median 7,622) Minimum Lot Area 6,600 Minimum Lot Width 60 feet 53 feet (Ave. 67.3 feet) Maximum Building Coverage 30% 37.5% 32 feet Maximum Building Height 32 feet 15 feet open porch, 20 feet living Minimum Front Yard 20 feet space & 25 garage face 14 feet neither side 12 feet neither side less then 6 feet Interior Side Yard less then 5 feet Exterior Side Yard 15 feet 15 feet Minimum Rear Yard 30 feet 30 feet Landscape Buffer Yards¹ Not applicable Not applicable 20% 20% (per section 17.26.060) % Overall Landscape Area **Building Foundation** Not applicable Not applicable (per section 17.26.070) Landscaping Public Street Frontage Not applicable Not applicable (per section 17.26.090) Landscaping Parking Lot Landscaping Not applicable Not applicable # of Parking Spaces 2 2

¹ Within the RM-3 zoning district, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.

ALTA/NSPS LAND TITLE SURVEY

P.LN.: D9-28-376-003 (PARDE. 1) D9-28-376-001 (PARDE. 2) D9-28-376-005 (PARDE. 2) D9-35-126-010 (PARDE. 4) D9-38-377-004 (PARDE. 5)

TILE NOTES

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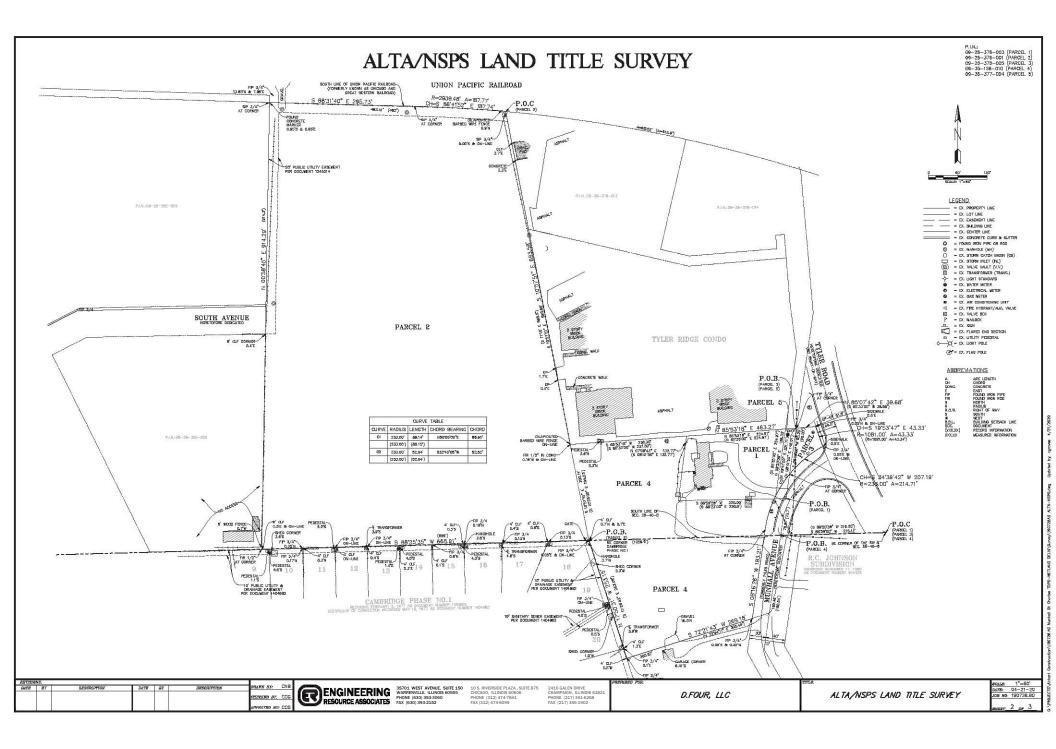
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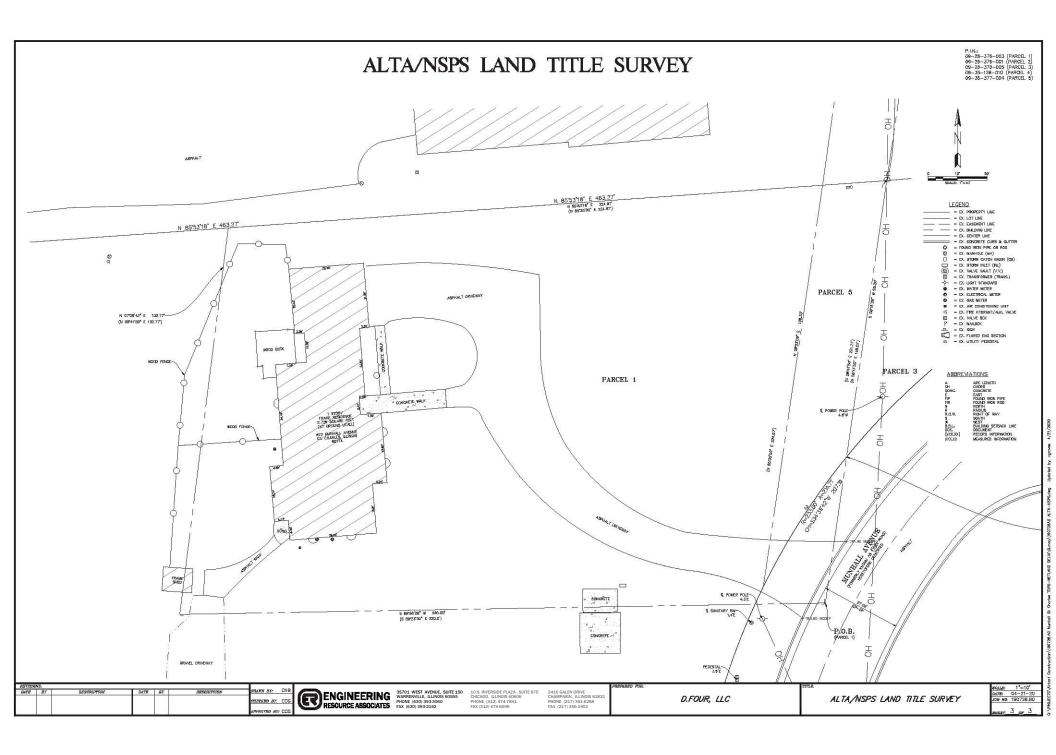
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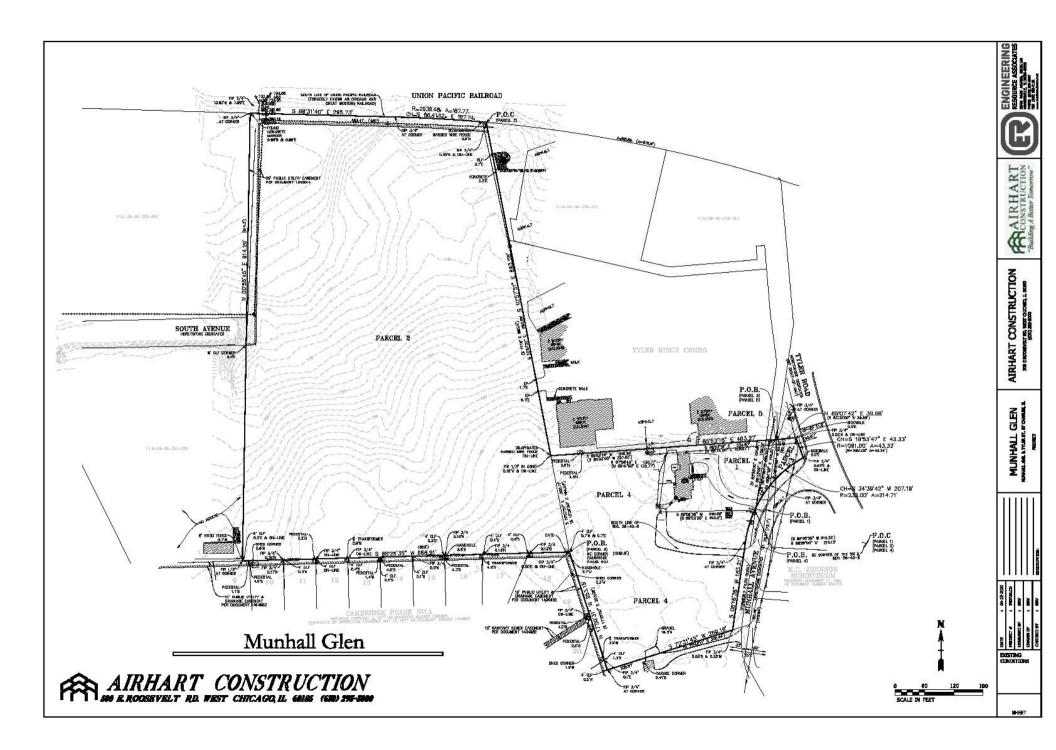
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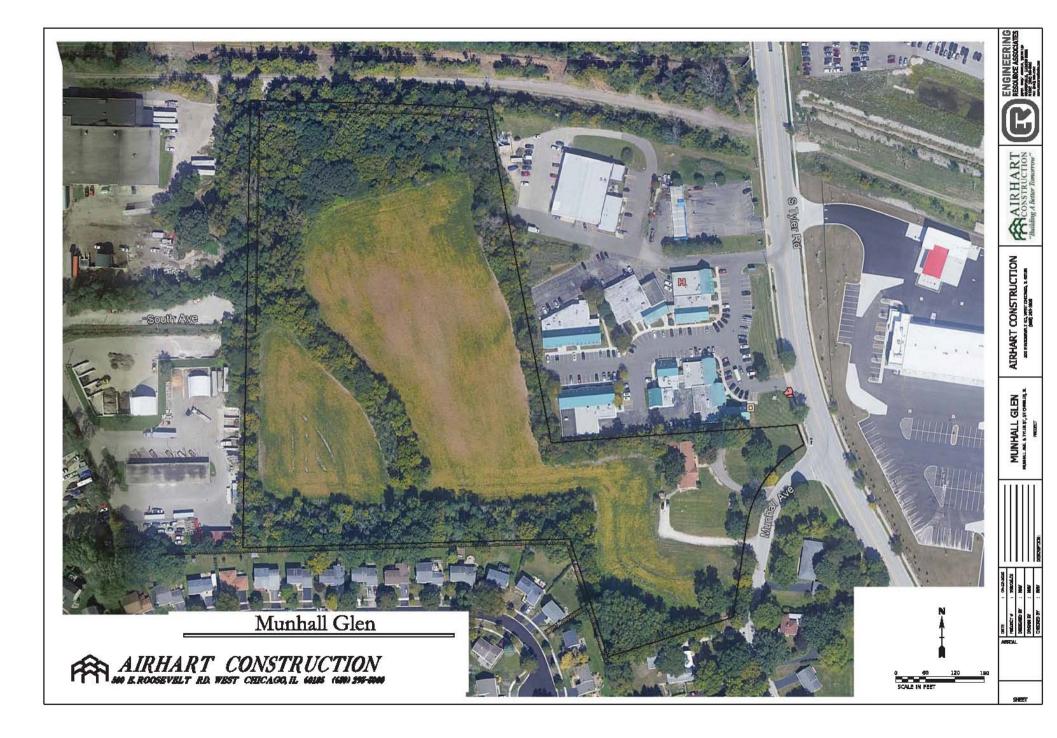
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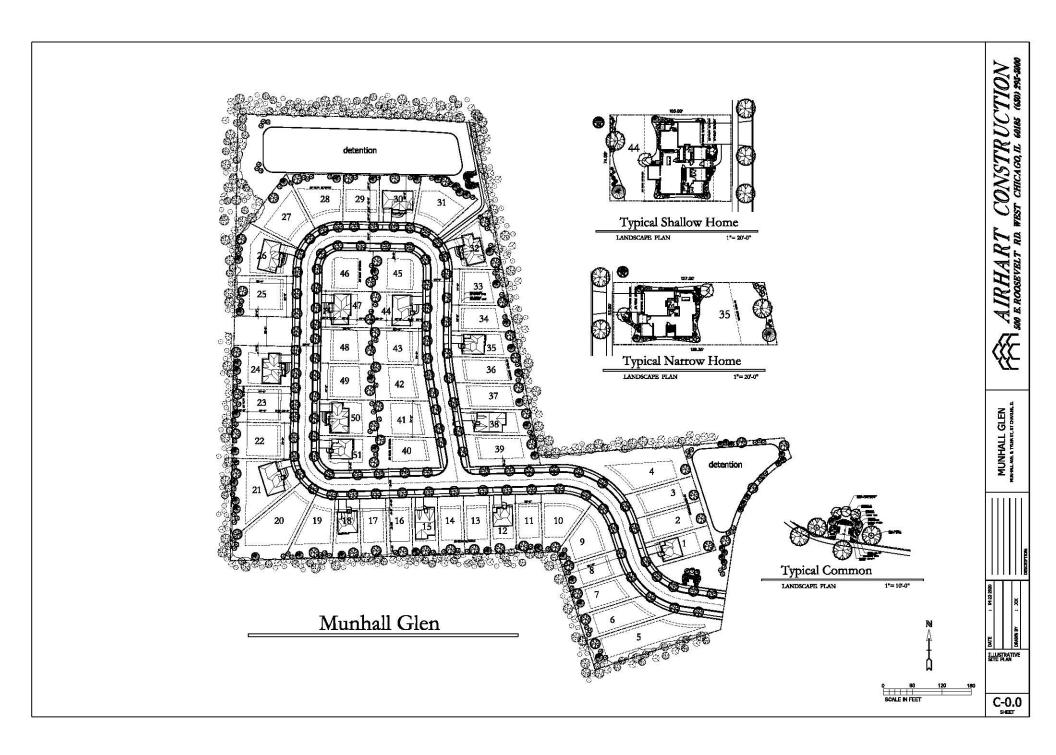
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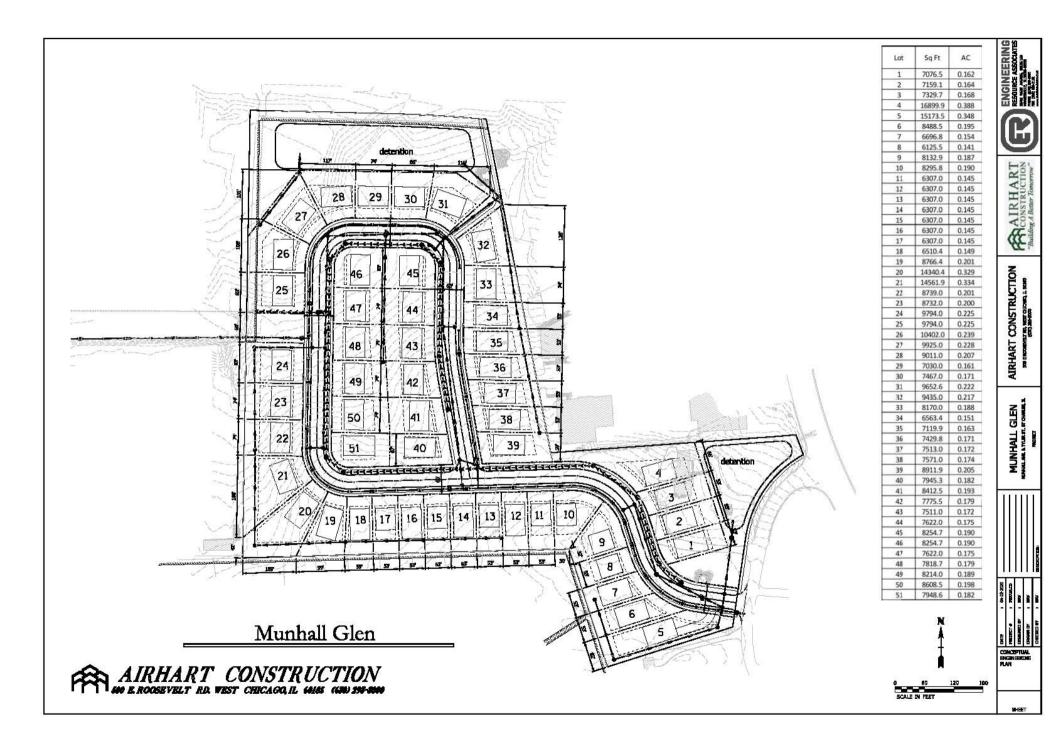












AIRHART CONSTRUCTION CORP.

A DEVELOPMENT PROPOSAL FOR PROPERTY LOCATED AT MUNHALL AVE AND S. TYLER ROAD, ST CHARLES, ILLINOIS

GARDEN HOME AND PREMIER HOME RENDERINGS

Floor Plans GARDEN SERIES



AIRHART CONSTRUCTION "Building a Better Tomorrow"

AIRHART CONSTRUCTION "Building a Better Tomorrow"

The Hemsley Ranch



The Hemsley Ranch

The Hemsley's charming exterior welcomes you to this home through a covered entry. Entering through the foyer into the expansive great room, the open floor plan allows for easy entertaining. The kitchen and breakfast area open to the rear yard and are located close to the rear entry. This entry includes space for a drop zone as well as a "Costco" sized storage room.

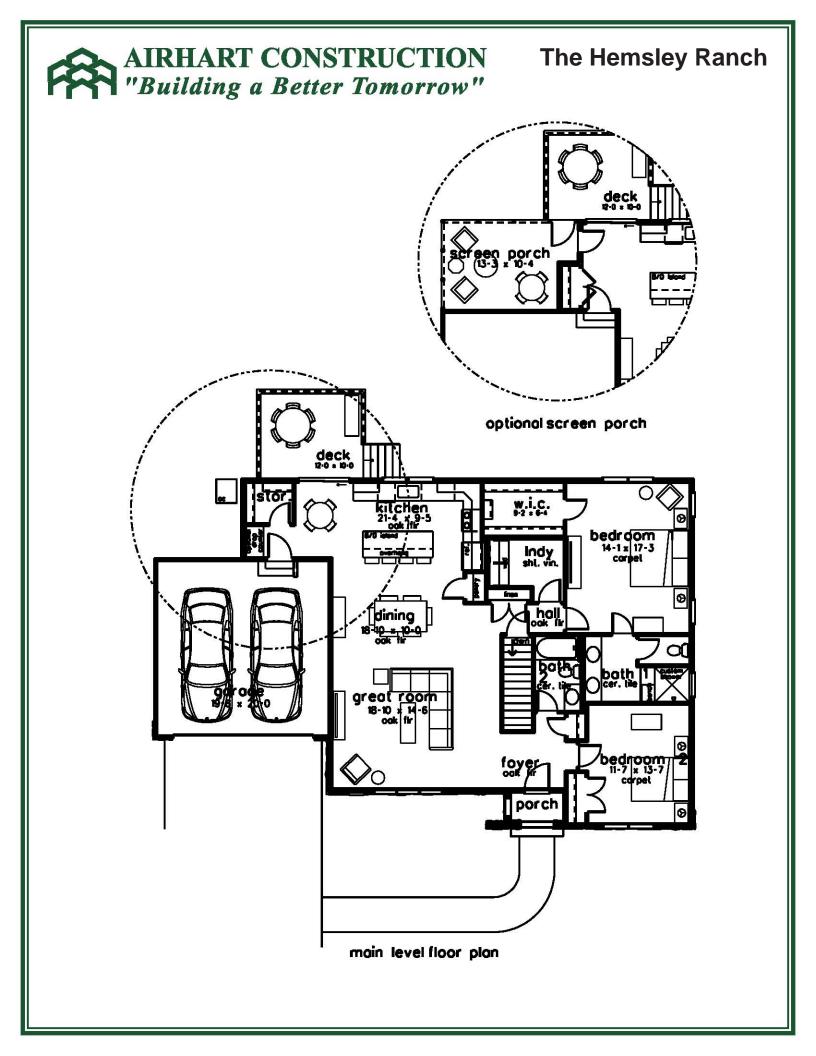
FEATURES:

- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: This room is bathed in natural light through three large windows, includes oak flooring and is open to the dining room
- · Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes an expansive island, oak flooring, custom cabinetry, stainless steel appliances, pantry, granite counter tops with a stainless steel sink overlooking the rear yard, and • space for a breakfast table.
- Rear Entry: Includes an expansive walk in closet for coats and "Costco" purchases, a perfect spot for a drop zone and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls with a high set window



- Bathroom 2: Full bathroom located discretely near bedroom 2
- Bedroom 2/Flex: This room includes a large closet, double windows overlooking the front yard and could be used as a home office
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Optional 2nd floor available which includes loft, bathroom, • and 2 additional bedrooms
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice.





AIRHART CONSTRUCTION "Building a Better Tomorrow" The Hemsley - 2 Story

The Hemsley - 2 Story Garden series - 2556

The Hemsley's charming exterior welcomes you to this home through a covered entry. Entering through the foyer into the expansive great room, the open floor plan allows for easy entertaining. The kitchen and breakfast area open to the rear yard and are located close to the rear entry. This entry includes space for a drop zone as well as a "Costco" sized storage room. The upper level includes a spacious loft as well as 2 additional bedrooms and full bathroom.

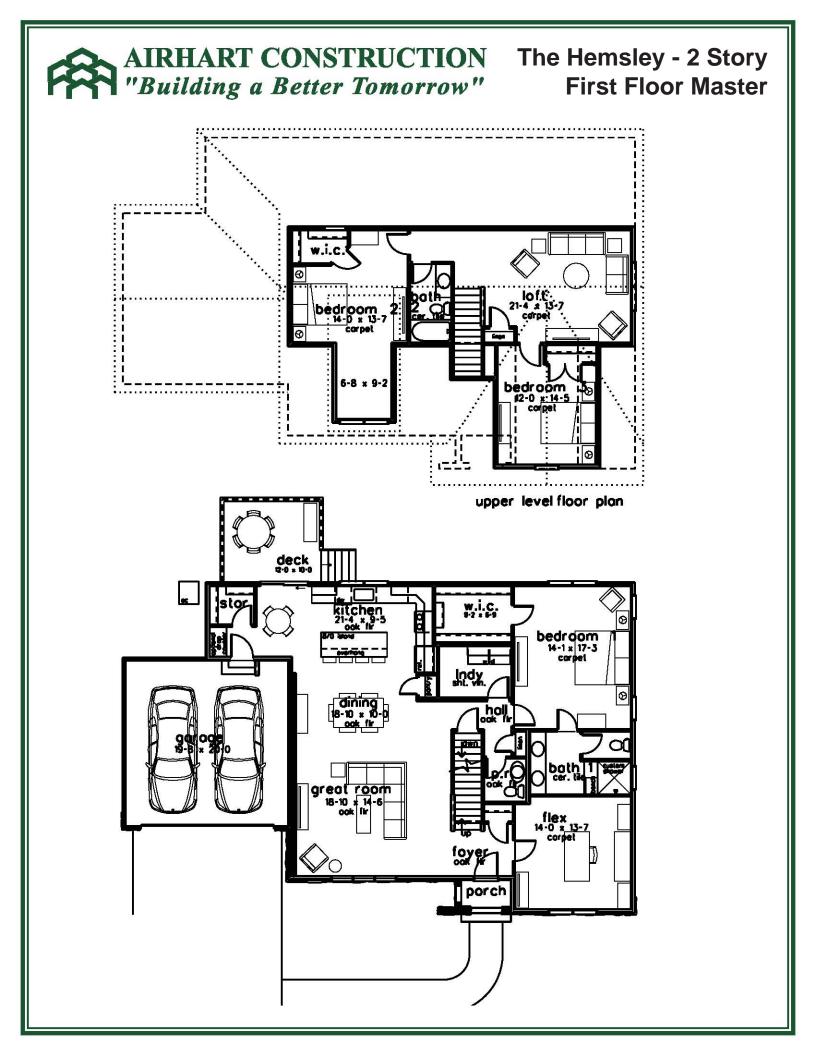
FEATURES:

- great room
- Great Room: This room is bathed in natural light through three large windows, includes oak flooring and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes an expansive island, oak flooring, custom cabinetry, stainless steel appliances, pantry, granite counter tops with a stainless steel sink overlooking the rear yard, and • space for a breakfast table.
- Rear Entry: Includes an expansive walk in closet for coats and "Costco" purchases, a perfect spot for a drop zone and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls with a high set window
- Powder Room: Located discretely or rear hall with pedestal vanity



- Foyer: Includes a coat closet, oak flooring, and opens to the Office/Flex: This multi-use room can be used as home office, overflow bedroom, TV room, etc.
 - Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
 - Nine foot ceilings throughout the main level
 - ٠ Loft: This open space offers a lot of options, such as a great art studio, computer room, craft space, game room, etc. Includes large linen closet for storage. This space also could be turned into a 4th bedroom!
 - Bedroom 2: Includes walk-in closet and large sitting area overlooking front yard through 2 large windows
 - Bedroom 3: Includes large closet and window overlooking front yard
 - Bath 2: Full bath with easy access from bedrooms 2, 3 and loft
 - Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor • space in private back yard
 - 2 car attached garage
 - Full basement
 - Artist renderings and floor plans are for illustration purposes, ٠ changes or modifications may occur without notice.

(630) 293-3000 www.AirhartConstruction.com



AIRHART CONSTRUCTION "Building a Better Tomorrow"

The St. James Ranch





The St. James delivers ample amenities within a very comfortable floor plan. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

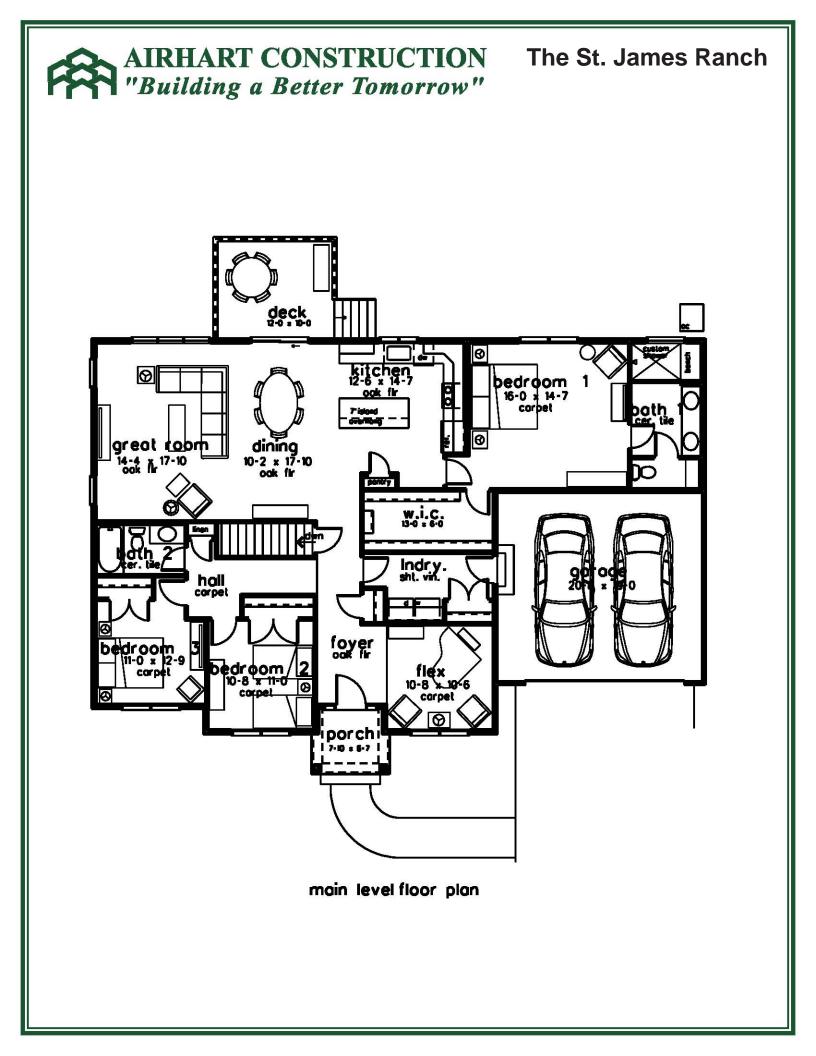
FEATURES:

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard though large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.

- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Artist renderings and floor plans are for illustration purposes only, changes or modifications may occur without notice.



(630) 293-3000 www.AirhartConstruction.com



The Macrae Ranch



The Macrae Ranch

Garden series - 1635

The Macrae's large front porch adds charm to the striking design of this ranch home. The open floor plan is ideally suited for easy living. With ample storage, great living spaces, and laundry room just in the right location, this home lives large.

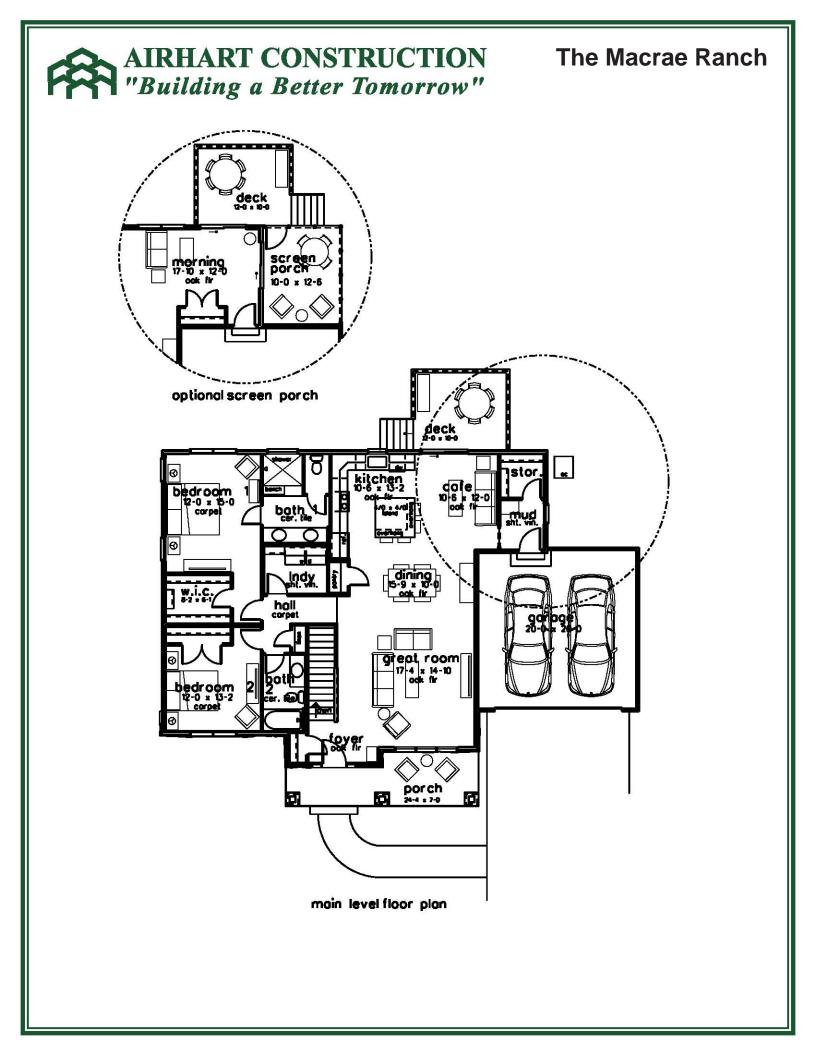
FEATURES:

- Porch: The generous covered front porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: Includes three large windows overlooking the front porch, oak flooring, and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes expansive island with seating on 2 sides, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking rear yard
- Sitting Room: This sunny multi use room, which can be used as a breakfast area, is open to the kitchen and leads to deck • overlooking rear yard, includes oak flooring
- Mud Room: Light filled entry from garage includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet



- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls, and a high set window
- Bathroom 2: Full bathroom located discretely off the hall
- Bedroom 2: This room includes a large closet, double windows overlooking the front yard, and could be used as a home office
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Optional 2nd floor available which includes loft, bathroom and additional bedroom
- Artist renderings and floor plans are for illustration purposes only, changes or modifications may occur without notice.





The Macrae - 2 Story



The Macrae - 2 Story Garden series - 2295

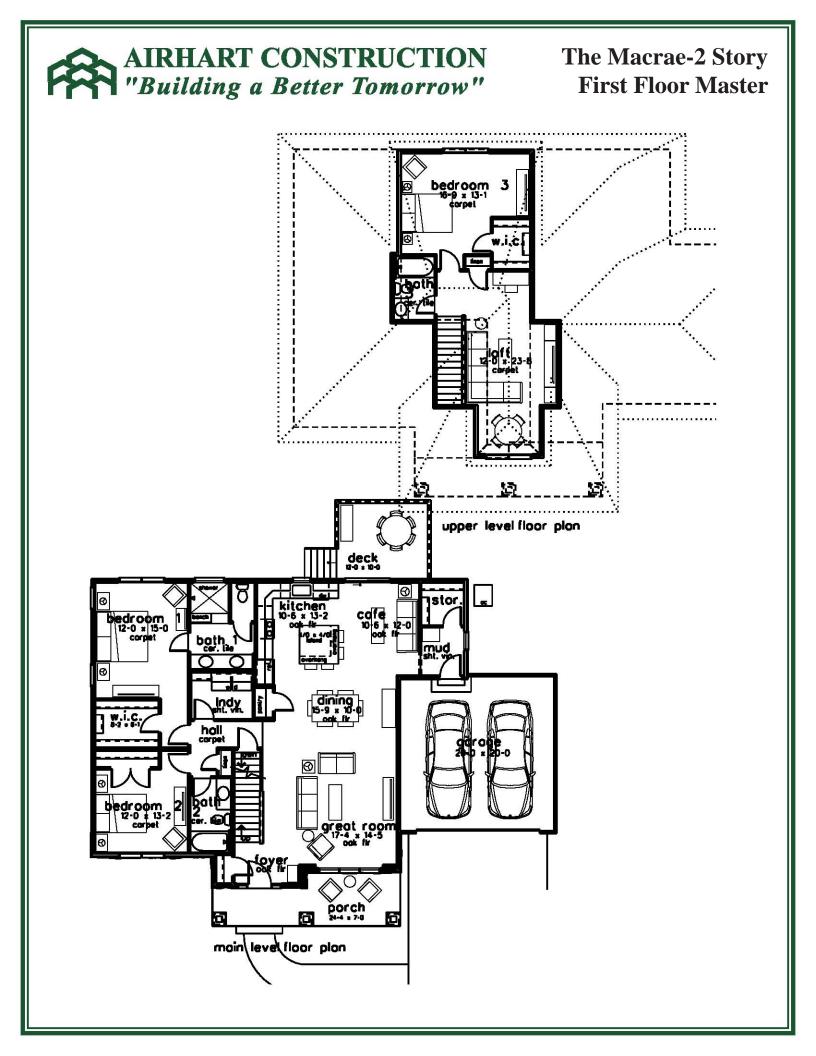
The Macrae's large front porch adds charm to the striking design of this ranch home. The open floor plan is ideally suited for easy living. With ample storage, great living spaces, and laundry room just in the right location, this home lives large. The upper level includes an additional bedroom and loft space for home office, art studio, etc.

FEATURES:

- Porch: The generous covered front porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: Includes three large windows overlooking the front
 porch, oak flooring, and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes expansive island with seating on 2 sides, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking rear yard
- Sitting Room: This sunny multi use room, which can be used as a breakfast area, is open to the kitchen and leads to deck overlooking rear yard, includes oak flooring
- Mud Room: Light filled entry from garage includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet



- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls, and t a high set window
 - Bathroom 2: Full bathroom located discretely off the hall
- Bedroom 2: This room includes a large closet, double windows overlooking the front yard, and could be used as a home office
- Loft: This open space offers a lot of options, such as a great art studio, computer room, craft space, game room, etc. Includes large linen closet for storage. This space also could be turned into a 4th bedroom!
- Bedroom 3: Includes walk-in closet, this bedroom overlooks the rear yard through 2 large windows
- Bath 3: Full bath with easy access from bedroom 3 and loft
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- · Full basement
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The Cloverdale



The Cloverdale Ranch

Garden series - 1915

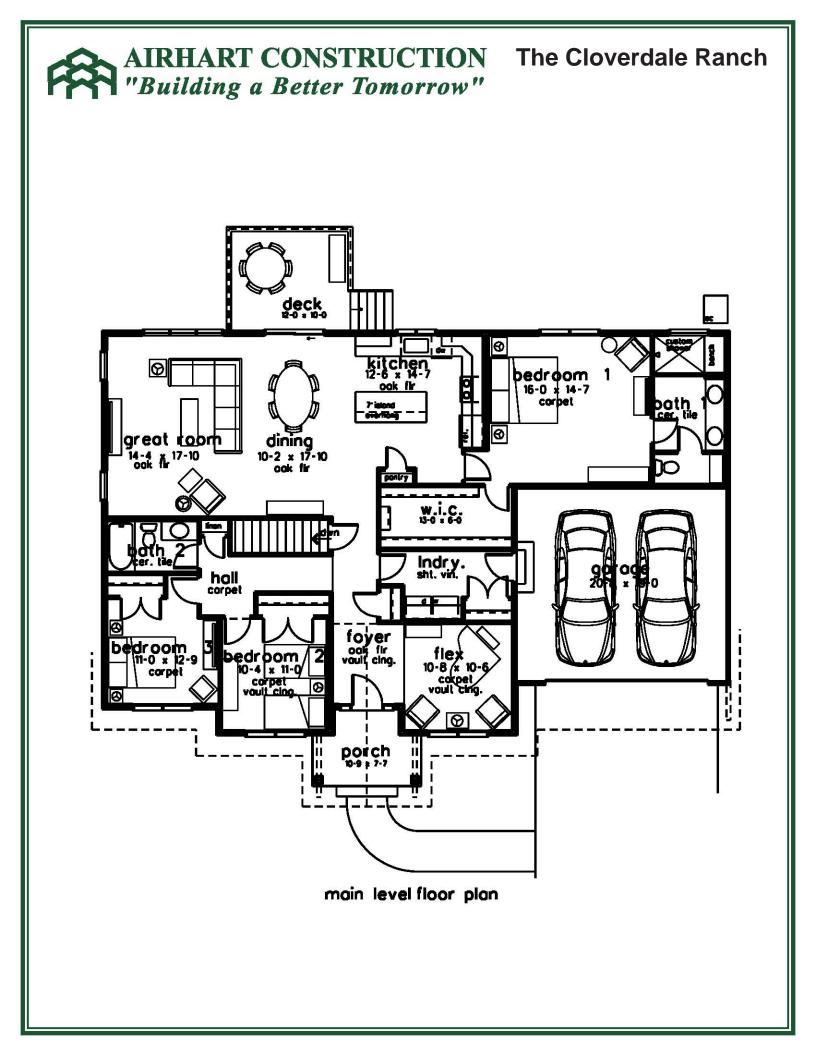
The Cloverdale delivers ample amenities with extra glass and a modern elevation. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

FEATURES:

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard though large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.

- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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AIRHART CONSTRUCTION "Building a Better Tomorrow" The Leyland Ranch



The Leyland Ranch

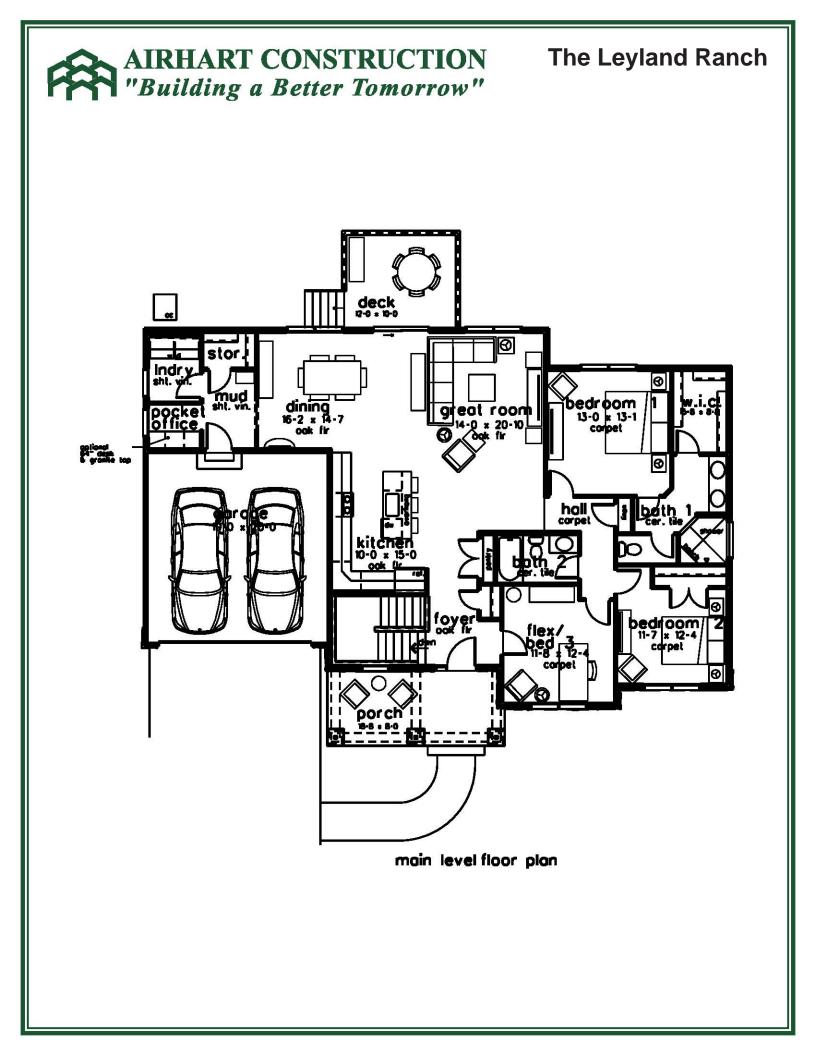
The Leyland's single story provides an ease of living with its open floor plan and well designed spaces. The large kitchen is open to the great room and dining room which look out through expansive windows to the back yard. Just off the dining area is ample storage and easy access to the laundry room as well as an innovative pocket office. This inviting floor plan, including master bedroom and 2 additional bedrooms, has everything you need.

FEATURES:

- Porch: The expansive covered porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes coat closet, oak flooring, plenty of light and open stairs to the lower level
- Great Room: Includes oak floor, two large windows overlooking the rear yard, and open to the kitchen and dining
 room; perfect for entertaining
- Dining Room: This large space is open to the great room and includes oak flooring with views and access to the rear yard
- Kitchen: Boasts expansive island with sink over-looking the great room, oak flooring, custom cabinetry, stainless steel appliances, large pantry, and granite counter tops with stainless steel sink
- Pocket Office: This clever use of space located off the rear hall provides the perfect area to handle the busyness of life
- Laundry Room: Light filled laundry room off the rear hall is ideally located near kitchen
- Mud Room: Includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen

- Bedroom 1: The master bedroom suite showcases 2 bright windows overlooking the rear yard
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity, custom corner shower with tile floors and walls, a high set window, and a large walk in closet
- Bathroom 2: Full bathroom located discretely off the hall near bedroom 2 and the office/flex room
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Office/Flex/Bedroom 3: This space provides plenty of possibilities and can be used as home office, bedroom, TV room, etc.
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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The Avery



The Avery Ranch Garden series - 1915

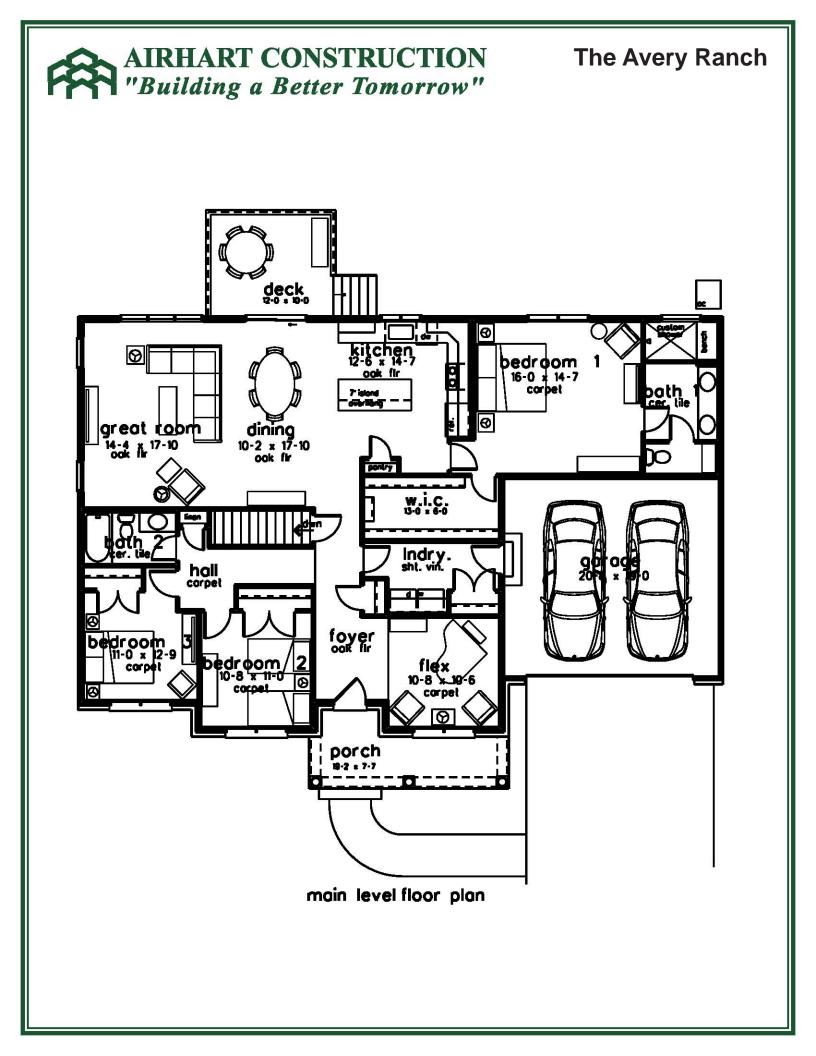
The Avery delivers ample amenities with a traditional brick elevation. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

FEATURES:

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard though large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.

- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Artist renderings and floor plans are for illustration purposes only, changes or modifications may occur without notice.





The Chestnut Hill



The Chestnut Hill Garden series - 2751

The Chestnut Hill's large front porch and craftsman exterior invite you into this home. The main level provides plenty of opportunity for entertaining with its wide open floor plan as well as providing cozy, personal spaces. The office provides a private place to get away. The master bedroom and luxurious master bath complete the main floor. The upper level includes a spacious loft as well as 2 additional bedrooms and full bathroom.

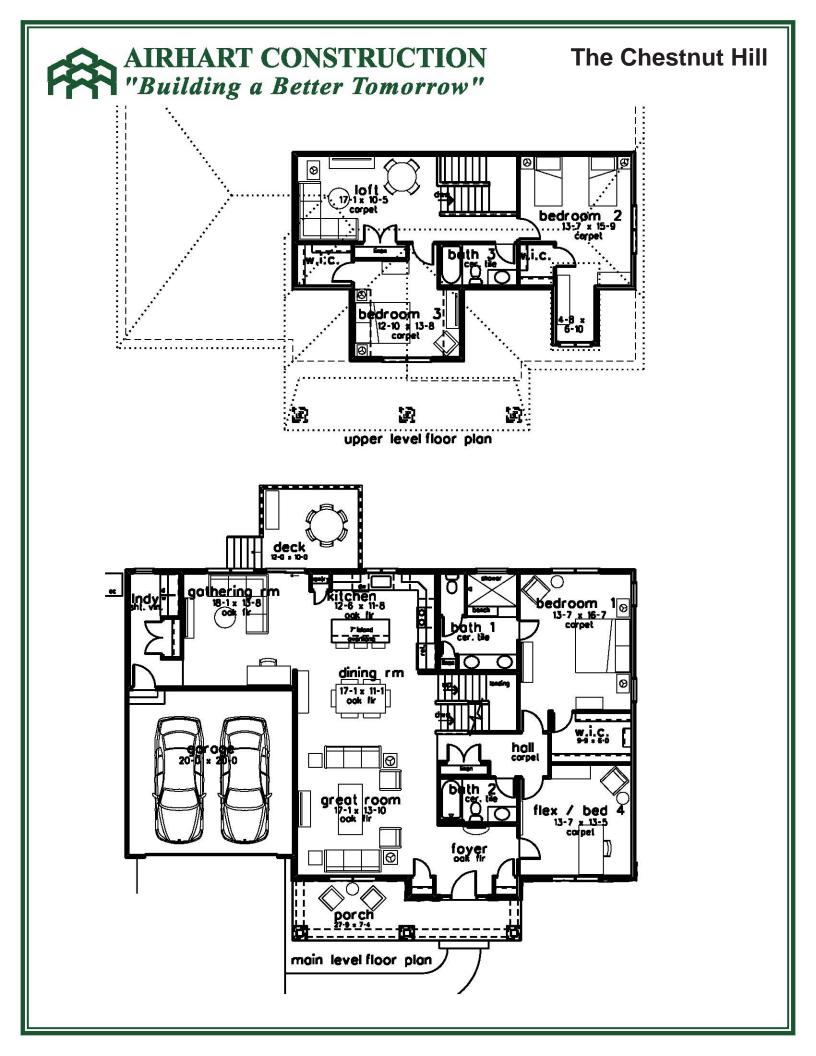
FEATURES:

- · Covered Front Porch: Welcomes you to the home and provides plenty of room for seating
- · Foyer: Expansive foyer includes 2 coat closets and oak flooring
- Great Room: Includes two large windows overlooking the front porch and oak flooring
- Dining Room: Includes oak flooring is open to the great room and kitchen
- Kitchen: Boasts expansive island, oak flooring, custom cabinetry, stainless steel appliances, and granite counter tops with stainless steel sink which overlooks the rear yard through. 2 windows.
- Gathering Room: This sunny multi-use room is open to the kitchen, looks out onto the rear yard, and includes oak flooring
- Laundry Room: Light filled laundry room includes rear hall closet and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks on a large vanity, custom shower with tiled floor and



walls and a high set window, and a linen closet for extra storage

- Office/Flex: This dual-use space can be used as home office, overflow bedroom, TV room, etc.
- Bathroom 2: Full bathroom located discretely off the rear hall near office/flex room with a large linen closet near by
- Nine foot ceilings throughout the main level
- Loft: This open space provides lots of options from a great art studio, computer room, craft space, game room, etc. includes large linen closet for storage
- Bedroom 2: This bright room includes a walk in closet, 2 sets of double windows, and a fun nook overlooking the front yard
- Bedroom 3: Includes a large double window and a walk-in closet
- Bath 3: Full bath with easy access from bedrooms 2 & 3
- Optional Deck: 12'0" x 10'0" provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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Premier Series Floor Plans





The Carlton



The Carlton

This traditional style home offers exceptional living and entertaining opportunities. The open kitchen serves as an excellent gathering area with easy access to the great room and dining. A covered entry with porch, shown with the stone option, provides a warm and inviting exterior.

FEATURES:

· Foyer: spacious entry with closet and open views to the den

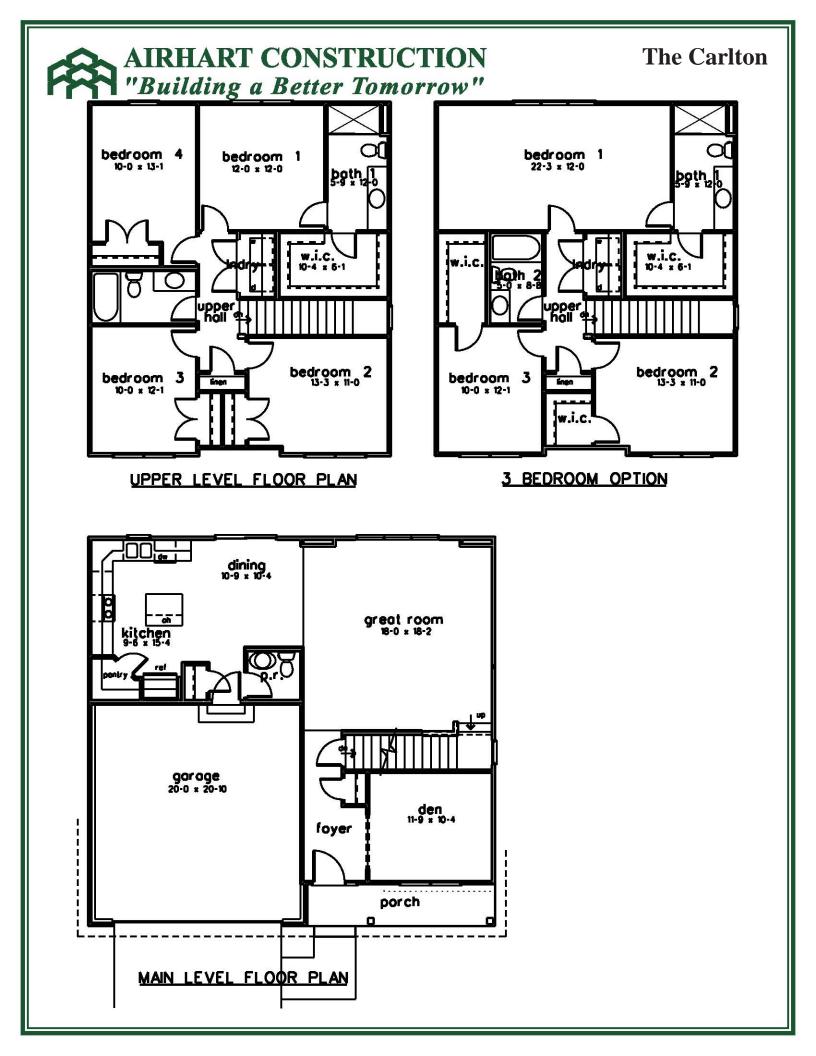
• Den: 11'9' x 10'4" a spacious first floor room with large windows overlooking the front porch

• Great Room: 18' x 18'2" this generous room boasts triple windows, creating a light-filled room

- Kitchen: 9'6" x 15'4" this wonderful family kitchen has an island with eating bar, windows over the sink, spacious walk-in pantry, custom crafted cabinetry and stainless steel appliances
- Breakfast Room: 10'9" x 10'4" convenient access to the rear yard through the patio door
- Powder Room: features a pedestal sink
- Master Bedroom: 12' x 12' houses two large windows and a full bathroom
- Master Bathroom: full bathroom and large 10'4" x 6' walk-in closet

- Bedroom 2: 13'3" x 11' includes a closet and large windows
- Bedroom 3: 10' x 12'1" includes a closet and large windows
- Bedroom 4: 10' x 13'1" includes a closet and a window overlooking the backyard
- Bath 2: full bathroom with a nearby linen closet
- Second floor laundry room
- 9' ceilings on the first floor
- Full basement
- 2 car attached garage (Shown with optional windows in the garage door)





The Glen Arbor

AIRHART CONSTRUCTION "Building a Better Tomorrow"



The Glen Arbor Premier Series—1700

This innovative ranch design provides an abundance of bright sunny living areas and flexible multipurpose rooms set in a dramatic open floor plan.

FEATURES:

• Foyer: spacious and open entry with coat closet and 9' ceiling

• Bedroom 3: 13'5"x 10'6" features a large sunny windows at the font of the home perfect for a home office

- Bedroom 2: 10'x11'9" quiet and private bedroom retreat with nearby full bathroom
- Bathroom 2: full bathroom near bedroom 2 and bedroom 3
- Great Room: 15'8"x 14'4" bright and airy room with

9'ceilings, and triple windows. This open layout provides plenty of entertainment opportunities.

• Dining room: 9'4" x 13'4" open to the kitchen and great room, may be formal or informal

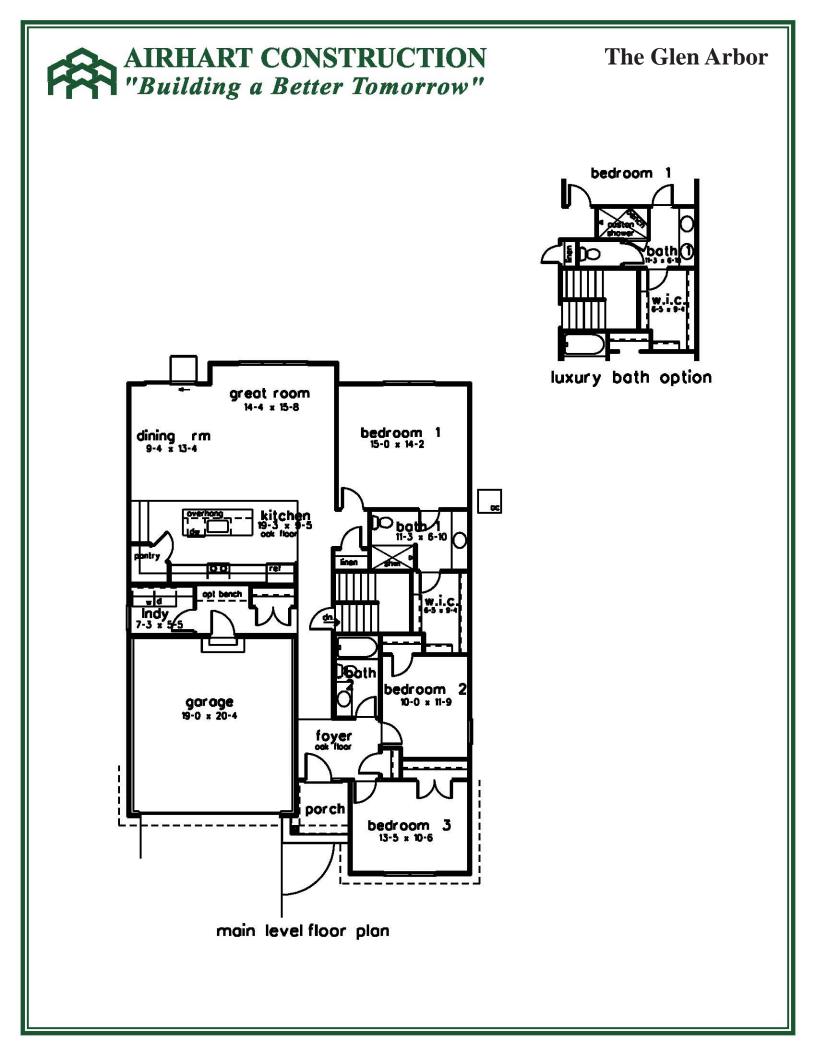
• Kitchen: 19'3" x 9'5" features oak floors, stainless steel appliances, custom cabinets and a large pantry. The kitchen is

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open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking

- Bedroom 1: 15' x 14'2" with 9' ceiling and views to rear yard
- Master Bathroom: with long vanity, spacious shower, and large walk-in closet
- Main floor laundry room
- Mud room with space for an optional bench and coat closet
- Two car attached garage
- Full basement







The Sinclair



The Sinclair

This traditional home offers exceptional living and entertaining opportunities. The spacious kitchen serves as an excellent gathering area with easy access to the great room and breakfast room.

FEATURES:

• Foyer: spacious entry is flooded with light from the soaring two-story ceiling, which holds a bright, large window

• Living Room/Den: 11'6" x 12' angled entry and large windows overlooking the front yard

• Family Room: 15' x 15' generous room boasting triple windows which create a sunny room

• Kitchen/Breakfast Room: 19'2" x 15' this wonderful kitchen has custom cabinetry, a large center island with eating bar, a walkin pantry and stainless steel appliances. The spacious breakfast area is perfect for family gatherings, and has large sliding glass door to the backyard.

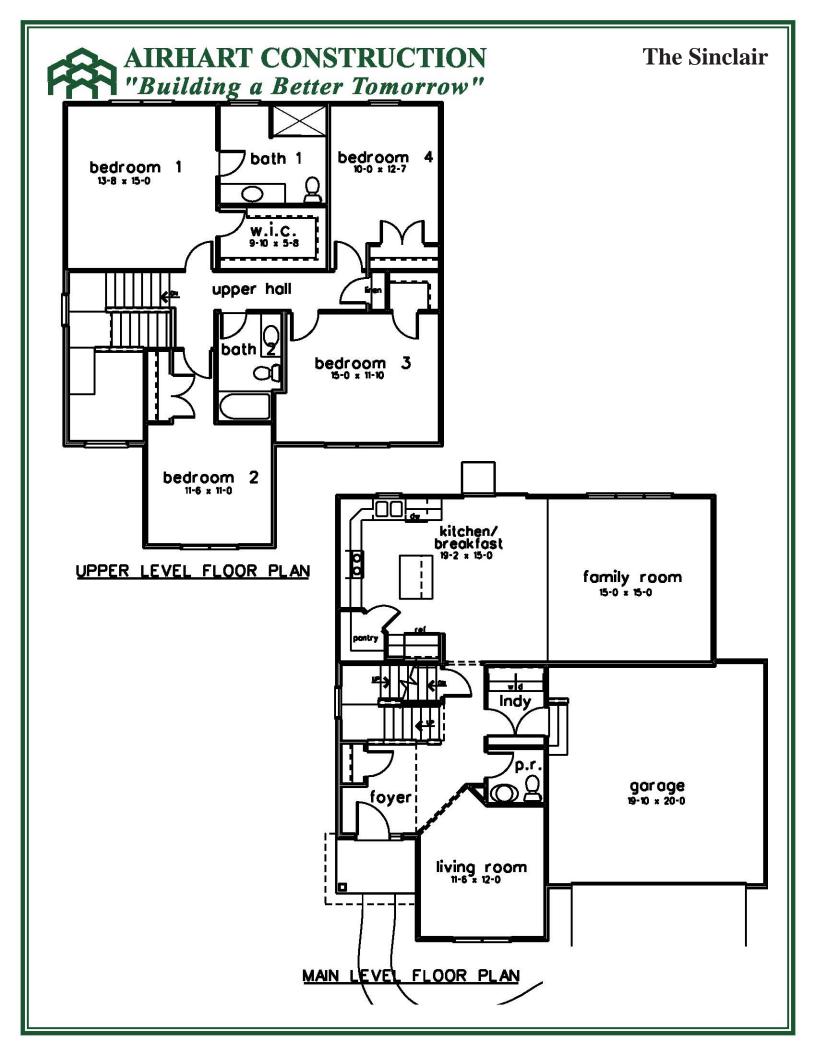
- Powder Room: features a pedestal sink
- Staircase: features a window and a two-story foyer, which creates a light-filled upper hallway.
- Master Bedroom: 13'8" x 15' has two large windows, an oversized walk-in closet, and a bathroom



- Master Bathroom: full bathroom with a sunny window
- Bedroom 2: 11'6" x 11' includes closet and large windows
- Bedroom 3: 15' x 11'10" includes walk-in closet and large windows
- Bedroom 4: 10' x 12'7" closet and window overlooking the backyard
- Bath 2: full bathroom with nearby linen closet
- First floor laundry
- 9' first floor ceilings
- · Full basement
- 2 car attached garage (Shown with optional windows in the garage door)

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The Oakfield



Elevation A

Elevation C





Elevation B

The Oakfield

This well-designed plan provides many amenities that you would expect to find in a ranch home today. The master suite features a wonderful bathroom with a large walk-in closet, and the great room is open to the kitchen, breakfast and dining room, providing a great place to entertain.

FEATURES:

- Foyer: 10'4"x8'10" spacious and open entry with window, coat closet and 9' ceiling
- Den/Bedroom 3: 12' x 11'9" large sunny window and large closet
- Bedroom 2: 12'x10'7"
- Bathroom 2: full bathroom
- Dining Room: 12'3"x 12'11" open to great room and kitchen, 9'ceilings, and two large windows. This open layout provides plenty of entertainment opportunities.
- Great Room: 14'3"x15' triple windows, open to kitchen and dining room

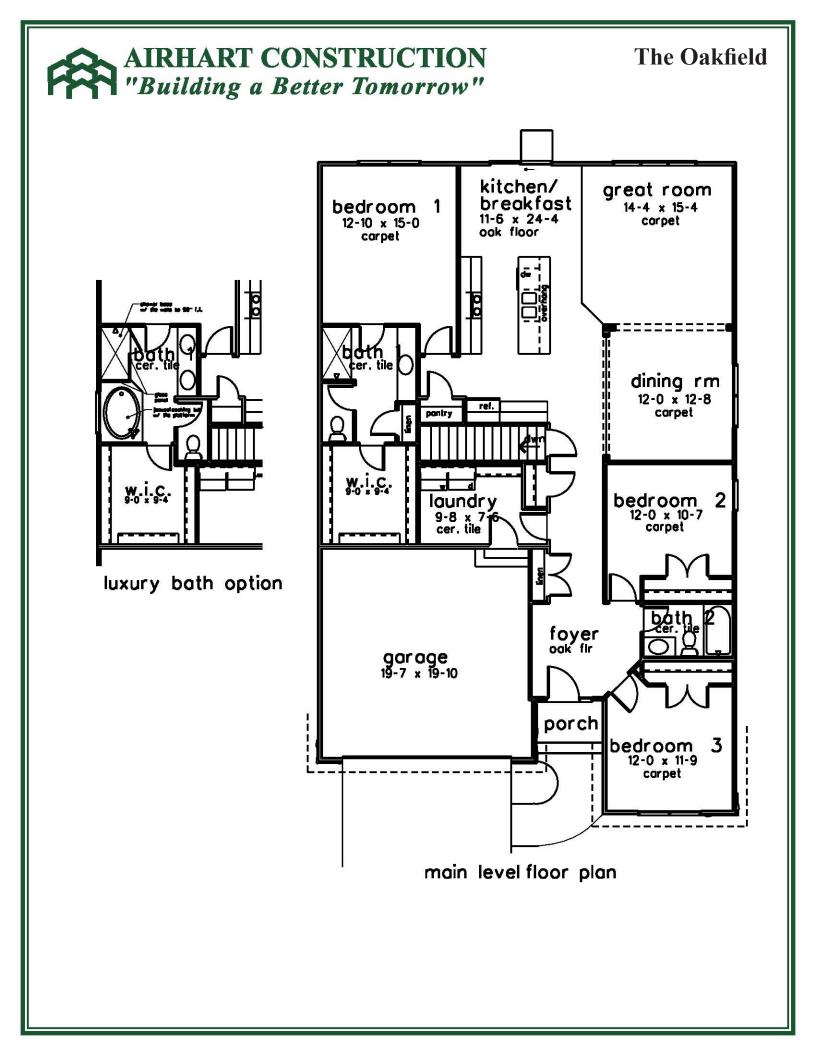
• Kitchen: 11'6" x 14'8" features stainless steel appliances, custom cabinets and a pantry. The kitchen is open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking.

- Breakfast Room: 9'8" x 11'6" open to the great room and features a sliding glass door
- Bedroom 1: 12'10" x 15' with 9' ceiling and views to the backyard
- Master Bathroom: has a spacious full bathroom and a large walk-in closet
- Laundry Room: 10'9" x 7'5" located on the main floor
- Two car attached garage (Shown with optional windows in the garage door)
- Full basement

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The Lynford



The Lynford Premier Series—1707

This innovative ranch design provides an abundance of bright sunny living areas and flexible multipurpose rooms set in a dramatic open floor plan. The Lynford design features a three car tandem garage.

FEATURES:

• Foyer: spacious and open entry with coat closet and 9' ceiling

• Bedroom 3: 13'5"x 10'6" features a large sunny windows at the font of the home perfect for a home office

- Bedroom 2: 10'x11'9" quiet and private bedroom retreat with nearby full bathroom
- Bathroom 2: full bathroom near bedroom 2 and bedroom 3
- Great Room: 13'1"x 14'1" bright and airy room with

9'ceilings, and triple windows. This open layout provides plenty of entertainment opportunities.

• Dining room: 9'6" x 13'1" open to the kitchen and great room, may be formal or informal

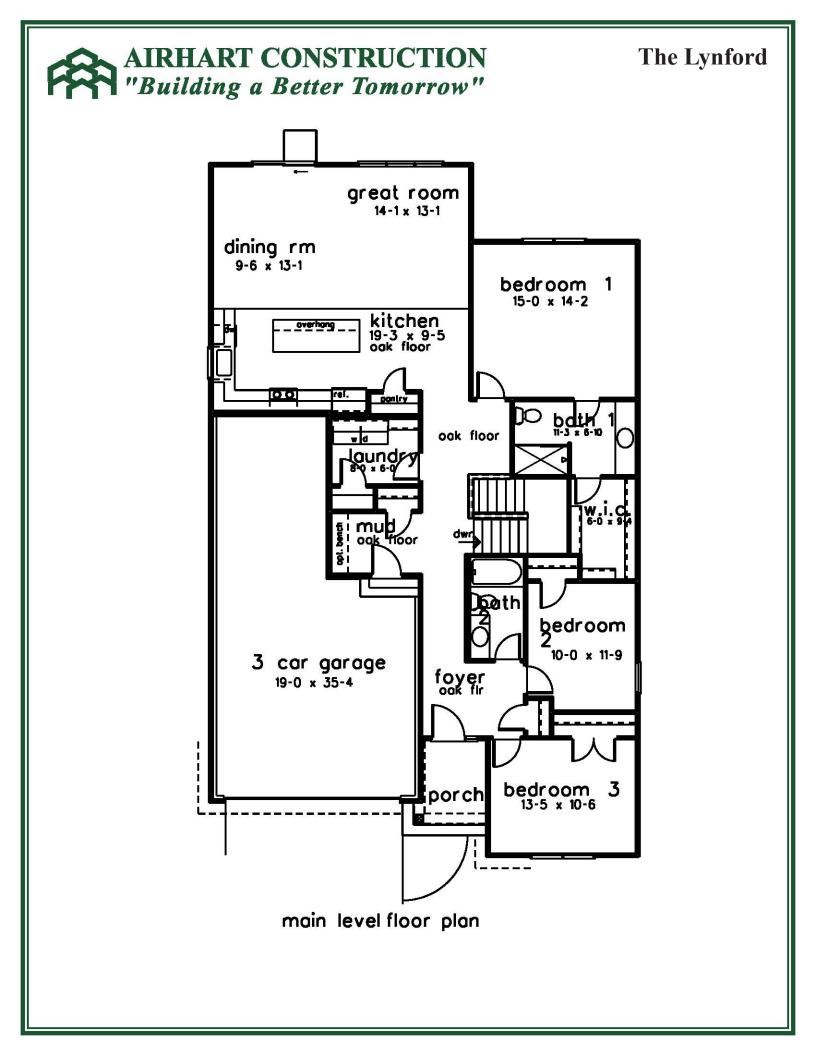
• Kitchen: 19'3" x 9'5" features oak floors, stainless steel appliances, custom cabinets and a large pantry. The kitchen is

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open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking

- Bedroom 1: 15' x 14'2" with 9' ceiling and views to rear yard
- Master Bathroom: with long vanity, spacious shower, and large walk-in closet
- · Main floor laundry room with an extra closet
- Mud room with space for an optional bench and coat closet
- Three car attached garage
- · Full basement





The Legacy

AIRHART CONSTRUCTION "Building a Better Tomorrow"



The Legacy Premier Series_2523

The Legacy is a spacious family home which includes 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. New home design features include a second floor laundry room, first floor mud room, and a kitchen fit for families of any size.

FEATURES:

• Foyer: the beautiful covered entry leads to the open foyer, which features two sidelight windows, a coat closet, and 9' ceiling

• Living Room/Den: 11'x 11' can easily be transformed into a first floor bedroom.

• Great Room: 18'4"x15' three windows, 9' ceiling, open to kitchen and dining area

• Kitchen: 15'3" x 8'4" features island with eating bar, stainless steel appliances, custom cabinets and a walk-in pantry. The kitchen is open to the great room/dining area. Sink is set on an angle under two corner windows.

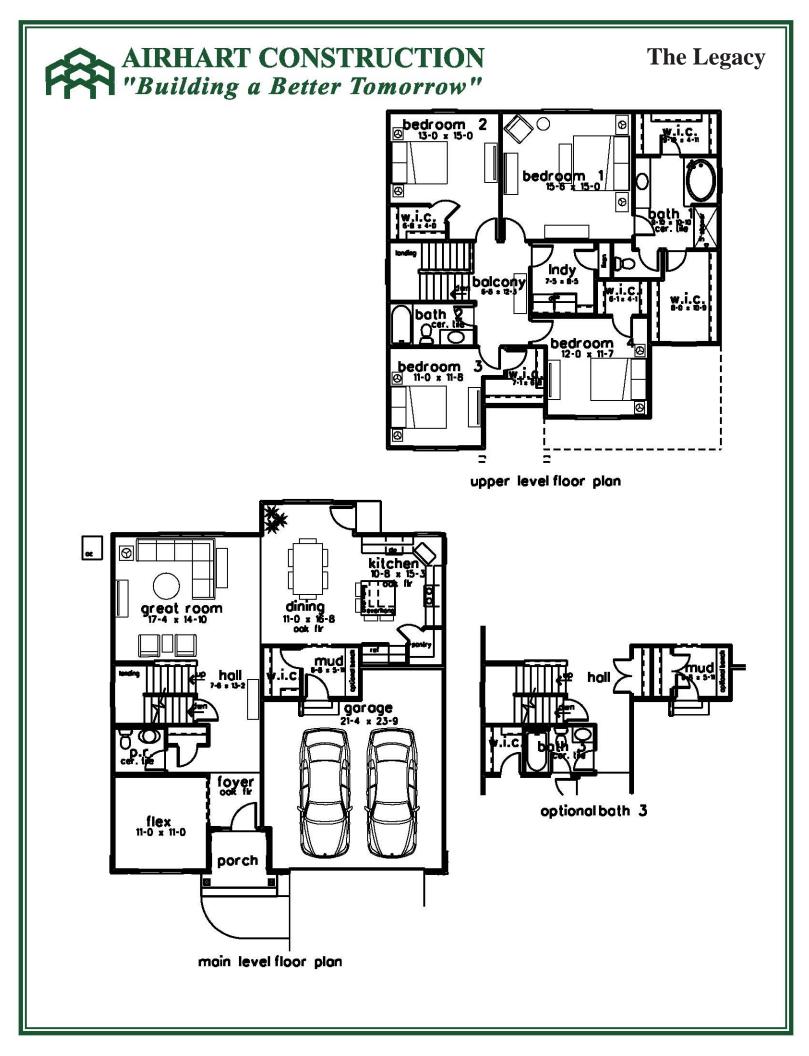
• Dining Area: 12' x 15'4" open to the great room, features a pepper box bay with a sliding glass door to rear yard. This ample eating area can fit a large family table and hutch.

• Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks and sitting bench for a creative way to store the kids' backpacks and sports equipment.



- Bedroom 1: 16'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: has a long vanity, shower, separate soaking tub, linen closet an oversized 8' x 11'10" walk-in closet.
- Bedroom 2: 13' x 12'7"
- Bedroom 3: 11'x 11'8" features a walk-in closet
- Bedroom 4: 12'x11'7" features a walk-in closet
- Bathroom 2: full bathroom
- Laundry Room: 7'11" x 8'5" second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- · Full basement





The Sandhill





Elevation A

Craftsman Elevation



The Sandhill Premier Series

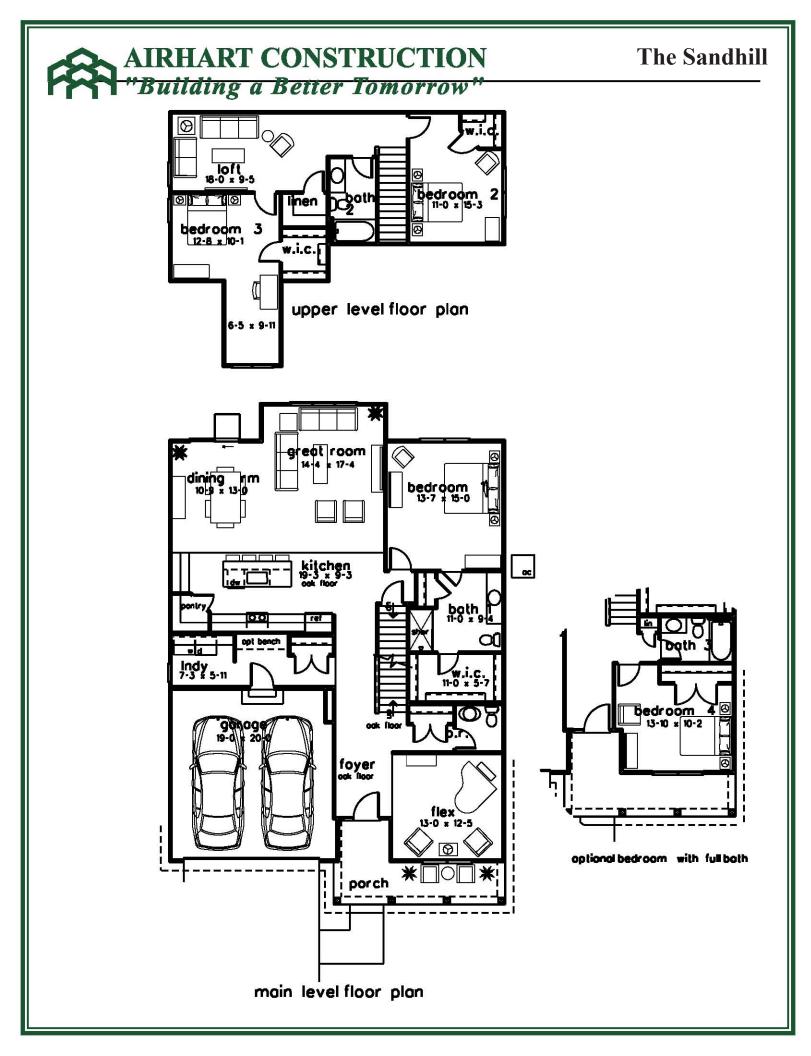
The Sandhill plan is open concept living at its best! This fantastic first floor master plan features comfortable open living spaces, 9' first floor ceilings, 4 bedrooms, 3 bathrooms, a spacious second floor loft, a full basement, and a dramatic kitchen dining/great room area. Stone or brick options are available with a spacious porch.

- **FEATURES:** Foyer: 9' ceiling, coat closet and a side light window
- provides plenty of entertainment opportunities.
- Great Room: bright and open gathering space with triple window and views of breakfast, kitchen and dining rooms
- Kitchen: features an oversized island with eating bar, stainless steel appliances, custom cabinets, granite counters, wood floors and a pantry. The kitchen is open to both the great room and dining room.
- · Bedroom 1: Spacious first floor master bedroom
- Master bathroom features a long vanity, shower, linen closet and a large walk-in closet
- Bedroom 2: first floor bedroom may also be used as a home office or flex room
- Bathroom 2: full bathroom with nearby linen closet



- Laundry room on the first floor
- Dining Room: open to kitchen and great room. This open layout Bedroom 3: generously sized second floor bedroom with a walk-in closet and nearby full bathroom and loft
 - Bedroom 4: generously sized bedroom with a sitting/study area, walk-in closet and nearby full bathroom and loft
 - Loft: located on the second floor makes a great family room
 - Bathroom 3: full bathroom located on the second floor. A generous linen closet is located nearby.
 - · Full basement
 - Two car attached garage





The Rockwell



The Rockwell Premier Series—2541

This striking modern traditional home features a covered front entry, an open floor plan boasting four bedrooms, 2¹/₂ bathrooms, a away room and an airy great room with tall windows.

FEATURES:

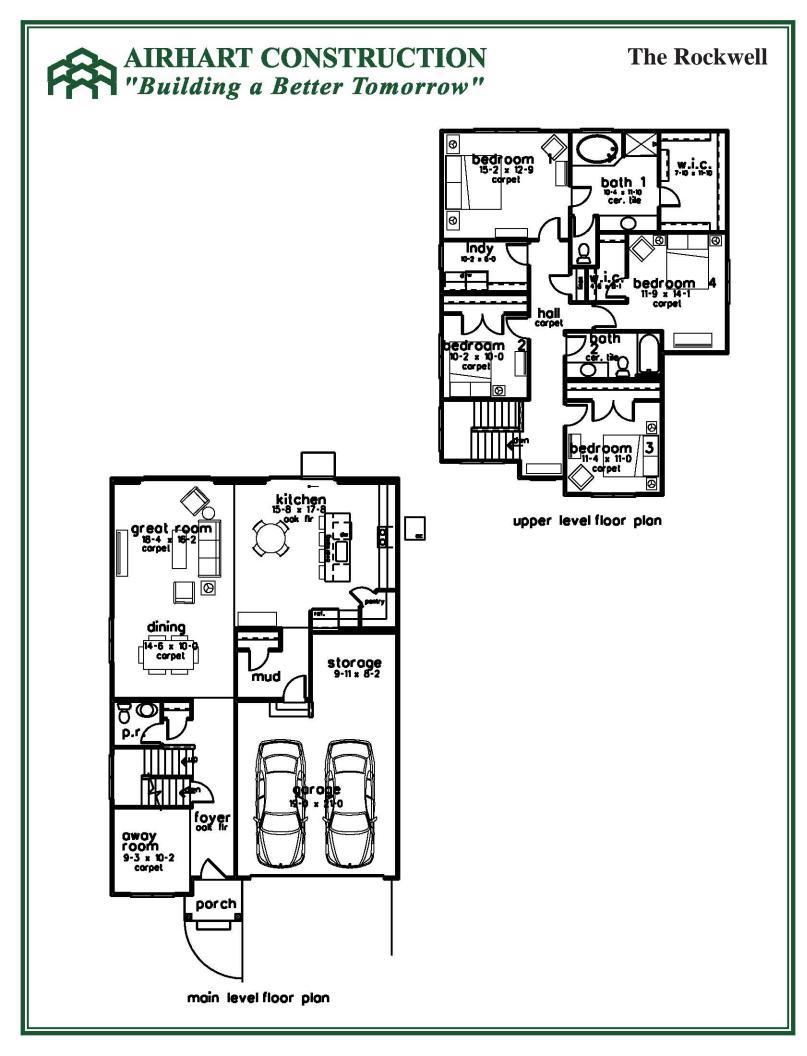
- · Foyer: spacious entry with wood floors
- Away Room: 9'3" x 10'2" off foyer featuring large double windows. Great for piano or home office
- Dining Room: 14'6" x 10'9" features large double windows
- Great Room: 18'4" x 16'2" boasts triple windows, which create a light and airy environment for family gatherings
- Kitchen: 17' 8" x 15'8" luxury kitchen showcases a large pantry, long center island with eating bar, custom crafted cabinetry, stainless steel appliances and oak floors.
- Powder Room: houses a pedestal sink
- Mud room: from garage to kitchen with coat closet
- Master Bedroom: 15'2" x 12'9" spacious bedroom retreat with adjoining private bath.

- Master Bath: includes an expansive walk-in closet, private water closet, soaking tub with a window set above. This allows bright light into the room and a separate shower.
- Bedroom 2: 10[°]0" x 10[°]2"
- Bedroom 3: 11'4" x 11'
- Bedroom 4: 14'1" x 11'9" features a walk-in closet
- Bath 2: full bath
- Second floor laundry room
- Full basement
- 2 car attached garage with extra storage area
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice. Please review the Construction Standards and Energy Features brochure and contract blueprint for detailed information.



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The Larkspur



The Larkspur

The Larkspur is a spacious family home, including 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. This home has the option to convert the first-floor study and dining room into a fifth bedroom with a full bathroom.

FEATURES:

• Foyer: covered entry leads to the open foyer, which features two sidelight windows and a 9' ceiling

• Study: 11' x 10' can easily be transformed into a fifth bedroom on the first floor, having a full private bathroom and a walk-in closet to replace the dining room. Bedroom 5 would be 11' x 15'6".

• Dining Room: 14' x 11' can be transformed into a full bathroom and closet if the study is converted into a fifth bedroom. Bedroom 5 would be 11' x 15'6".

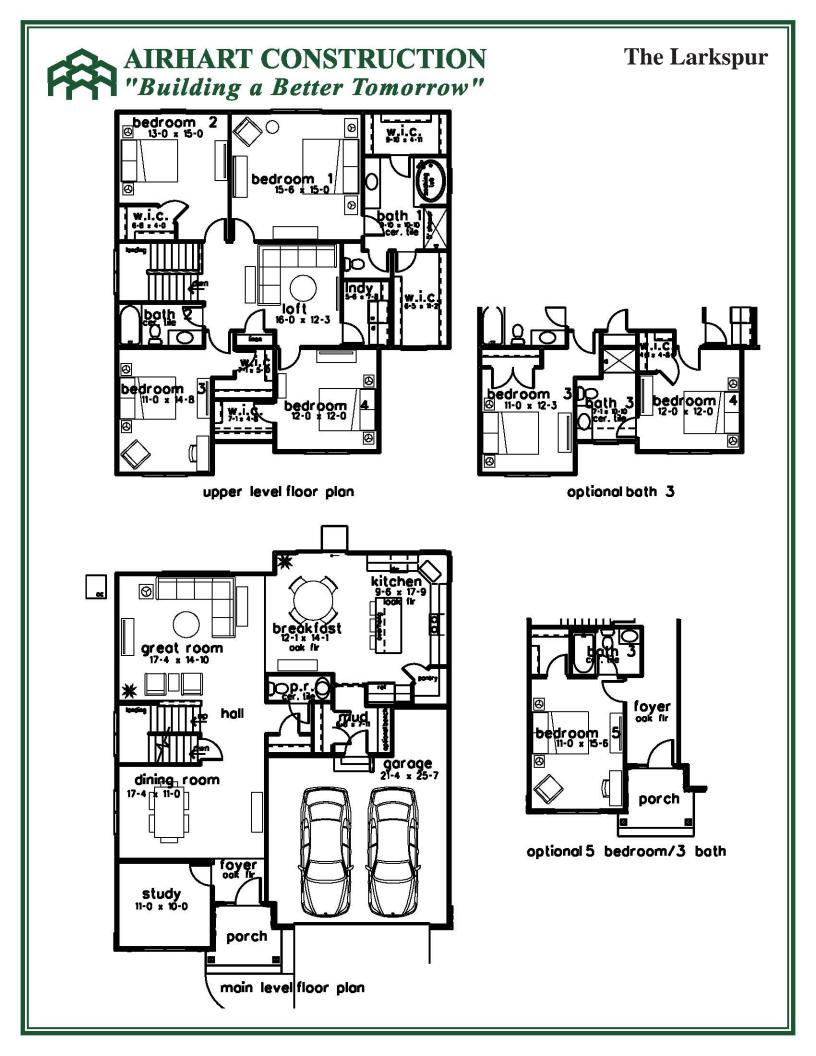
Great Room: 18'4" x 14'10" three windows, 9' ceiling, open to kitchen and breakfast room

• Kitchen: 15'3" x 8'4" features island with eating bar, stainless steel appliances, custom cabinets and a walk-in pantry. The kitchen is open to the great room/ breakfast room. Sink is set on an angle under two corner windows.

Breakfast Room: 12' x 14'1" open to the great room, features a sliding glass door to rear yard. This ample eating area can fit a large family table and hutch.
Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks and sitting bench for a creative way to store the kids' backpacks and sports equipment.

- · Powder Room: first floor half-bath near the coat closet
- Bedroom 1: 16'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: features a long vanity, shower, separate soaking tub, linen closet, and an oversized walk-in closet
- Bedroom 2: 13' x 12'7"
- Bedroom 3: 11' x 14'8" features a walk-in closet
- Bedroom 4: 12' x 15'7" features a walk-in closet
- Bathroom 2: full bathroom
- Laundry Room: second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- Full basement





The Maple Hill



The Maple Hill

The Maple Hill is a spacious family home, including 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. This home has the option to convert the first-floor flex and powder room into a fifth bedroom with a full bathroom and walk-in closet.

FEATURES:

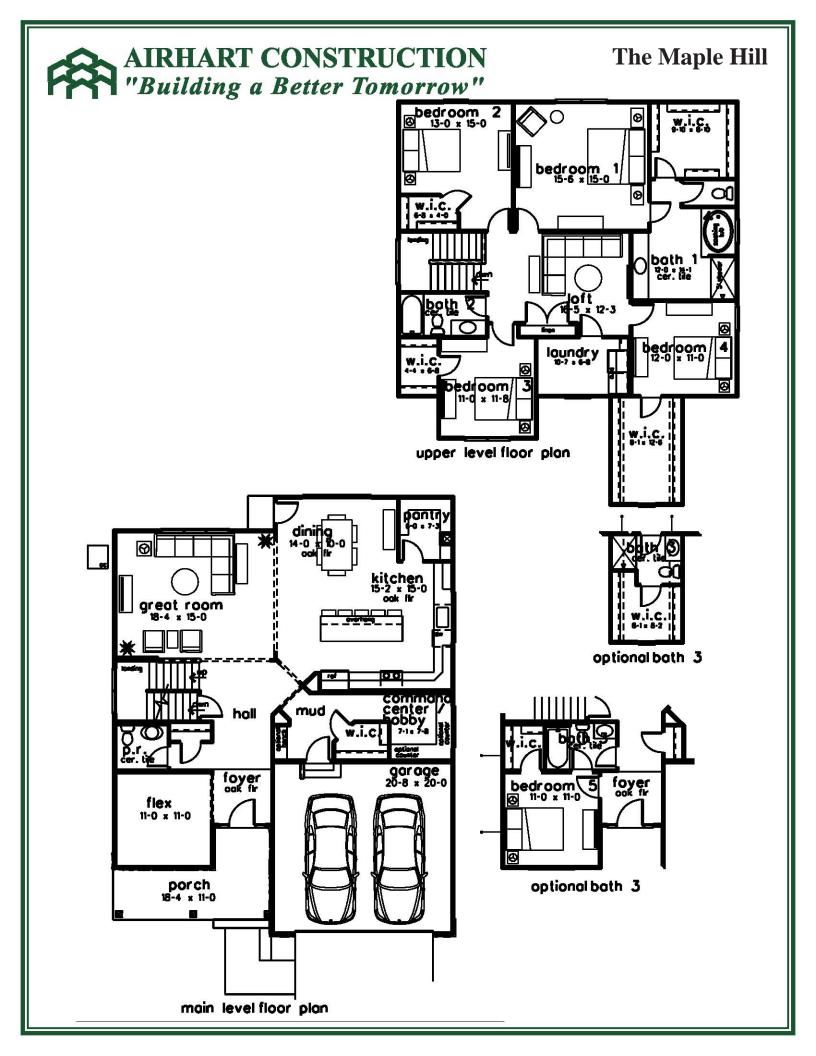
- · Foyer: covered entry leads to the open foyer, which features two sidelight windows and a 9' ceiling
- Flex: 11' x 11' can be used as a study or living room or transformed into a fifth bedroom on the first floor, having a full private bathroom and a walk-in closet. Bedroom 5 would be 11' x 11'.
- Great Room: 18'4" x 15' three tall windows, 9' ceiling, open to the kitchen and dining room
- Kitchen: 15'2" x 15' features long island with eating bar, stainless steel
- appliances, custom cabinets and a spacious walk-in pantry 6' x 7'3". The kitchen is open to the great room/dining room.
- Dining Room: 14' x 10' open to the great room, features three windows and a swing door to the rear yard. This ample eating area can fit a large table and hutch.
- · Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks, sitting bench, or countertops for a creative way to
- store the kids' backpacks, sports equipment, or add hobby center.
- Powder Room: first floor half-bath near the coat closet

- · Bedroom 1: 15'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: features a long vanity, shower, separate soaking tub, linen closet, and an oversized 9'10" x 8'10" walk-in closet
- Bedroom 2: 13' x 15' features a walk-in closet
- Bedroom 3: 11' x 11'8" features a walk-in closet
- Bedroom 4: 12' x 11' features a walk-in closet and an optional private bath
- Bathroom 2: full bathroom
- Loft: 16'5" x 12'3" makes a great study or TV area for the family
- Laundry Room: second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- Full basement
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice. Please review the Construction Standards and Energy Features brochure and contract blueprint for detailed information.



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A DEVELOPMENT PROPOSAL FOR PROPERTY LOCATED AT MUNHALL AVE AND S. TYLER ROAD, ST CHARLES, ILLINOIS

SIMILAR PROJECT EXPERIENCE

The following projects illustrated in this section have been, or currently are being, designed and developed by Airhart Construction. They are examples of development projects similar in scale, housing and scope of the proposed. For each of these projects, the enclosed data sheets include a project description, design aspects, development objectives, site plan and demographics.

- The Cottages at College Station Wheaton, Illinois
- The Row Homes at Courthouse Square Wheaton, Illinois
- **Fisher Farm Manor Homes** Winfield, Illinois
- The Townhomes at Mackenzie Place Wheaton, Illinois
- Park Place Cottages Lombard, Illinois
- Stafford Place Warrenville, Illinois

College Station

College Station was a redevelopment of decaying properties located on the eastern edge of Wheaton, near the College Avenue train station. Airhart Construction put under contract 3 abandoned homes and a mixed use commercial and residential building and originally rezoned

the properties into an 18 unit townhome development. The housing crash of 2007-2011 put the development completely on hold prior to building a townhome.

Revived in 2012, College Station was redesigned and developed into 14 single family cottage style row homes on small lots (30 feet wide by 70 feet deep). The homes border a common drive isle and landscaped



courtyard. The development included underground detention storage, redevelopment of existing public streets along with a comprehensive landscape plan for the new neighborhood. The home designs focused on modern living requirements while aesthetically blending with the existing neighborhood. The homes were sized from 1,350 square feet to 2,000 square feet.

Demographics of College Station

Total Lots:	14	
Total Occupied:	14	100%
Households with school age children:	2	14%
Households with 2 adults:	10	71%
Households with 1 adult:	4	29%
Households with working adult:	14	100%
Households with retired adult:	0	0%

Courthouse Square

Wheaton _____

Courthouse Square is an adaptive re-use of the Historic DuPage County Courthouse property. This development focused on providing a historic context of the structures and the enviable downtown location to provide a vibrant residential redevelopment of the property.

Airhart Construction teamed with Focus Development on acquisition, zoning, TIF agreement with Wheaton and redevelopment of the property into row homes, mid-rise condominiums, and commercial office space.



Airhart Construction handled the

design, development and construction of the 43 row homes which were focused on the luxury buyer looking for an in-town location. The row homes were constructed around raised courtyards that provided heavily landscaped open areas and private patios for the owners, unique to a downtown development. In addition, the row homes had roof terraces which provided additional outdoor living space to enjoy views of the courtyards and surrounding neighborhood.

Demographics of Courthouse Square

Total Lots:	42	
Total Occupied:	41	97.6%
Households with school age children:	4	9.7%
_		
Households with 2 adults:	38	92.5%
Households with 1 Adult:	3	7.3%
Households with working adult:	31	75.6%
Households with retired adult:	10	24.3%

Fisher Farm Winfield

Fisher Farm is a neighborhood of low maintenance manor homes developed on an open parcel surrounded by developed properties. Airhart Construction put under contract the vacant property, annexed and rezoned it into the Village of Winfield. The development included 71 single family lots, a 3 acre pond, 1.6 acres of natural and wetland development, walking trails and the redevelopment of a portion of the Klein Creek Golf Course that is along the western border of Fisher Farm. The homes are situated on smaller (1/8 of an acre) lots and are designed to maximize the scenic views of the golf course, abundant natural areas and tranquil pond.

As part of the planning/marketing for this neighborhood, the Homeowners Association is responsible for the landscaping and snow removal. While originally targeted towards empty nesters who did not want move into attached homes, the common attribute for the buyer of these homes are people who are on the go.

Demographics of Fisher Farm

Total Lots:	71	
Total Occupied or Contracted:	69	97%
-		
Households with children:	9	13%
Number of children under 18 yrs. old:	15	.217
per home		
-		
Households with 2 adults:	66	96%
Households with 1 adult:	3	4%
Households with working adult:	48	70%
Households with retired adult:	21	30%



Mackenzie Place Townhomes

Wheaton

Mackenzie Place is a redevelopment of an existing neighborhood that the City of Wheaton had targeted under their comprehensive zoning plan. Airhart Construction put under contract 13 different properties, appaved

different properties, annexed, rezoned and developed Mackenzie Place into 36 townhomes and 5 single family home properties. The townhomes targeted buyers interested in first floor bedrooms with high amenity finishes. A private road was installed along with 2 ponds and heavy landscaping to provide an aesthetically pleasing environment.

The single family lots bordering the east side of Mackenzie Place on Stoddard Ave. provided a buffer between the townhomes and existing neighborhood. Airhart Construction contracted for an additional property on Stoddard and developed three more single family homes continuing the redevelopment of this area.



Demographics of Mackenzie Place Townhomes

Total Lots:	36	
Total Occupied:	36	<u>94%</u>
Households with school age children:	1	3%
Households with 2 adults:	34	94%
Households with 1 person:	2	6%
Households with working adult:	22	<u>61%</u>
Households with retired adult:	14	<u> </u>

Park Place

Park Place is a redevelopment of a failed bank owned condominium development that did not go vertical. Airhart Construction put the property under contract, rezoned it to unattached

residential under a PUD, reengineered and developed the property utilizing infrastructure installed for the failed condominium including underground detention storage.

Park Place was designed and developed into 6 single family cottage style row homes on small lots (30 feet wide by 70 feet deep). Located only a block from the downtown Lombard commercial district and 2 blocks from the train station the neighborhood was designed with walkability in mind. The homes front on existing streets with large front porches maximizing curb appeal with garages behind accessing a common drive isle. The home designs focus on



modern living requirements while aesthetically blending with the existing neighborhood. Extensive landscaping was installed and a pocket park developed for private usage of the residents.

Demographics of Park Place Cottage Row Homes

Total Lots:	6	
Total Occupied:	6	100%
Households with school age children:	1	16.7%
Households with 2 adults:	4	66.7%
Households with 1 person:	2	33.3%
Households with working adult: Households with retired adult:	6 0	<u>100%</u> 0.0%

Stafford Place Warrenville

Stafford Place is a neighborhood consisting of 3 unique housing types creating a diversity of housing and meeting a variety of buyer needs. Airhart Construction worked with the City of Warrenville who had purchased the property with the goal of bringing in a developer under an RFP to redevelop the property and enhance its aesthetics, usage and value as a key entrance into the municipal center of the city.



We designed the property to have a mix of housing which included 13 Cottage Row Homes along the northern border, 11 low maintenance Garden Homes with first floor master bedrooms internal to the site and 3 traditional lots on Ray Street allowing for custom homes along the south border connected to an existing neighborhood. Understanding the transitional nature of this site the design focused higher density along Stafford and lowering density as the development progressed south to Ray Street.

The neighborhood design included a number of features that enhanced the overall aesthetic of this property, connect the residents and utilized the unique topography of the site as it transitioned from north to south. The development met zoning goals of the City of Warrenville acting as a buffer from the density and massing of the Civic Center buildings to the residential properties in the surrounding neighborhoods.

Demographics of Garden Homes		
Total Lots:	11	
Total Occupied or contracted:	10	91%
Households with school age children:	1	10%
Number of school age children:	1	.1 per home
Number of school age children.	L	.1 per nome
Households with 2 adults:	10	100%
Households with 1 adult:	0	0%
Households with working adult:	5	<u>50%</u>
Households with retired adult:	5	<u>50%</u>
Demographics of Cottage Row Home	<u>es</u>	
Total Lots:	13	
Total Occupied or contracted:	7	54%
Households with school age children:	2	29%
Number of school age children:	3	.428 per home
0		•
Households with 2 adults:	2	29%
Households with 1 adult:	5	71%
Households with working adult:	6	86%
Households with retired adult:	1	14%
Demographics of Ray Street Homes	-	
Demographics of Ray Street Homes Total Lots:	3	100%
Demographics of Ray Street Homes	3	100%
Demographics of Ray Street Homes Total Lots: Total Occupied:	3	
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children:	<u>3</u> 3	67%
Demographics of Ray Street Homes Total Lots: Total Occupied:	3 3 2	
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children:	3 3 2 3	<u>67%</u> 1 per home
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults:	3 3 2	<u>67%</u> 1 per home 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult:	3 3 2 3 3	<u>67%</u> 1 per home <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with working adult:	3 3 2 3 3 0	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult:	3 3 2 3 3 0 3	<u>67%</u> 1 per home <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with retired adult:	3 3 2 3 3 0 3	<u>67%</u> 1 per home <u>100%</u> 0% 100%
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Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults: Households with 1 adult: Households with netired adult: Households with retired adult: Demographics of all Stafford Place Total Lots:	3 3 2 3 3 0 3 0 3 0 27	<u>67%</u> 1 per home <u>100%</u> 0% <u>100%</u> 0%
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Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Households with school age children:	3 3 2 3 3 0 3 0 3 0 27	<u>67%</u> 1 per home <u>100%</u> 0% 100% 0% 74% 25%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults: Households with 1 adult: Households with netired adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Total Occupied or contracted:	3 3 3 3 0 3 0 3 0 27 20 5	<u>67%</u> 1 per home <u>100%</u> 0% 100% 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Number of school age children:	3 3 3 3 0 3 0 3 0 3 0 27 20 5 7	67% 1 per home 100% 0% 100% 0% 74% 25% .35 per home
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Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with netired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Number of school age children: Number of school age children: Number of school age children:	3 3 3 3 0 3 0 3 0 3 0 3 0 27 20 5 7 20 5 7 15 5	67% 1 per home 100% 0% 100% 0% 74% 25% .35 per home 75% 25%

AIRHART CONSTRUCTION

"Building a better tomorrow"

May 21st, 2020

Ellen Johnson City Planner Community & Economic Development City of St. Charles 2 E. Main Street St. Charles, IL 60174

Re: Inclusionary Housing Fee

Dear Ellen,

Thank you for your time and the information you supplied regarding the scope and financial impact of the Inclusionary Housing Fee on our project. As discussed, we have concerns with the amount of the flat fee charged in relation to price point we are trying to meet and its effect on those we are trying to supply housing.

The housing we are proposing are primarily single story and first floor master bedroom detached single family homes. The homes are very much targeted toward an unmet segment in the market, the empty nester to retired. These are people who have been community builders, members of social organizations, churches, etc. They have been in the community and want to stay in the community and at this point they may even be on a fixed income. However, often there is no readily available new housing to meet their needs. In addition, singles are drawn to this type of housing as well.

For us to provide marketable housing to this group, cost is critical. Our pricing goal is to start in the mid \$400,000's. Uniquely, the Inclusionary Housing fee adds almost 1% to the total cost of the housing. This Inclusionary Housing fee pushes the cost of this housing even higher impacting a group of home purchasers of which many will be on a fixed income.

In addition, this fee has no relation to overall sales price. The fee charged is a flat fee, instead of a percentage of sales price. Since we are trying to construct housing in the mid \$450,000 range it has a much greater affect than those building a \$1,000,000 home. This seems to go directly against what we are doing by trying to provide housing to this market.

In addition, there does not seem to be an affordable housing crisis in St. Charles. The latest numbers supplied to me by the staff of St. Charles estimate that 17% of the over 11,000 residential units of housing stock in St. Charles are considered affordable. If the goal for affordable housing is 10% of the housing stock at this point there is a 7%, or over 750 residence, cushion of affordable housing.



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Our marketing goal is to have starting prices in the mid \$400,000's. For us to provide marketable housing to this group, every cost that impacts the bottom line is critical. To be charged an Inclusionary Housing Fee of \$3,966.00 per home adds almost 1% to the market price of the home which is a substantial hurdle.

We request the City of St. Charles either remove the Inclusionary Housing Fee from this project or greatly reduce it. We believe this is appropriate because, if charged, it will create a substantial cost burden to the end users and because there is not an affordable housing crisis in St. Charles. We appreciate your thoughtful consideration.

Sincerely,

Court Airhart Airhart Construction President

Mark Glassman Airhart Construction Secretary/Treasurer



BUILDER OF CONTEMPORARY & TRADITIONAL HOMES SINCE 1964

500 E. Roosevelt Road, West Chicago, IL 60185 www.airhartconstruction.com (630) 293-3000

INCLUSIONARY HOUSING WORKSHEET

Name of Development
Date Submitted:
Prepared by:

Munhall Glen	



Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	50	X	10%	=	5

How will the Inclusionary Housing requirement be met?

- **Provide on-site affordable units**
- **✓** Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- **Provide a mixture of affordable units and fee in-lieu**
 - # of affordable units to be provided: ____
 - Amount of fee in-lieu to be paid (calculate below): _____

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In- Lieu		fordableUnits Proposed to Pay the Fee-In-Fee-In-Lieu Amount Per Unit			Total Fee-In-Lieu Amount
5	5	X	\$39,665.75	=	\$198,328.75	

AIRHART CONSTRUCTION

"Building a better tomorrow"

May 21st, 2020

Ellen Johnson City Planner Community & Economic Development City of St. Charles 2 E. Main Street St. Charles, IL 60174

Re: School Land Cash Donation

Dear Ellen,

Thank you for your time and email communication regarding the scope and financial impact of the School Land Cash Donation on our project. As discussed, we have concerns with the size of the donation charged in relation to the student population increase that our project will actually have on the school district.

The housing we are proposing are primarily single story and first floor master bedroom detached single family homes. The homes are very much targeted toward an unmet segment in the market, the empty nester to retired. These are people who have been community builders, members of social organizations, churches, etc. They have been in the community and want to stay in the community. However, often there is no readily available new housing to meet their needs. In addition, singles are drawn to this type of housing as well.

While these homes are detached single family homes, their impact on the schools is similar to or even less than attached single family homes. Unfortunately there is not a category for this housing within your land/cash donation worksheets.

We have recently built 2 communities very similar to what we are proposing with Munhall Glen. They are the Fisher Farm neighborhood in Winfield and the Garden Home section of Stafford Place in Warrenville. These are homes that typically have 2-3 bedrooms and primarily have only 2 occupants who are not anywhere near school age.

As a part of this submittal I have included:

- 1) Neighborhood design and demographic information on the buyers for Fisher Farm in Winfield.
- 2) Neighborhood design and demographic information on the buyers for the Garden Homes at Stafford Place in Warrenville.
- 3) Land Cash Donation forms filled out for detached single family homes.
- 4) Land Cash Donation forms filled out for attached single family homes.



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5) Spreadsheet that compares school population totals for Fisher Farm and the Garden Homes at Stafford Place to Munhall Glen.

You can see that these homes produce significantly less children and school population than your detached land cash worksheets predict. In fact, they provide less children and school population than even the attached land cash worksheet predict. Also, your detached housing sheets did not account for 2 bedroom homes.

Our marketing goal is to have starting prices in the mid \$400,000's. For us to provide marketable housing to this group, cost is critical. To be charged detached housing fees for the School District of approximately \$6,343.00 per home adds approximately 1.4% to the market price of the home which is a substantial hurdle. Due to the fact that there is not a category for this type of housing, we request that we be charged Attached Single Family housing fees. This will still generate over \$2,828.00 per home in school donation fees

In addition, this development will supply a substantial boost to the property tax receipts for the School District in perpetuity. With an assumed average sales price of \$475,000 the total fair cash value of all the homes is \$23,750,000 or net taxable value of \$7,916,667.00. Based on the 2019 tax bill and rates, the increase on tax receipts on an annual basis would be approximately \$420,690.00 for the school districts.

We request the City of St. Charles charge attached school donation fees for these homes. We believe this is appropriate and still generates significant dollars for the school district initially and in perpetuity. We appreciate your thoughtful consideration.

Sincerely,

Court Airhart Airhart Construction President

Mark Glassman

Mark Glassman Airhart Construction Secretary/Treasurer



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Fisher Farm Winfield

Fisher Farm is a neighborhood of low maintenance manor homes developed on an open parcel surrounded by developed properties. Airhart Construction put under contract the vacant property, annexed and rezoned it into the Village of Winfield. The development included 71 single family lots, a 3 acre pond, 1.6 acres of natural and wetland development, walking trails and the redevelopment of a portion of the Klein Creek Golf Course that is along the western border of Fisher Farm. The homes are situated on smaller (1/8 of an acre) lots and are designed to maximize the scenic views of the golf course, abundant natural areas and tranquil pond.

As part of the planning/marketing for this neighborhood, the Homeowners Association is responsible for the landscaping and snow removal. While originally targeted towards empty nesters who did not want move into attached homes, the common attribute for the buyer of these homes are people who are on the go.

Demographics of Fisher Farm

Total Lots:	71	
Total Occupied or Contracted:	69	97%
-		
Households with children:	9	13%
Number of children under 18 yrs. old:	15	.217
per home		
-		
Households with 2 adults:	66	96%
Households with 1 adult:	3	4%
Households with working adult:	48	70%
Households with retired adult:	21	30%



Stafford Place Warrenville

Stafford Place is a neighborhood consisting of 3 unique housing types creating a diversity of housing and meeting a variety of buyer needs. Airhart Construction worked with the City of Warrenville who had purchased the property with the goal of bringing in a developer under an RFP to redevelop the property and enhance its aesthetics, usage and value as a key entrance into the municipal center of the city.



We designed the property to have a mix of housing which included 13 Cottage Row Homes along the northern border, 11 low maintenance Garden Homes with first floor master bedrooms internal to the site and 3 traditional lots on Ray Street allowing for custom homes along the south border connected to an existing neighborhood. Understanding the transitional nature of this site the design focused higher density along Stafford and lowering density as the development progressed south to Ray Street.

The neighborhood design included a number of features that enhanced the overall aesthetic of this property, connect the residents and utilized the unique topography of the site as it transitioned from north to south. The development met zoning goals of the City of Warrenville acting as a buffer from the density and massing of the Civic Center buildings to the residential properties in the surrounding neighborhoods.

Demographics of Garden Homes		
Total Lots:	11	
Total Occupied or contracted:	10	91%
Households with school age children:	1	10%
Number of school age children:	1	.1 per home
Number of school age children.	L	.1 per nome
Households with 2 adults:	10	100%
Households with 1 adult:	0	0%
Households with working adult:	5	<u>50%</u>
Households with retired adult:	5	<u>50%</u>
Demographics of Cottage Row Home	<u>es</u>	
Total Lots:	13	
Total Occupied or contracted:	7	54%
Households with school age children:	2	29%
Number of school age children:	3	.428 per home
0		•
Households with 2 adults:	2	29%
Households with 1 adult:	5	71%
Households with working adult:	6	86%
Households with retired adult:	1	14%
Demographics of Ray Street Homes	-	
Demographics of Ray Street Homes Total Lots:	3	100%
Demographics of Ray Street Homes	3	100%
Demographics of Ray Street Homes Total Lots: Total Occupied:	3	
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children:	<u>3</u> 3	67%
Demographics of Ray Street Homes Total Lots: Total Occupied:	3 3 2	
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children:	3 3 2 3	<u>67%</u> 1 per home
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults:	3 3 2	<u>67%</u> 1 per home 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult:	3 3 2 3 3	<u>67%</u> 1 per home <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with working adult:	3 3 2 3 3 0	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult:	3 3 2 3 3 0 3	<u>67%</u> 1 per home <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with retired adult:	3 3 2 3 3 0 3	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with retired adult: Demographics of all Stafford Place	3 3 2 3 3 0 3 0	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults: Households with 1 adult: Households with netired adult: Households with retired adult: Demographics of all Stafford Place Total Lots:	3 3 2 3 3 0 3 0 3 0 27	<u>67%</u> 1 per home <u>100%</u> 0% <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with retired adult: Demographics of all Stafford Place	3 3 2 3 3 0 3 0	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults: Households with 1 adult: Households with netired adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Total Occupied or contracted:	3 3 3 3 0 3 0 3 0 27 20	<u>67%</u> 1 per home <u>100%</u> 0% <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Households with school age children:	3 3 2 3 3 0 3 0 3 0 27	<u>67%</u> 1 per home <u>100%</u> 0% 100% 0% 74% 25%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults: Households with 1 adult: Households with netired adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Total Occupied or contracted:	3 3 3 3 0 3 0 3 0 27 20 5	<u>67%</u> 1 per home <u>100%</u> 0% 100% 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Number of school age children:	3 3 3 3 0 3 0 3 0 3 0 27 20 5 7	67% 1 per home 100% 0% 100% 0% 74% 25% .35 per home
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Households with school age children:	3 3 3 3 0 3 0 3 0 27 20 5	<u>67%</u> 1 per home <u>100%</u> 0% 100% 0% 74% 25%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults:	3 3 3 3 0 3 0 3 0 3 0 27 20 5 7 15	<u>67%</u> <u>1 per home</u> <u>100%</u> <u>0%</u> <u>100%</u> <u>0%</u> <u>74%</u> <u>25%</u> <u>.35 per home</u> <u>75%</u>
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with netired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Number of school age children: Number of school age children: Number of school age children:	3 3 3 3 0 3 0 3 0 3 0 3 0 27 20 5 7 20 5 7 15 5	67% 1 per home 100% 0% 100% 0% 74% 25% .35 per home 75% 25%

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Date Submitted: Prepared by:

Munhall Glen



Total Dwelling Units: __51

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

Total Dwelling Units w/ Deduction: 50

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

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling	Elen	nentary	v	Middle		Н	ligh
	Units (DU)	(Grad	es K to	5)	(Grades 6 to 8)		(Grades 9 to 12)	
Detached Single Family 2	Bedroom: 5 units	DU x .136	=	.68	DU x .048	= .24	DU x .020	= .1
➢ 3 Bedroom	45	DU x .369	=	16.605	DU x .173	= 7.785	DU x .184	= 8.28
➤ 4 Bedroom		DU x .530	=		DU x .298	=	DU x .360	=
➢ 5 Bedroom		DU x .345	=		DU x .248	=	DU x .300	=
Attached Single Family				· · · · · · · · · · · · · · · · · · ·				
➤ 1 Bedroom		DU x .000	=		DU x .000	=	DU x .000	=
➢ 2 Bedroom		DU x .088	=		DU x .048	=	DU x .038	=
➢ 3 Bedroom		DU x .234	=		DU x .058	=	DU x .059	=
➢ 4 Bedroom		DU x .322	=		DU x .154	=	DU x .173	=
Apartments								
 Efficiency 		DU x .000	=		DU x .000	=	DU x .000	=
➢ 1 Bedroom		DU x .002	=		DU x .001	=	DU x .001	=
➢ 2 Bedroom		DU x .086	=		DU x .042	=	DU x .046	=
➢ 3 Bedroom		DU x .234	=		DU x .123	=	DU x .118	=
T 4 1	50 TDU			47.005 775				0.00
Totals	<u> </u>			<u>17.285</u> TE		<u>8.035</u> TM		<u>8.38</u> TH

50 TDU

(with deduction, if applicable)

School Site Requirements:

Туре	# of students	Acres per student	Site Acres
Elementary (TE)	17.285	x .025	= .432125
Middle (TM)	8.035	x .0389	3125615
High (TH)	8.38	x .072	60336
-	· · · · · · · · · · · · · · · · · · ·	Total Site Acres	1.348

Cash in lieu of requirements:

1.348

(Total Site Acres) Х

= \$ 324,194 \$240,500 (Fair Market Value per Improved Land) - credit for 1 existing 3-bedroom house: \$7,023.25

TOTAL: \$317,170.75

SCHOOL LAND/CASH WORKSHEET

Citv of St. Charles. Illinois

Name of Development Date Submitted: Prepared by: Munhall Glen 3/23/2020 Court Airhart



Total Dwelling Units: 51

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

Total Dwelling Units w/ Deduction: ____50___

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

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling	Ele	mentary	M	liddle	H	ligh
	Units (DU)	(Grad	(Grades K to 5) (Grades 6 to 8)		es 6 to 8)	(Grade	es 9 to 12)
Detached Single Family	у						
➢ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family	y						
> 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
2 Bedroom	5	DU x .088	= .44	DU x .048	= .24	DU x .038	= .19
3 Bedroom	45	DU x .234	= 10.53	DU x .058	= 2.61	DU x .059	= 2.655
4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
 Efficiency 		DU x .000	=	DU x .000	=	DU x .000	=
1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➢ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=
T - 4 - 1-	48 TDI	т	10.07	TE	2.85	TN /	2.845 T
Totals	48 TDU	J	10.97	TE	2.00	ТМ	2.845 T

(with deduction, if applicable)

School Site Requirements:

Туре	# of students	Acres per student	Site Acres
Elementary (TE)	10.97	x .025	= .274
Middle (TM)	2.85	x .0389	= .11
High (TH)	2.845	x .072	= .204
		Total Site Acres	.588

х

Cash in lieu of requirements:

.588 (Total Site Acres)

\$240,500 (Fair Market Value per Improved Land)

\$ 141,414.00

=

Munhall Glen School District Population Land/Cash Donation Estimated Population Yield Comparison to Airhart Construction Neighborhoods

					Comparison by st	udent population		udent population
Current Airhart Construction Neighborhoods	Lots (occupied or contracted)	Population	School Children	School Children/DU	School Children per Dwelling Unit vs. Detached	School Children per Dwelling Unit vs. Attached	School Children per Dwelling Unit vs. Detached	School Children per Dwelling Unit vs. Attached
Fisher Farm	69	150	15	0.217	(0.457)	(0.116)	-67.7%	-34.8%
S/P -Garden Homes	10	21	1	0.100	(0.574)	(0.233)	-85.2%	-70.0%
St. Charles - School Land	d/Cash Worksl	neet						
Munhall Glen	Lots (New)		School Children	School Children/DU				
Unattached Estimate	50		33.7	0.674				
Attached Estimate	50		16.665	0.333				

AIRHART CONSTRUCTION :

"Building a better tomorrow"

May 21st, 2020

Ellen Johnson City Planner Community & Economic Development City of St. Charles 2 E. Main Street St. Charles, IL 60174

Re: Park Land Cash Donation

Dear Ellen,

Thank you for your time and email communication regarding the scope and financial impact of the Park Land Cash Donation on our project. As discussed, we have concerns with the size of the donation charged in relation to the population increase that our project will actually have on the Park District.

The housing we are proposing are primarily single story and first floor master bedroom detached single family homes. The homes are very much targeted toward an unmet segment in the market, the empty nester to retired. These are people who have been community builders, members of social organizations, churches, etc. They have been in the community and want to stay in the community. However, often there is no readily available new housing to meet their needs. In addition, singles are drawn to this type of housing as well.

While these homes are detached single family homes, their impact on the Park District is similar to or even less than attached single family homes. Unfortunately there is not a category for this housing within your land/cash donation worksheets.

We have recently built 2 communities very similar to what we are proposing with Munhall Glen. They are the Fisher Farm neighborhood in Winfield and the Garden Home section of Stafford Place in Warrenville. These are homes that typically have 2-3 bedrooms and primarily have only 2 occupants and sometimes only 1.

As a part of this submittal I have included:

- 1) Neighborhood design and demographic information on the buyers for Fisher Farm in Winfield.
- 2) Neighborhood design and demographic information on the buyers for the Garden Homes at Stafford Place in Warrenville.
- 3) Land Cash Donation forms filled out for detached single family homes.
- 4) Land Cash Donation forms filled out for attached single family homes.



BUILDER OF CONTEMPORARY & TRADITIONAL HOMES SINCE 1964

500 E. Roosevelt Road, West Chicago, IL 60185

www.airhartconstruction.com (630) 293-3000

"Building a better tomorrow"

5) Spreadsheet that compares population totals for Fisher Farm and the Garden Homes at Stafford Place to the Park District Land Cash Worksheet for Munhall Glen.

You can see that these homes produce significantly less population than your detached land cash worksheets predict. In fact, they provide less population than even the attached land cash worksheet predict. Also, your detached housing sheets did not account for 2 bedroom homes.

Our marketing goal is to have starting prices in the mid \$400,000's. For us to provide marketable housing to this group, cost is critical. To be charged detached housing fees for the Park District of approximately \$6,621.00 per home adds approximately 1.5% to the market price of the home which is a substantial hurdle. Due to the fact that there is not a category for this type of housing, we request that we be charged Attached Single Family housing fees. This will still generate over \$5,656.00 per home in Park District donation fees

In addition, this development will supply a substantial boost to the property tax receipts for the Park District in perpetuity. With an assumed average sales price of \$475,000 the total fair cash value of all the homes is \$23,750,000 or net taxable value of \$7,916,667.00. Based on the 2019 tax bill and rates, the increase on tax receipts on an annual basis would be approximately \$49,696.00 for the Park District.

We request the City of St. Charles charge attached park donation fees for these homes. We believe this is appropriate and still generates significant dollars for the Park District initially and in perpetuity. We appreciate your thoughtful consideration.

Sincerely,

Court Airhart

Airhart Construction President

Mark Glassman Airhart Construction Secretary/Treasurer



BUILDER OF CONTEMPORARY & TRADITIONAL HOMES SINCE 1964

500 E. Roosevelt Road, West Chicago, IL 60185 www.airhartconstruction.com (630) 293-3000

Fisher Farm Winfield

Fisher Farm is a neighborhood of low maintenance manor homes developed on an open parcel surrounded by developed properties. Airhart Construction put under contract the vacant property, annexed and rezoned it into the Village of Winfield. The development included 71 single family lots, a 3 acre pond, 1.6 acres of natural and wetland development, walking trails and the redevelopment of a portion of the Klein Creek Golf Course that is along the western border of Fisher Farm. The homes are situated on smaller (1/8 of an acre) lots and are designed to maximize the scenic views of the golf course, abundant natural areas and tranquil pond.

As part of the planning/marketing for this neighborhood, the Homeowners Association is responsible for the landscaping and snow removal. While originally targeted towards empty nesters who did not want move into attached homes, the common attribute for the buyer of these homes are people who are on the go.

Demographics of Fisher Farm

Total Lots:	71	
Total Occupied or Contracted:	69	97%
-		
Households with children:	9	13%
Number of children under 18 yrs. old:	15	.217
per home		
-		
Households with 2 adults:	66	96%
Households with 1 adult:	3	4%
Households with working adult:	48	70%
Households with retired adult:	21	30%



Stafford Place Warrenville

Stafford Place is a neighborhood consisting of 3 unique housing types creating a diversity of housing and meeting a variety of buyer needs. Airhart Construction worked with the City of Warrenville who had purchased the property with the goal of bringing in a developer under an RFP to redevelop the property and enhance its aesthetics, usage and value as a key entrance into the municipal center of the city.



We designed the property to have a mix of housing which included 13 Cottage Row Homes along the northern border, 11 low maintenance Garden Homes with first floor master bedrooms internal to the site and 3 traditional lots on Ray Street allowing for custom homes along the south border connected to an existing neighborhood. Understanding the transitional nature of this site the design focused higher density along Stafford and lowering density as the development progressed south to Ray Street.

The neighborhood design included a number of features that enhanced the overall aesthetic of this property, connect the residents and utilized the unique topography of the site as it transitioned from north to south. The development met zoning goals of the City of Warrenville acting as a buffer from the density and massing of the Civic Center buildings to the residential properties in the surrounding neighborhoods.

Demographics of Garden Homes		
Total Lots:	11	
Total Occupied or contracted:	10	91%
Households with school age children:	1	10%
Number of school age children:	1	.1 per home
Number of school age children.	L	.1 per nome
Households with 2 adults:	10	100%
Households with 1 adult:	0	0%
Households with working adult:	5	<u>50%</u>
Households with retired adult:	5	<u>50%</u>
Demographics of Cottage Row Home	<u>es</u>	
Total Lots:	13	
Total Occupied or contracted:	7	54%
Households with school age children:	2	29%
Number of school age children:	3	.428 per home
0		•
Households with 2 adults:	2	29%
Households with 1 adult:	5	71%
Households with working adult:	6	86%
Households with retired adult:	1	14%
Demographics of Ray Street Homes	-	
Demographics of Ray Street Homes Total Lots:	3	100%
Demographics of Ray Street Homes	3	100%
Demographics of Ray Street Homes Total Lots: Total Occupied:	3	
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children:	<u>3</u> 3	67%
Demographics of Ray Street Homes Total Lots: Total Occupied:	3 3 2	
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children:	3 3 2 3	<u>67%</u> 1 per home
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults:	3 3 2	<u>67%</u> 1 per home 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult:	3 3 2 3 3	<u>67%</u> 1 per home <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with working adult:	3 3 2 3 3 0	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult:	3 3 2 3 3 0 3	<u>67%</u> 1 per home <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with retired adult:	3 3 2 3 3 0 3	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with retired adult: Demographics of all Stafford Place	3 3 2 3 3 0 3 0	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults: Households with 1 adult: Households with netired adult: Households with retired adult: Demographics of all Stafford Place Total Lots:	3 3 2 3 3 0 3 0 3 0 27	<u>67%</u> 1 per home <u>100%</u> 0% <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with retired adult: Demographics of all Stafford Place	3 3 2 3 3 0 3 0	<u>67%</u> 1 per home <u>100%</u> 0% 100%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults: Households with 1 adult: Households with netired adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Total Occupied or contracted:	3 3 3 3 0 3 0 3 0 27 20	<u>67%</u> 1 per home <u>100%</u> 0% <u>100%</u> 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Households with school age children:	3 3 2 3 3 0 3 0 3 0 27	<u>67%</u> 1 per home <u>100%</u> 0% 100% 0% 74% 25%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 2 adults: Households with 1 adult: Households with netired adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Total Occupied or contracted:	3 3 3 3 0 3 0 3 0 27 20 5	<u>67%</u> 1 per home <u>100%</u> 0% 100% 0%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Number of school age children:	3 3 3 3 0 3 0 3 0 3 0 27 20 5 7	67% 1 per home 100% 0% 100% 0% 74% 25% .35 per home
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Households with school age children:	3 3 3 3 0 3 0 3 0 27 20 5	<u>67%</u> 1 per home <u>100%</u> 0% 100% 0% 74% 25%
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Number of school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with 1 adult: Households with working adult: Households with retired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Number of school age children: Households with 2 adults: Households with 2 adults:	3 3 3 3 0 3 0 3 0 3 0 27 20 5 7 15	<u>67%</u> <u>1 per home</u> <u>100%</u> <u>0%</u> <u>100%</u> <u>0%</u> <u>74%</u> <u>25%</u> <u>.35 per home</u> <u>75%</u>
Demographics of Ray Street Homes Total Lots: Total Occupied: Households with school age children: Number of school age children: Households with 2 adults: Households with 1 adult: Households with netired adult: Demographics of all Stafford Place Total Lots: Total Occupied or contracted: Households with school age children: Number of school age children: Number of school age children: Number of school age children:	3 3 3 3 0 3 0 3 0 3 0 3 0 27 20 5 7 20 5 7 15 5	67% 1 per home 100% 0% 100% 0% 74% 25% .35 per home 75% 25%

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Date Submitted: Prepared by: Munhall Glen



Total Dwelling Units: <u>51</u>

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

Total Dwelling Units w/ Deduction: <u>50</u>

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

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit		Estimated Population
Detached Single Family2		DU x 2.017	=	10.085
> 3 Bedroom	45	DU x 2.899	=	130.455
➢ 4 Bedroom		DU x 3.764	=	
➢ 5 Bedroom		DU x 3.770	=	
Attached Single Family	· · · · · ·			
➤ 1 Bedroom		DU x 1.193	=	
➢ 2 Bedroom		DU x 1.990	=	
➢ 3 Bedroom		DU x 2.392	=	
➢ 4 Bedroom		DU x 3.145	=	
Apartments	· · · · · ·			
> Efficiency		DU x 1.294	=	
➢ 1 Bedroom		DU x 1.758	=	
➢ 2 Bedroom		DU x 1.914	=	
➢ 3 Bedroom		DU x 3.053	=	

Totals

Total Dwelling Units (with deduction, if applicable)

50

______ Estimated Total Population

=

Park Site Requirements:

Estimated Total Population <u>140.54</u> x .010 Acres per capita = <u>1.4055</u> Acres

Cash in lieu of requirements:

Total Site Acres1.4055x\$240,500 (Fair Market Value per Improved Land)

\$ <u>338,022.75</u> - credit for 1 existing 3-bedroom house: \$6,972.10

TOTAL: \$331,050.65

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Date Submitted: Prepared by: Munhall Glen 3/23/2020



Total Dwelling Units: _51___

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

Total Dwelling Units w/ Deduction: 50

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

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Famil	y		
➢ 3 Bedroom		DU x 2.899	=
➢ 4 Bedroom		DU x 3.764	=
➢ 5 Bedroom		DU x 3.770	=
Attached Single Famil	у		
➤ 1 Bedroom		DU x 1.193	=
➢ 2 Bedroom	5	DU x 1.990	= 9.95
➢ 3 Bedroom	45	DU x 2.392	= 107.64
➢ 4 Bedroom		DU x 3.145	=
Apartments			
> Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➢ 2 Bedroom		DU x 1.914	=
➢ 3 Bedroom		DU x 3.053	=

Totals

50 Total Dwelling Units (with deduction, if applicable) ________Estimated Total Population

Park Site Requirements:

Estimated Total Population 117.59 x .010 Acres per capita = 1.1759 Acres

Cash in lieu of requirements:

Total Site Acres 1.1759 x \$240,500 (Fair Market Value per Improved Land) = \$282,803.95

Munhall Glen Park District Population Land/Cash Donation Estimated Population Yield Comparison to Airhart Construction Neighborhoods

				Comparison by population count		Comparison by population percentage	
Current Airhart Construction Neighborhoods	Lots (occupied or contracted)	Population	Population per Dwelling Unit	Population per Dwelling Unit vs. Detached	Population per Dwelling Unit vs. Attached	Population per Dwelling Unit vs. Detached	Population per Dwelling Unit vs. Attached
Fisher Farm	69	150	2.1739	(0.637)	(0.178)	-22.7%	-7.6%
Stafford Place -Garden Homes	10	21	2.1000	(0.711)	(0.252)	-25.3%	-10.7%
St. Charles - Park Land/Cash Worksheet							
Munhall Glen	Lots (New)	Population	Population/D U				
Unattached Estimate	50	140.54	2.8108				
Attached Estimate	50	117.59	2.3518				

From:	Laura Tarro <lauratarro@gmail.com></lauratarro@gmail.com>
Sent:	Tuesday, June 2, 2020 1:32 PM
То:	CD
Subject:	Munhall Glen

Dear Community Development Division,

We live at 840 Munhall Avenue, the property directly south of the proposed residential subdivision of Munhall Glen (running alongside the proposed lot #5). We are concerned about the density of the proposed project and the effect it will have on the traffic flow along Munhall Avenue as well as the aesthetic impact it will have on our street.

Our home was built in 1896 and we have lived in it for fifteen years. We were thrilled to find a historic home with a large lot on a quiet street so close to the downtown area of St. Charles. We are not opposed to the development of the parcel that adjoins ours, but we want to make sure that its development matches the characteristics that attracted us to the area in the first place. We are concerned about maintaining the historic integrity of our home (a large lot with mature trees) that has enjoyed having open space around it for 124 years. We would appreciate any consideration that would create an aesthetic separation between our lot and this development.

Our main concern is the size and number of the lots and the resulting density of the proposed plan.

Thank you so much,

Jeff and Laura Tarro

840 Munhall Ave. St. Charles, IL 60174

From:	J. Wittenstrom <jwittenstrom@yahoo.com></jwittenstrom@yahoo.com>
Sent:	Tuesday, June 2, 2020 12:05 PM
То:	CD; Dan Flanagan
Subject:	comments re: Munhall Glen project / Airhart et al

We own the property to the west, north of South Ave, and have the following comments:

- It would be helpful to traffic flow, to connect South Ave. to Munhall / Tyler, so there is traffic access that goes through.

- We think Industrial would be more appropriate, but if not, it should not change the existing requirements and setbacks for adjacent industrial in the future. There should be appropriate setbacks/buffers on the new project.

- Need to make sure there is appropriate design /buffer, so that there are not future complaints about the existing Industrial business' from New Residential occupants.

- Water flow should go across the Railroad Right of Way to the north, and not on to our property. A new culvert across or other drainage system may be necessary. In the alternative, we may be willing to allow access to improve the existing drain. Easement access to enlarge the detention, across lot lines, would be nice for future potential development / expansion.

Thank You,

Jay Wittenstrom Dan Flanagan Bluegrass Enterprises, LLc 1501 Indiana Ave. St. Charles, IL

McNees & Associates, LLC

Robert A. McNees Linda U. Kim

Attorneys at Law

195 Hiawatha Drive Carol Stream, IL 60188

Phone (630) 665-8811 *Fax* (630) 665-5260

June 2, 2020

By email to: cd@stcharlesil.gov

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

Re: Airhart Construction Proposal: Munhall Glen

Dear Sirs:

I represent the owner of the properties located at 1501 E. Main St. and 1519 E. Main St., St Charles, Illinois, to wit: Premium Properties & Development, LLC, f/k/a CM2 Properties, LLC. My client's property is to the northwest of the subject property. My client's property is zoned M-1, Special Manufacturing District.

The current zoning for the vast bulk of the subject property is M-2 Limited Manufacturing, and the St. Charles Comprehensive Plan calls for this part of the subject property, which is closest to my client's property, to be developed as an industrial/business park.

My client opposes the proposed rezoning and development of that portion of the subject property, currently zoned manufacturing, to permit single family homes.

Very truly yours,

McNees & Associates, LLC Ry.

Robert A. McNees

RAM:rm cc: Premium Properties & Development, LLC

From:	JOSEPH TREFILEK <jnnjt@comcast.net></jnnjt@comcast.net>
Sent:	Tuesday, June 2, 2020 6:56 PM
То:	CD
Subject:	Munhall Glen Concept Plan

I live at 1550 Adams Avenue and I have two questions.

On a Saturday in March after the stay at home order was put in effect, two men came to the property in question and over the course of two days dug a trench across the field and drained the pond located behind 1540 Adams Avenue. Shortly after this another man came and was seen poking around the place where the pond was located. He put up flags around the pond that said, "Wetland Delineation". Is this a wetland and can they develop on it?

Secondly, if the development does come to fruition, will the developers be putting up a privacy fence or better yet a wall to separate the new subdivision from our homes as we feel the new subdivision will greatly diminish our property value?

We feel that 51 houses on this small plot of land are too many.

Thank you,

Nadine and Joseph Trefilek

	AGENDA	A ITEM EXECUTIVE SUMMARY	Agenda Item Number: 4b			
CITY OF ST. CHARLES	Title:	Plan Commission recommendation to approve a Minor Subdivision – Final Plat for 1734 Riverside Subdivision (1734 Riverside Ave.)				
ILLINOIS + 1834	Presenter:	Ellen Johnson				
Meeting: Planning	& Developm	ent Committee Date : June	8, 2020			
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted:			
Executive Summary (<i>if not budgeted please explain</i>): The subject property is a 0.554 acre, unsubdivided parcel addressed as 1734 Riverside Ave., located at the northeast corner of Riverside and Moore Avenues. A significant portion of the property is located in the floodway/floodplain. The City purchased the property and demolished the previous home in support of the 7 th Avenue Creek Project.						
The City, represented by Ken Jay, Public Works Engineering Manager, is seeking approval of a Final Plat of Subdivision to divide the subject property into two lots. Lot 2, the majority of which is outside of the floodplain, will be available as a buildable lot for a single-family home.						
This subdivision qualifies as a "Minor Subdivision" under the Subdivision Code, and therefore no preliminary or final engineering plan is required to be submitted with the plat.						
Plan Commission Recommendation Plan Commission reviewed the Final Plat on 6/2/20 and voted 9-0 to recommend approval subject to resolution of staff comments prior to City Council action.						
Affordable Housing Opportunity The City's current plan is to sell Lot 2 to a developer for construction of a single-family home. The estimated list price would be approximately \$50,000, based on the assessed value of the land.						
However, an alternative option is to offer Lot 2 for use by an affordable housing developer through the Kane County Affordable Housing Fund. As a reminder, the City contributes Affordable Housing Trust Funds for projects in St. Charles, which are then reviewed and approved by the City's Housing Commission.						
The County is preparing to issue its 2020 Affordable Housing Fund request for proposals. If there is interest, the City could identify the subject property as an available buildable lot for a single-family home. The County would solicit proposals through its process. The City of Elgin has done something similar for three City-owned lots.						
As an affordable housing project, the City would typically waive building permit and utility connection fees.						
Attachments (<i>please list</i>): Plan Commission Resolution, Staff Report, Application, Plat						
 Recommendation/Suggested Action (briefly explain): Plan Commission recommendation to approve a Minor Subdivision – Final Plat for 1734 Riverside Subdivision (1734 Riverside Ave.). 						
2. Provide feedback on the option to offer Lot 2 for use by an affordable housing developer through the Kane County Affordable Housing Fund.						

City of St. Charles, Illinois Plan Commission Resolution No. <u>8-2020</u>

A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for 1734 Riverside Subdivision (City of St. Charles)

Passed by Plan Commission on June 2, 2020

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

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision (Minor Subdivision) for 1734 Riverside Subdivision (City of St. Charles); and

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 the City Council approval of the Final Plat of Subdivision (Minor Subdivision) for 1734 Riverside Subdivision (City of St. Charles); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote: Ayes: Pretz, Purdy, Kessler, Wallace, Holderfield, Vargulich, Becker, Melton, Funke Nays: None Absent: None Motion carried: 9-0

PASSED, this 2nd day of June 2020.

Chairman St. Charles Plan Commission Community & Economic Development Planning Division

Planning Division Phone: (630) 377-4443 Fax: (630) 377-4062



Staff Report

то:	Chairman Rita Payleitner And Members of the Planning & Development Committee
FROM:	Ellen Johnson, Planner
RE:	1734 Riverside Subdivision – Final Plat of Subdivision
DATE:	June 3, 2020

I. APPLICATION INFORMATION:

Project Name:	1734 Riverside Subdivision
Applicant:	City of St. Charles
Purpose:	Subdivide existing parcel into 2 lots

General Information:						
Site Information						
Location	1734 Riverside Ave.					
Acres	24,134 sf / 0.554 acre					
Applications:	Final Plat of Subdivision (Minor Subdivision)					
Applicable City Code	Title 16, Subdivisions and Land Improvement					
Sections	Ch. 17.12 Residential Districts					
	I					
	Existing Conditions					
Land Use	Single-Family Residential					
Zoning	RS-4 Suburban Single-Family Residential					
	7					
	Zoning Summary					
North	PL Public Lands	Public Works facility				
East	RS-4 Suburban Single-Family Residential	Single-Family home				
South	RT-3 Traditional Single-Family Residential	Single-Family homes				
West	RT-1 Traditional Single-Family Residential	Single-Family homes; park				
	& PL Public Lands					
Comprehensive Plan Designation						
Single Family Detached Residential						

Staff Memo – 1734 Riverside Subdivision 6/3/20 Page 2

Aerial







II. OVERVIEW

A. <u>BACKGROUND</u>

The subject property is a 0.554 acre, unsubdivided parcel addressed as 1734 Riverside Ave., located at the northeast corner of Riverside and Moore Avenues. The property is adjacent to single-family homes with City-owned property to the north which connects to the Public Works facility. The 7th Avenue Creek runs north of the property as well.

7th Avenue Creek Project.

The City-initiated 7th Avenue Creek Project is aimed at reducing flooding along the 7th Avenue Creek by removing structures from the floodplain and providing naturalized greenway along the creek.

Recent updated floodplain modeling conducted by FEMA for the 7th Avenue Creek resulted in higher flood profiles and a wider floodway and floodplain. A significant portion of the subject property is now within the floodway and floodplain. The City purchased the subject property in 2018 and demolished the house as part of the 7th Avenue Creek Project.



B. PROPOSAL

The City of St. Charles, represented by Ken Jay, Public Works Engineering Manager, is seeking approval of a Final Plat of Subdivision to divide the subject property into two lots:

- Lot 1 (western lot) 10,600 sf
 - Floodway and floodplain covered by a drainage easement. (68% of the lot), within which no permanent buildings or structures are permitted.
 - Access to be from Moore Ave.
- Lot 2 (eastern lot) 11,212 sf
 - Floodplain in northwest covered by a drainage easement (13.6% of the lot).
 - Access to be from Moore Ave.
- Dedicate ROW along Moore Ave., consistent with properties to the east.

The City plans to sell Lot 2 as a buildable lot for a single-family home.

III. ANALYSIS

A. ZONING REVIEW

The subject property is zoned RS-4 Suburban Single-Family Residential. The table below compares the bulk requirements of the RS-4 district with the proposed lots. Both lots meet minimum area and width standards. No development plans have been proposed at this time. Any future buildings will be subject to the noted bulk standards.

	RS-4 District Standard	Lot 1	Lot 2
Min. Lot Area	6,600 sf	10,600 sf	11,212 sf
Min. Lot Width	60 ft.	117 ft.	118 ft.
Max. Building Coverage	30%		
Max. Building Height	Lesser of 34 ft. or 2 stories		TBD – To follow RS-4 standard
Min. Front Yard	20 ft.		
Min. Side Yard	Combined width of 14 ft., neither less than 5 ft.	TBD – To follow RS- 4 standard	
Min. Exterior Side Yard	15 ft.		
Min. Rear Yard	30 ft.		

B. <u>PLAT REVIEW</u>

Previous staff comments have been addressed on a revised Final Plat. Any additional staff comments will need to be addressed prior to City Council approval.

<u>Sidewalk</u>

The Subdivision Code requires installation of public sidewalk in association with a new subdivision at the time of construction. Public sidewalks do not exist on either side of the street in this area of town: from Riverside Ave. to 7th Ave. and from Division St. to Beatrice Ave. The Plan Commission may recommend a sidewalk be provided based on the code requirement.

D. INCLUSIONARY HOUSING

This subdivision is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The house demolished by the City was considered an affordable unit, and therefore credit will not be given for the unit. A fee in-lieu amount of \$1,983.29 per lot will be due at the time of building permit.

E. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

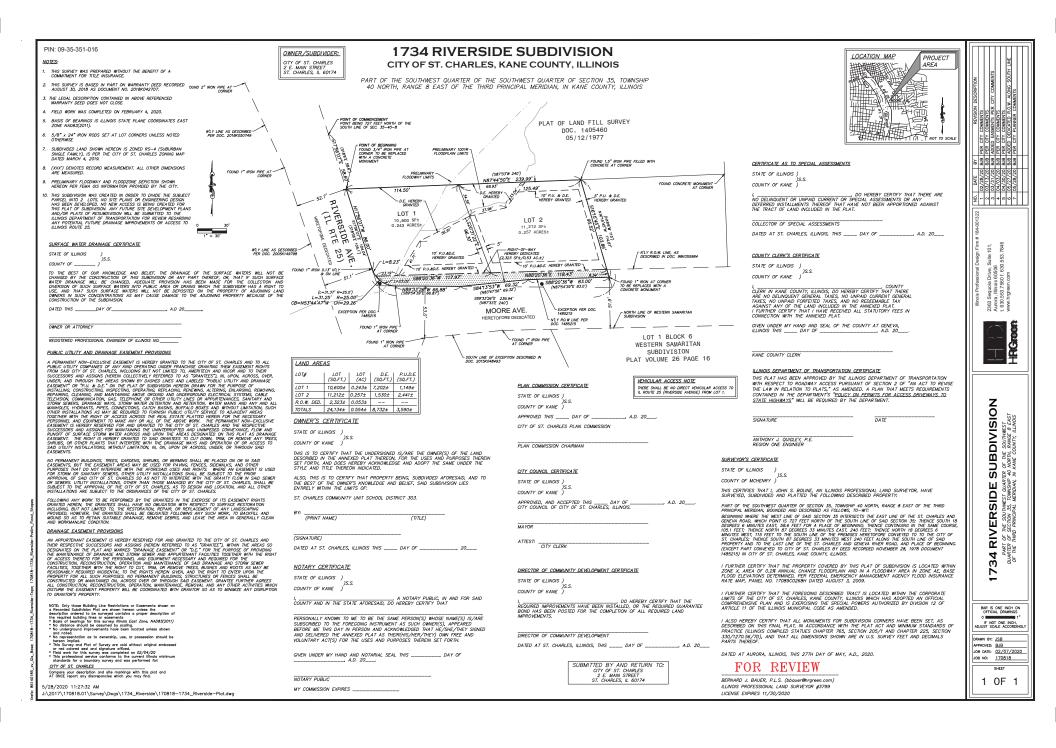
The future developer of the lot will be required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established in the Subdivision Code, Chapter 16.10 "Dedications". Credit will be given for the existing lot; the fee will be due for one lot. The code requires the fee be paid prior to issuance of the first building permit for the subdivision. The attached worksheets calculate the cash contribution based on an estimated 4-bedroom home. This amount is subject to change depending on the proposed bedroom count at the time of permit.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission reviewed the Final Plat on 6/2/20 and voted 9-0 to recommend approval, subject to resolution of staff comments prior to City Council action.

V. ATTACHMENTS

• Application for Minor Subdivision – Final Plat; received 5/22/20



CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT DIVISION

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

MINOR SUBDIVISION - FINAL PLAT APPLICATION

For City Use Project Name:	Received Date
Project Number:PR	
Cityview Project Number:	

Per City Code Section 16.04.04, 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 this application and submit it with all required attachments to the Planning Division. When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

1.	Property Information:	Location: 1734 Riverside Ave.							
		Parcel Number (s): 09-35-351-016							
		Proposed Subdivision Name:							
		1734 Riverside Subdivision							
2.	Applicant Information:	Name City of St. Charles	Phone (630)377-4486						
		Address	Fax						
		2 E Main St.	Email kjay@stcharlesil.gov						
3.	Record Owner	Name City of St. Charles	Phone						
	Information:	Address	Fax						
		2 E Main St.	Email						

Attachment Checklist:

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

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$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 site:

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

FEE FOR INSTALLATION OF CITY BENCHMARKS:

Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code. 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

D PROOF OF OWNERSHIP:

Submit one of the following:

a) A current title policy report; or

b) A deed and a current title search.

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

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

D 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 of Plans:

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

SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

D PARK AND SCHOOL LAND/CASH WORKSHEETS:

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

INCLUSIONARY HOUSING SUMMARY:

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

COPIES OF THIRD PARTY PERMIT/APPROVALS

• Kane County DOT and/or IDOT signature on Final Plat (if applicable)

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

Record Owner

Applicant or Authorized Agent

May 22, 2020

Date

May 22, 2020 Date

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Date Submitted: Prepared by:

1734 Riverside Subdivision



Total Dwelling Units: 2

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

Total Dwelling Units w/ Deduction: _____

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

Estimated Population Yield:

Type of Dwelling	# Dwelling	Population Generation	Estimated Population
	Units (DU)	per Unit	
Detached Single Famil	y		
➢ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom	1	DU x 3.764	= 3.764
➢ 5 Bedroom		DU x 3.770	=
Attached Single Famil	у		
➤ 1 Bedroom		DU x 1.193	=
2 Bedroom		DU x 1.990	=
➢ 3 Bedroom		DU x 2.392	=
➢ 4 Bedroom		DU x 3.145	=
Apartments			
Efficiency		DU x 1.294	=
➢ 1 Bedroom		DU x 1.758	=
➢ 2 Bedroom		DU x 1.914	=
➢ 3 Bedroom		DU x 3.053	=

Totals

Total Dwelling Units (with deduction, if applicable)

1

3.764 **Estimated Total Population**

Park Site Requirements:

3.764 x .010 Acres per capita = .03746 Acres Estimated Total Population

Cash in lieu of requirements:

Total Site Acres .03746 x \$240,500 (Fair Market Value per Improved Land)

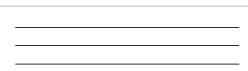
=

\$ 9,009.13

SCHOOL LAND/CASH WORKSHEET

Citv of St. Charles. Illinois

Name of Development Date Submitted: Prepared by:





Total Dwelling Units: ____

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

Total Dwelling Units w/ Deduction: ____1

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

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling	Elei	mentary	N	Middle		High
	Units (DU)	(Grad	les K to 5)	(Grades 6 to 8)		(Grad	es 9 to 12)
Detached Single Fami	ly						
➢ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom	1	DU x .530	= .530	DU x .298	,298	DU x .360	= .360
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Famil	ly						
1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
> 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments	· · · · · · · · · · · · · · · · · · ·						
Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
> 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

(with deduction, if applicable)

School Site Requirements:

Туре	# of students	Acres per student	Site Acres
Elementary (TE)	.530	x .025	= 0.01325
Middle (TM)	.298	x .0389	= 0.0115922
High (TH)	.360	x .072	02592
		Total Site Acres	.0507622

Cash in lieu of requirements:

.0507622

(Total Site Acres) x

\$240,500 (Fair Market Value per Improved Land)

\$_12,208.31

=

INCLUSIONARY HOUSING REQUIREMENTS

Background:

St. Charles Municipal Code Title 19 "Inclusionary Housing", requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

Development Cost Offsets:

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

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

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, "Inclusionary Housing". <u>Use the Inclusionary Housing Worksheet</u> to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

City Council Determination:

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

INCLUSIONARY HOUSING WORKSHEET

Name of Development
Date Submitted:
Prepared by:

1724 Riverside Subdivision



Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

Calculate the number of affordable units required:

Unit Count Range	t Range # of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	2	Х	5%	=	.1
More than 15 Units		X	10%	=	

How will the Inclusionary Housing requirement be met?

- **Provide on-site affordable units**
- **X** Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- □ Provide a mixture of affordable units and fee in-lieu
 - # of affordable units to be provided: ____
 - Amount of fee in-lieu to be paid (calculate below): _____

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In- Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
.1	.1	X	\$39,665.75	=	\$3,966.56

	AGENDA	a Iti	EM EXECUTIVE SUMMARY	Agenda Item Number: 4c					
CITY OF ST. CHARLES	Title:		Plan Commission recommendation to approve a Land Banked Parking Request for BEMA Inc., 3620 Ohio Ave.						
ILLINOIS + 1834	Presenter:	Elle	n Johnson						
Meeting: Planning	& Developm	ent C	ommittee Date: June	8, 2020					
Proposed Cost: \$			Budgeted Amount: \$	Not Budgeted: \Box					
 3620 Ohio Ave. in the up to 25% of the part future construction. BEMA is planning a retaining an existing proposed along Ohio new addition is 120 swith the remaining 2 17% of the parking r Per Section 17.24.11 a. The number vehicles for for the busine b. Land banked The petition must also a. Depiction of Warehouse/I b. A detailed float 	bility to adequately accommodate a, and all other vehicles necessary aployee shifts. ses located in the area.								
 c. Depiction of the interim use of the land banked area. d. Acknowledgement that the land banked parking area shall satisfy all applicable sections of City Code. e. Acknowledgement that the associated stormwater management systems are designed and constructed to accommodate all land banked spaces. 									

The applicant's letter provides a response to these items. The submitted plans depict the spaces to be constructed now (100) and that there is adequate space to construct the remaining required parking should the need arise. In the interim, the area will be grass.

The Code stipulates that the land banked parking approval apply only to the specific business for which the study was conducted. The City may require the business owner to construct the land banked parking facility if there a shortage of parking is identified on the property.

Plan Commission Recommendation

Plan Commission reviewed the land banked parking request on 6/2/20 and recommend approval by a vote of 9-0. **Attachments** (*please list*):

Plan Commission Resolution, Letter dated 5/5/20

Recommendation/Suggested Action (briefly explain):

Plan Commission recommendation to approve a Land Banked Parking Request for BEMA Inc., 3620 Ohio Ave.

City of St. Charles, Illinois Plan Commission Resolution No. <u>7-2020</u>

A Resolution Recommending Approval of a Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Heitman Architects Inc.)

Passed by Plan Commission on June 2, 2020

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review Land Bank Parking Requests; and

WHEREAS, the Plan Commission has reviewed the Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Heitman Architects Inc.); and

WHEREAS, the Plan Commission finds said Land Bank Parking Request to meet the standards contained in Section 17.24.110.C of the St. Charles Zoning Ordinance.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Heitman Architects Inc.), allowing for 20 off-street parking spaces out of the 120 required offstreet parking spaces to be land banked for future construction.

Roll Call Vote: Ayes: Pretz, Purdy, Kessler, Wallace, Holderfield, Vargulich, Becker, Melton, Funke Nays: Absent: Motion carried: 9-0

PASSED, this 2nd day of June 2020.

Chairman St. Charles Plan Commission



May 5, 2020

Chairman Wallace, and Plan Commission Members **Plan Commission, City of St. Charles, Illinois** 2 E. Main St. St. Charles, IL 60174

RE: 219137 BEMA Addition at 3620 Ohio Avenue

Land Bank Parking Plan Per City of St. Charles Zoning Ordinance §17.24.110

Dear Chairman and Commission Members,

We respectfully submit for your consideration the attached Land Bank Parking Plan for the proposed building addition at 3620 Ohio Avenue.

This Project consists of demolition, renovations, and additions to BEMA Incorporated's existing manufacturing facility at 3620 Ohio Avenue; the property is zoned M-2 Limited Manufacturing District and the Project is an allowed use under Table 17.16-1.

The Project will add 48,220 SF of floor space for manufacturing, warehouse, and distribution use; once completed, the total building area shall be 119,873 SF (71,653 SF Existing + 48,220 SF New). All existing car parking shall be demolished to accommodate the new addition; new car parking shall be provided in two locations: visitor parking to the south, accessible from Ohio Avenue, and employee parking to the north, accessible from 37th Avenue.

As indicated in the attached Land Bank Plan, the total number of required car stalls is one hundred twenty-one. In accordance with §17.24.110.C, we are seeking Plan Commission's recommendation to allow proof of parking for twenty-one stalls, or seventeen percent (17%) of the required off-street parking spaces for the proposed Project, noting that the hereby submitted Land Bank Plan demonstrates the following:

- a. The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate spaces during an overlap of employee shifts.
- b. Land banked parking shall not cause a shortage of parking for other uses located in the area.

555 PIERCE ROAD, SUITE 130 ITASCA, ILLINOIS 60143 TEL: 630.773.3551 FAX: 630.773.3599 In accordance with Zoning Ordinance §17.24.110, the attached Land Bank Parking Plan includes the following:

- 1. Depiction of the full number of parking aces required for Manufacturing, Light & Heavy, and Warehouse/Distribution uses. *REFER TO SHEET A1.0 & C2.0*
- 2. A detailed floor plan depicting the layout of all proposed and future manufacturing/warehouse areas. *REFER TO SHEET A2.0*
- 3. Depiction of the interim use of the land banked area. LAND BANKED AREA WILL REMAIN AS AN UNDISTURBED GRASS (PERVIOUS) AREA – REFER TO SHEETS C1.0 & C3.0
- 4. Acknowledgement that the land banked parking area shall satisfy all applicable sections of the City Code. *REFER TO SHEET A1.0 & C2.0*
- 5. Acknowledgement that the associated stormwater management systems are designed and constructed to accommodate all land banked spaces. *STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED AND COSTRUCTED TO ACCOMMODATE ALL LAND BANKED SPACES - REFER TO SHEET C3.0 FOR GRADING & STORMWATER MANAGEMENT PLAN.*

We appreciate your consideration of this request. If you have any questions or concerns regarding the Project and the Land Bank Parking Plan, please do not hesitate to contact our office.

Sincerely,

HEITMAN ARCHITECTS INCORPORATED

Erik Heitman, AIA, LEED AP





NOT ISSUED

NOT ISSUED

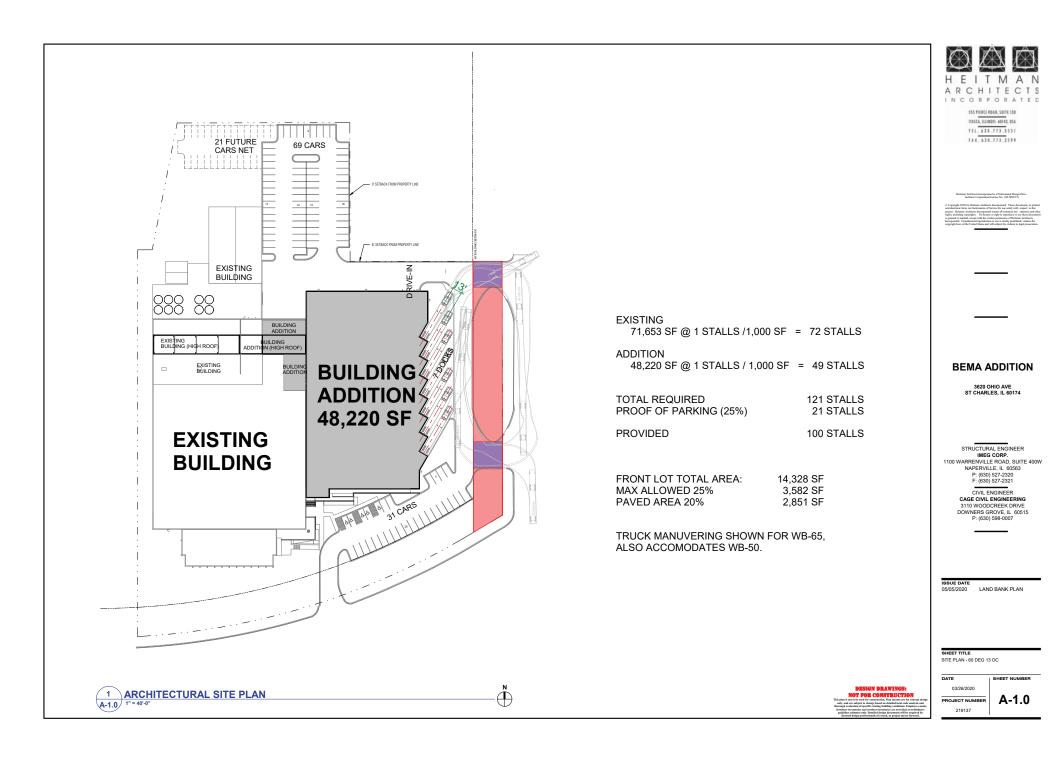
AD1.0 3D SCOPE IMAGES

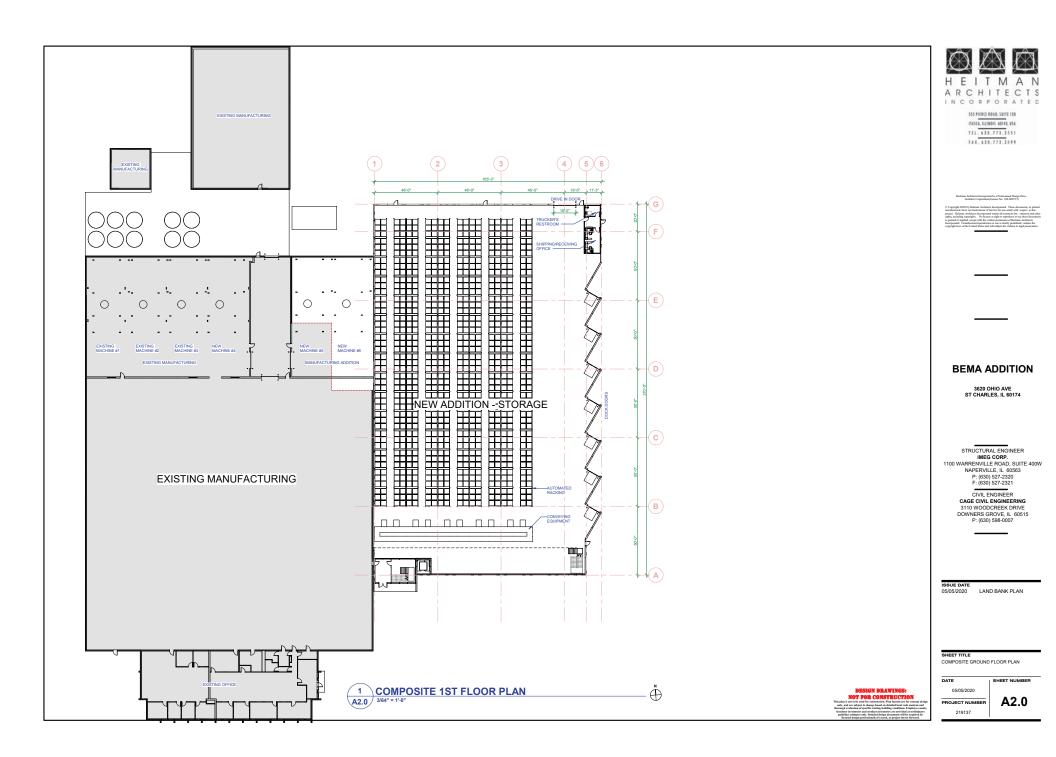
AD1.1 DEMOLITION FLOOR PLAN

SHEET TITLE COVER SHEET

DATE

SHEET NUMBER 01/20/2020 A0.0 PROJECT NUMBER 219137



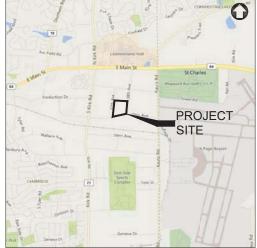


PRELIMINARY ENGINEEERING FOR **BEMA EXPANSION** 3620 OHIO AVENUE, ST. CHARLES, ILLINOIS

LOCATION MAP



- C0.0 SITE LOCATION MAP & CIVIL LEGEND
- C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C2.0 PRELIMINARY SITE LAYOUT PLAN
- C3.0 PRELIMINARY SITE GRADING & STORMWATER MANAGEMENT PLAN
- C4.0 PRELIMINARY UTILITY PLAN
- C5.0 CONSTRUCTION DETAILS
- C5.1 CONSTRUCTION DETAILS



SECTION 25 & 36, TOWNSHIP 40N, RANGE 8E

EXISTING LEGEND		PROPO	SED LEGEND
C alle			CURB & GUTTER
() 蒎	EXISTING TREE		PROPOSED BUILDING
	CURB & GUTTER	1. A. A.	HEAVY DUTY CONCRETE
/////	EXISTING BUILDING		STANDARD DUTY ASPHALT
G	PCC SIDEWALK GAS SERVICE		HEAVY DUTY ASPHALT
F	ELECTRIC SERVICE		
			STORM SEWER
->	SANITARY SEWER	w	WATER MAIN
	WATER MAIN		STORM STRUCTURE
	CABLE LINE	6	SANITARY MANHOLE
OH	OVERHEAD UTILITY LINE	ē	VALVE VAULT
T	COMMUNICATION LINE		VALVE BOX
	FIBER OPTIC LINE	~~-	FLOW ARROW
		\Rightarrow	OVERLAND FLOOD ROUTE
X	FENCE	100.00 TW	TOP OF SIDEWALK GRADE TOP OF CURB GRADE
0	STORM STRUCTURE	100.00 TC	PAVEMENT GRADE
8	SANITARY MANHOLE	100.00 F	GROUND GRADE
A	CLEANOUT	-	
(II)	WATER METER	~ -	MAJOR CONTOUR
8	VALVE VAULT	-100	MINOR CONTOUR
đ	VALVE BOX HYDRANT		
Ğ	GAS METER		
Ð	ELECTRIC METER		
~	PARKING LOT LIGHT		
ø	UTILITY POLE		
	GUY WIRE		
	TRANSFORMER		
FD	FIBER OPTIC BOX		
60 FV	FIBER OPTIC PEDESTAL		
7	CABLE PEDESTAL PHONE PEDESTAL		
E	ELECTRIC PEDESTAL		
1 100- 1	MAJOR CONTOUR		
	MINOR CONTOUR		

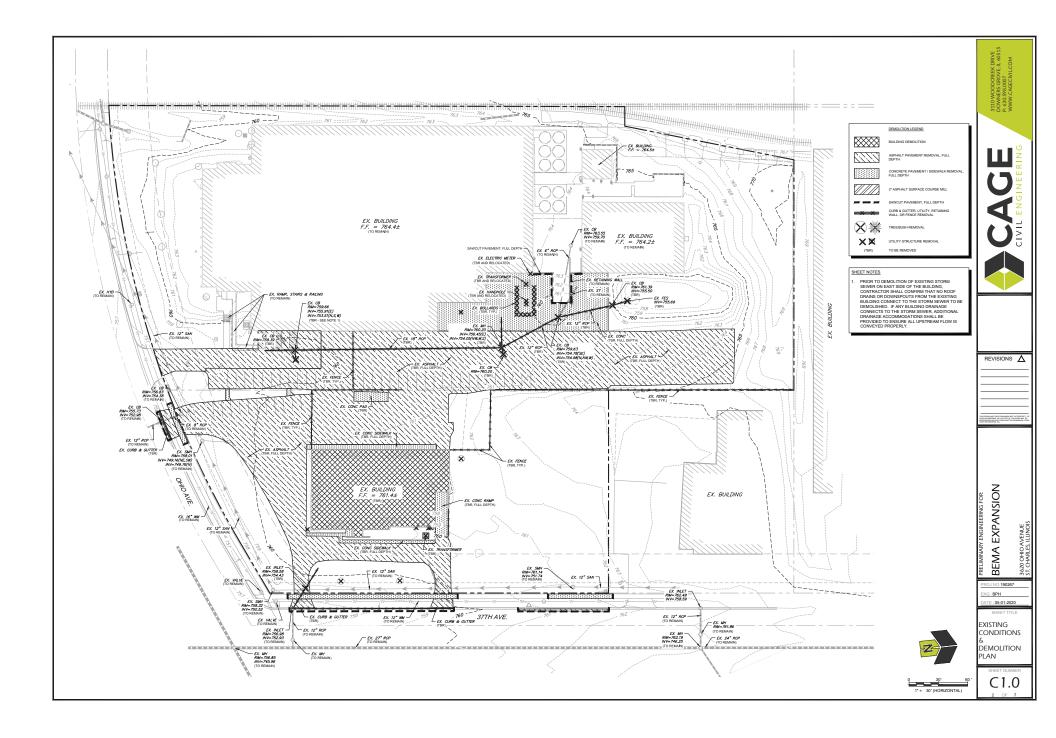


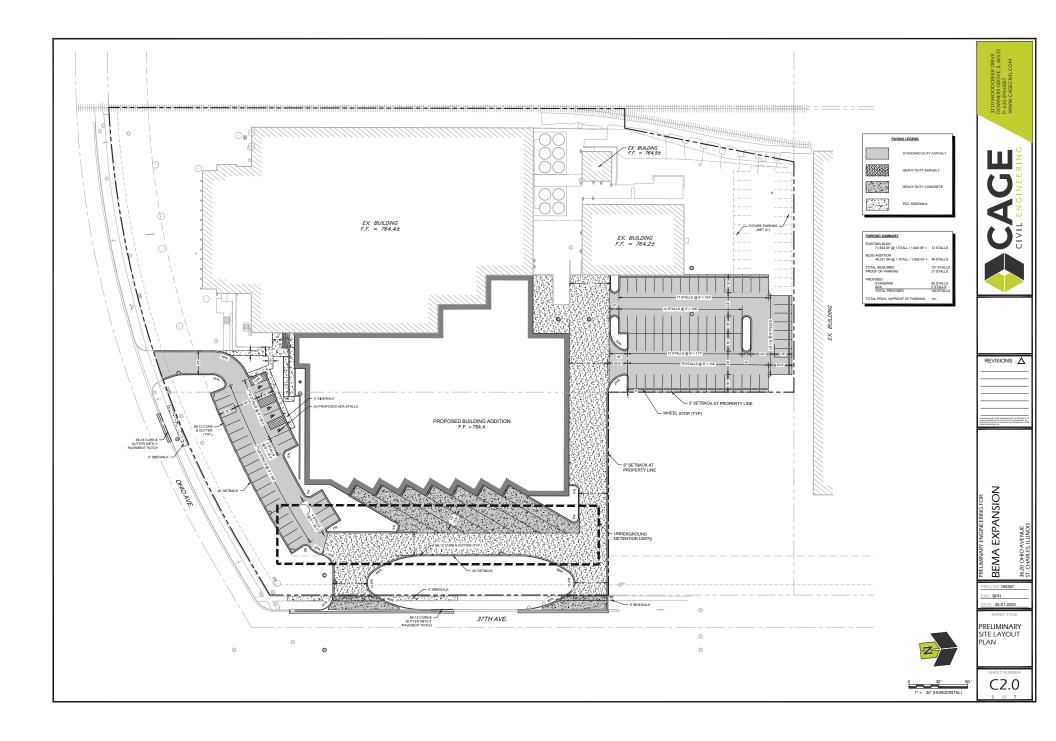


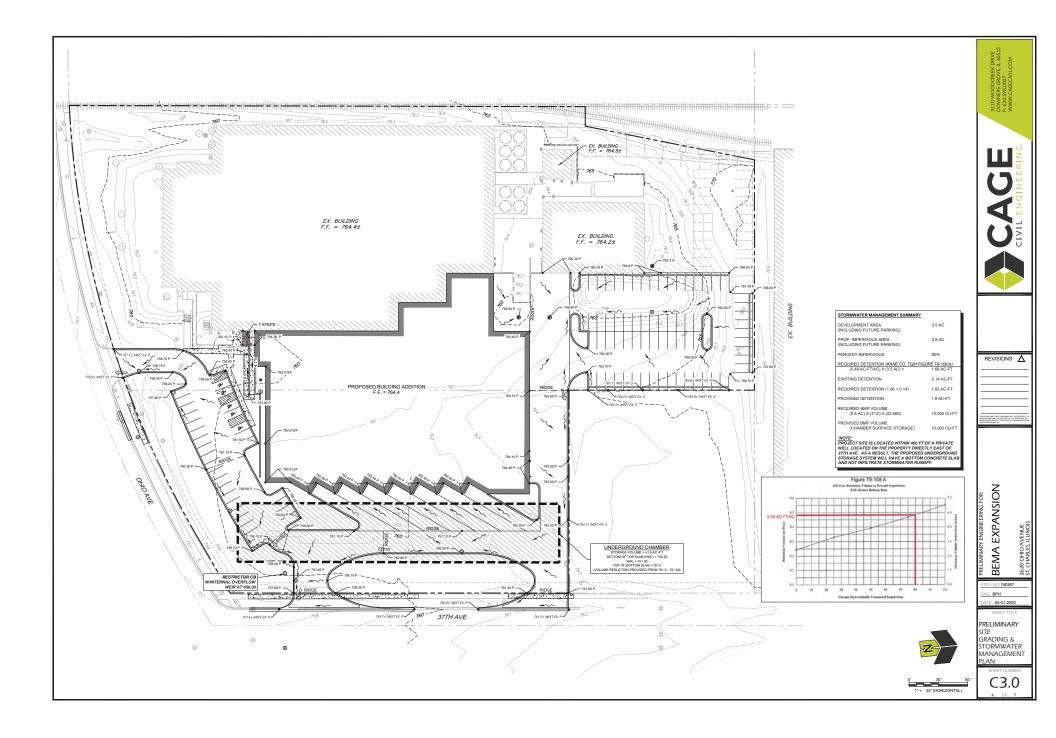
REVISIONS Δ

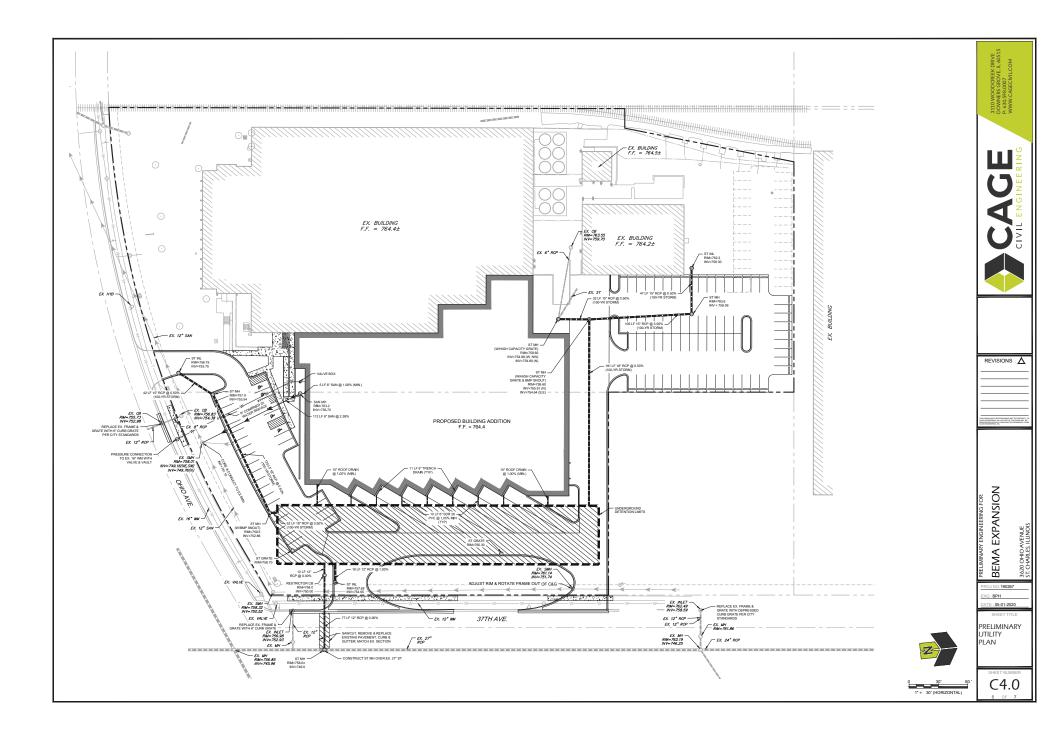
BEMA EXPANSION

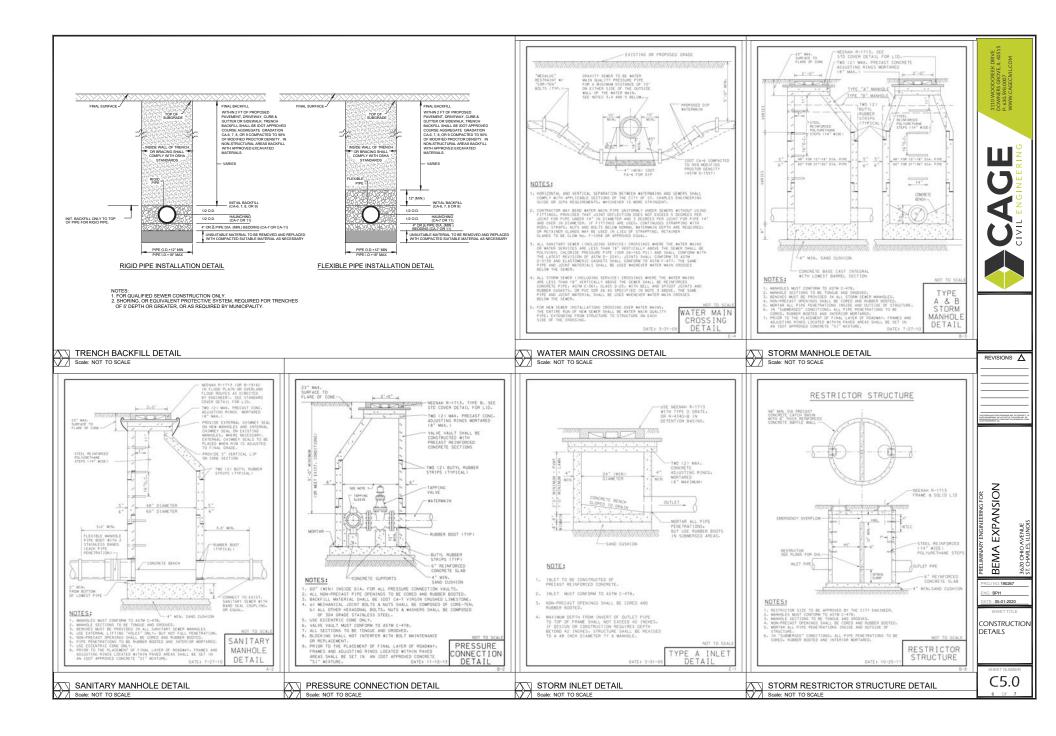
ENG : BPH DATE : 05-01-2020 SHEET TITLE

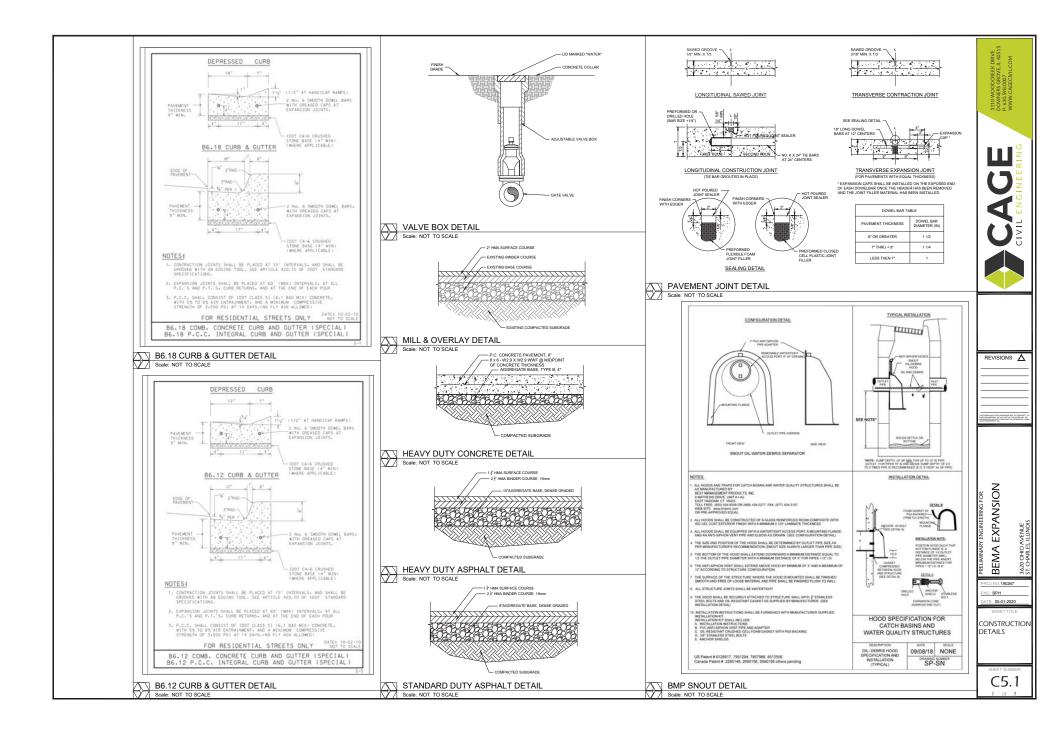


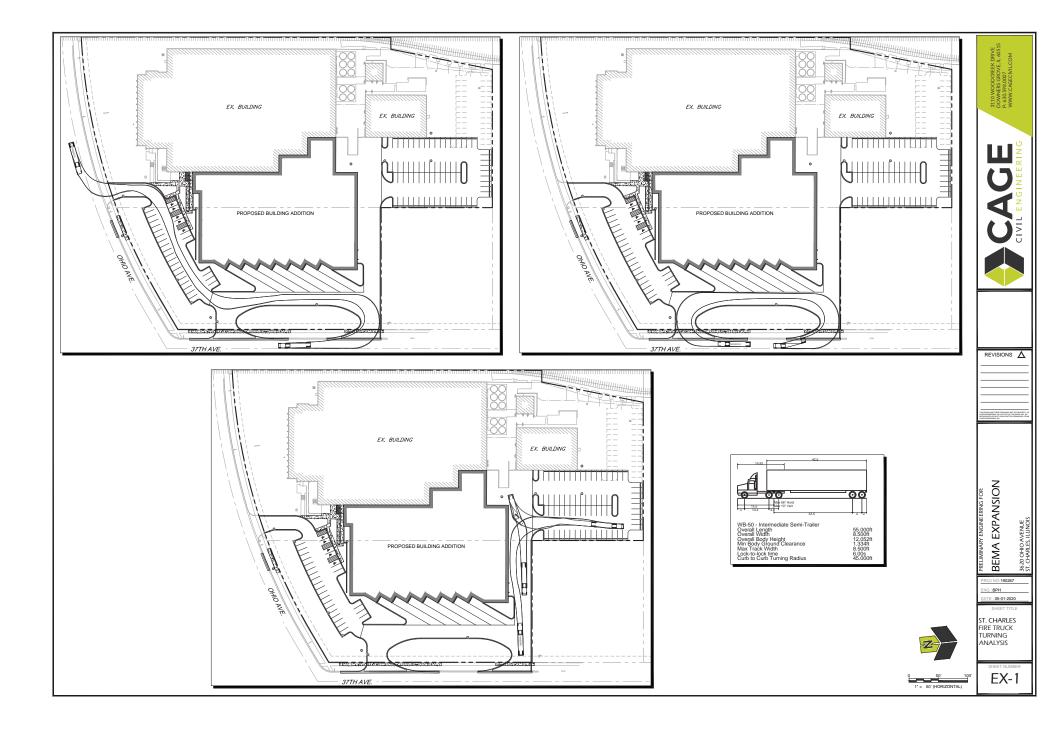












CITY OF ST. CHARLES	AGENDA ITEM EXECUTIVE SUMMARY Agenda Item Number: 4d				
	Title:	Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 316 Cedar St.			
ILLINOIS + 1834	Presenter:	Rachel Hitzemann			
Meeting: Planning	& Developn	nent C	Committee Da	ate: June	8, 2020
Requested Grant: Historic Recomme		.833	Budgeted Amount: \$30	0.000	Not Budgeted.

(Front elevation only)

Executive Summary (*if not budgeted please explain*):

Program Description

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.

Proposal

Karen and Lance Ramella, owners of 210 Cedar LLC, have requested a Façade Improvement Grant for their building located at 316 Cedar St. The grant is for an addition to the building, which is planned to be an event space.

Historic Commission review – 6/3/2020

The City has not previously approved a Façade Grant solely for a building addition, but has funded projects that include a combination of improvements to existing buildings and additions. Although they are very supportive of the project, the Historic Commission expressed some concern about setting a precedent with respect to the grant.

The Historic Commission reviewed the project against the grant program purpose statements and found it met a number of points: Provide reinvestment in the downtown historic district; it would be a visible improvement to the exterior of the original building since it will replace non-conforming outbuildings; and it will have a positive impact to the overall appearance, quality and vitality of downtown.

As a compromise, the Commission recommended approval of grant funding for the portion of the addition facing Cedar St. (front elevation). The front elevation improvements are adjacent and connect to the existing building. The vote was 6-1. The dissenting vote felt there were other already existing buildings in the City that could benefit more from the grant money.

Grant Amount

Total eligible costs (front and side elevation visible from street): \$88,382.55 Maximum grant amount, per program requirements: \$20,000 per building Eligible amount for front elevation only (Commission recommendation): \$18,833 (based on width of front façade)

The applicant is requesting the full \$20,000 grant amount due to additional details on the east/side elevation that the Historic Commission requested as a part of the Certificate of Appropriateness review, including dormers and windows, which are visible from Cedar and 3rd Streets.

Attachments (please list):

Historic Commission Resolution, Program Requirements, Façade Improvement Grant Application, Grant Agreement

Recommendation/Suggested Action (briefly explain):

Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 316 Cedar St.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 2-2020

A Resolution Recommending Approval of A Façade Improvement Grant Application (316 Cedar St.)

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

WHEREAS, the Historic Preservation Commission has reviewed the Facade Improvement Grant Application for 316 Cedar St. 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 Facade 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 Facade Improvement Application for the portion of the addition facing Cedar St. for 316 Cedar St.; because it will provide a reinvestment in the downtown historic district; provide a visible improvement to the exterior of the original building since the addition is set back from the original building, which doesn't take away for the original buildings street presence and also because two non-conforming out structures are being removed and replaced; it meets criteria for appropriateness of design it will have a positive impact to the overall appearance, quality and vitality of downtown.

Roll Call Vote: Ayes: Norris, Smunt, Pretz, Malay, Mann Nays: Kessler Abstain: None Absent: Kirsininkas Motion Carried.

PASSED, this 3rd day of June, 2020.

FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

May 1, 2017

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



1. <u>Program Purpose</u>

- 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. <u>Commercial Façade Grant</u>

- Eligible Properties:
 - Commercial or Multi-Family Residential Buildings (two or more units) located within either:
 - Special Service Area #1B
 - Historic District or Landmark Site
 - Properties in SSA #1B are given first priority at the beginning of the program year.
- Minimum Project Cost: \$2,500
- <u>Grant for Front or Side Facades (visible from street)</u>: 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.
- <u>Grant for Rear Entrance Improvements:</u> 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.
- <u>Maximum Grant Limits:</u>
 - 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.
- <u>Eligible Improvements:</u>
 - o <u>25% Reimbursement for Routine Maintenance:</u>
 - ✓ 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
 - o <u>50% Reimbursement for:</u>

For Historic structures, maintenance utilizing Historic Preservation practices:

- \checkmark 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

o <u>100% Reimbursement for Architectural Services (Up to \$4,000)</u>

- 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.
- o 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.

FAÇADE IMPROVEMENT GRANT A	APPLICATION	
COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION	CITY OF ST. CHAR	LES ST. CHARLES
Grant Type (select one): ☑ Commercial □ Residential Property Information: Building or establishment for which the reimbursement grant is requested:	s and a st	Charles, IL MAY () 6 2020 CDD
Address:316 Cedar St. St.Property Identification Number:_20NW7140252Applicant Name:Lance Kaven R	<u>Charles</u> 6017 <u>2 G-V</u> Camella	ning Division
Project Description: Addition to 314 Cedar Stree	et	
Total project ~ \$464 <u>Total Cost Estimate:</u> <u>\$ South + East facing f</u>		33
Submittal Checklist:		

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: <u>(Lance) 630-544-7826</u> (Karen) 630 212-7898 Email Address: <u>Iramella30@gmail.com</u> Karenramella@gmail.com

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 Facade 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: 5/1/2020

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 I certify that I am the owner of the property at improvements.

Signature:

Date:

Owner



316 Cedar St. St Charles

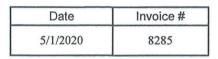
Job Name: Ramella Family Trust

Address

DATE: 6/3/2020

		Elevation cost Breakdown		
Category	Total Project	South	East	Dormers
Demolition	\$15,000.00	\$7,500.00	\$7,500.00	
Excavating	\$15,000.00	\$3,000.00	\$4,000.00	
Concrete	\$50,000.00	\$10,000.00	\$8,000.00	
Rough Framing Labor	\$50,000.00	\$7,500.00	\$7,500.00	\$2,000.0
Rough Framing Material	\$45,000.00	\$5,000.00	\$5,000.00	\$800.
Plumbing Labor	\$20,000.00	\$1,000.00		
Electrical Labor 400 AMP	\$20,000.00	\$1,000.00	\$1,000.00	
Electrical Fixtures	\$10,000.00	\$1,000.00	\$1,000.00	\$1, 000.
Low Voltage & Securty prewire	\$5,000.00	\$500.00	\$500.00	
Interior Trim Labor	\$15,000.00	\$500.00	\$500.00	
Interior Trim Material	\$15,000.00	\$200.00	\$200.00	
Roofing	\$22,000.00	\$2,500.00	\$5,000.00	\$1, 000.
Gutters	\$4,000.00	<mark>\$800.00</mark>	\$800.00	\$300
Insulation	\$10,000.00	\$1,250.00	\$1,250.00	\$250
Drywall	\$20,000.00	\$2,000.00	\$2,000.00	
Masonry Material & Labor	\$5,000.00	\$4,000.00	\$1,000.00	
Exterior Trim Material & Labor	\$29,000.00	\$11,600.00	\$5,800.00	\$2, 000
Windows/Doors	\$25,000.00	\$10,000.00	\$4,000.00	
Wrought Iron	\$10,000.00	\$5,000.00		
Hardware: Interior & Exterior	\$15,000.00	\$5,000.00		
Painting Interior/Exterior	\$25,000.00	\$3,000.00	\$2,000.00	<mark>\$500</mark>
Dumpsters/ Port-o-lets	\$8,000.00	\$1,000.00	\$1,000.00	
Site Maintenance	\$5,000.00	\$500.00	\$500.00	
Professional Consturctn Cleaning	\$1,000.00	\$100.00	\$100.00	
Landscaping	\$20,000.00	\$5,000.00	\$5,000.00	
Grand Total	\$459,000.00	\$88,950.00	\$63,650.00	\$7,85 0.
Eligible Improvements	220,000	51,400	31,100	7,3

812 E. Main Street	Suite 101	St. Charles	Illinois	60174



MARSHALL ARCHITECTS, 1	Inc.
www.MarshallArchitects.c	com

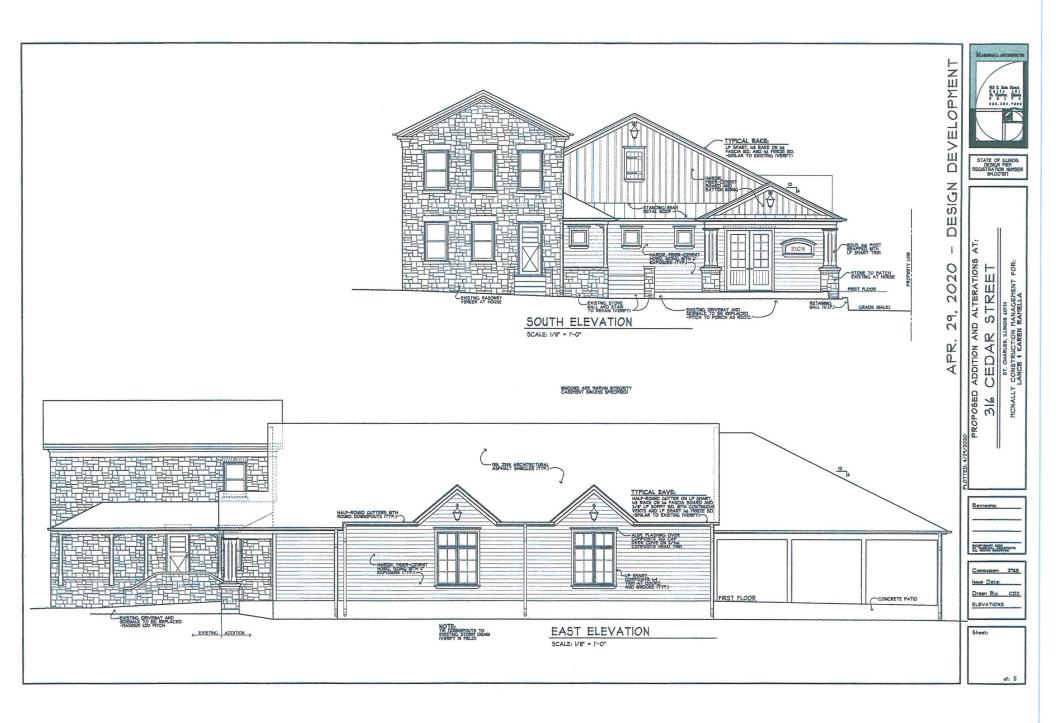
INVOICE

630.584.7820

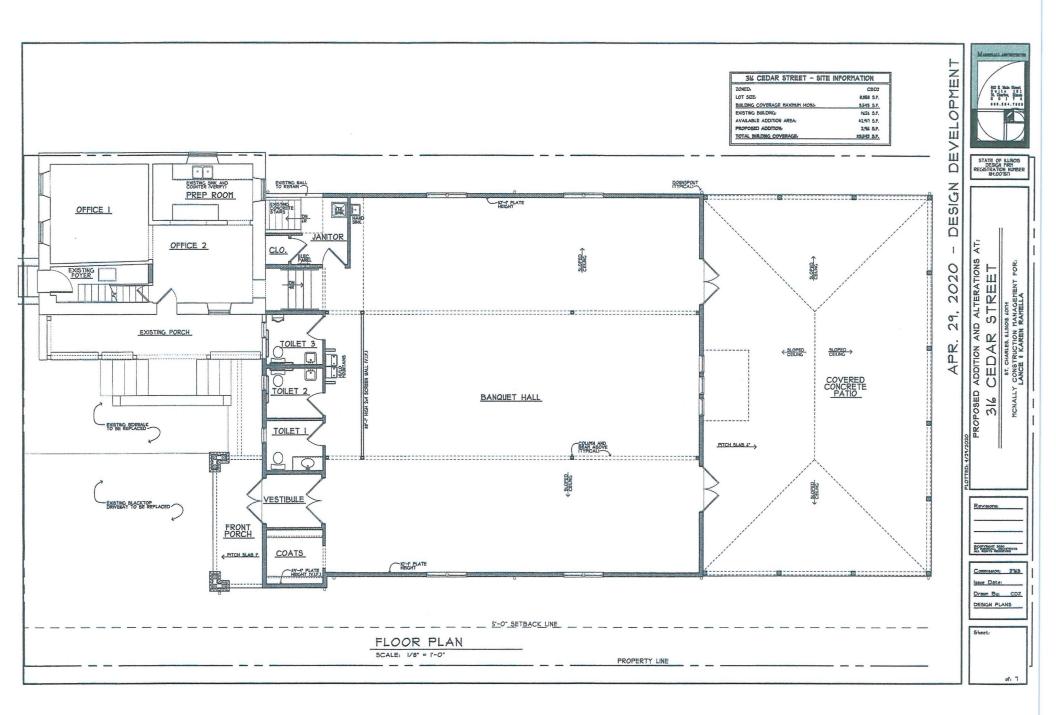
Bill To
McNally Construction Management 125 N 11th Ave., Unit 5A St. Charles, IL 60174

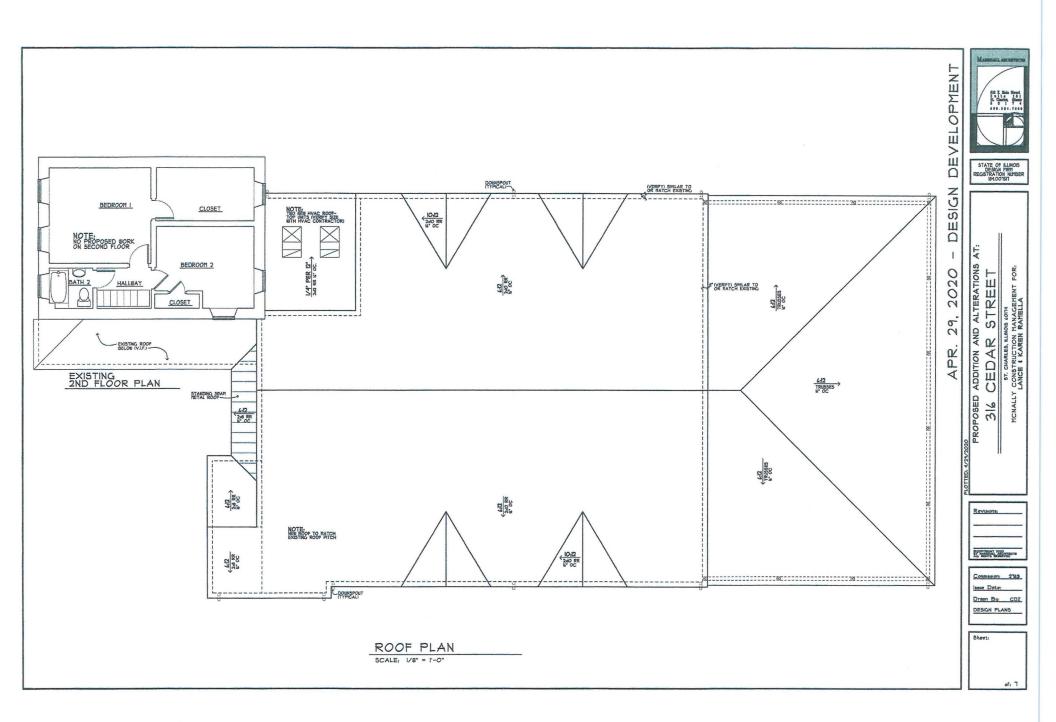
TERMS	Due Date	Project
Net 30	5/31/2020	316 Cedar St. Facade

Item	Description	QTY	Rate	Amount
Principal Architect		0.45	140.00	(2.00
Existing Conditions Design, Preliminary	Hours Hours	0.45 6.5	140.00 140.00	63.00 910.00
Design Development	Hours	9.8	140.00	1,372.00
Construction Drawi	Hours	2	140.00	280.00
		-		
Project Manager 1				
Existing Conditions	Hours	4.5	95.00	427.50
	Hours	6	95.00	570.00
Construction Drawi	Hours	20.25	95.00	1,923.75
Drafting Assistant				
Existing Conditions	Hours	11.21	30.00	336.30
Existing Conditions	110015	11.21	- 50.00	550,50
	×			
		Tota	l	\$5,882.55









316 Cedar Street Aerial

316 Cedar Street Front Elevation



View From Parking Lot – East Side of Showroom



Existing Garage



Eastside of Existing Building - Porch



CITY OF ST. CHARLES FACADE IMPROVEMENT AGREEMENT

Program Year: May 1, 2020 to April 30, 2021

THIS AGREEMENT, entered into this 15th day of June, 2020, between the City of St. Charles,

Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name: Karen and Lance Ramella/ 210 Cedar, LLC

Tax ID# or Social Security #

For the following property:

Address of Property:	316 Cedar St.
PIN Number:	09-27-357-005

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.

<u>SECTION 2:</u> 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.

<u>SECTION 3:</u> 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).

<u>SECTION 8:</u> 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.

<u>SECTION 9:</u> 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.

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	\$	50%	\$
Building Improvements	\$51,400	50%	\$ 25,700
Architectural Services	\$5882	100% (not to exceed \$4000)	\$4000
TOTAL	\$57,282	-	\$29,700 eligible/ \$18,833 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"

Plans, Design drawings, Specifications and Estimates

Attachments: Project Plans/ Scope of Work Estimate from McNally Construction Management dated 06/3/2020 Invoice from Marshall Architects, Inc dated 5/1/2020

	AGENDA	A ITEM EXECUTIVE	E SUMMARY	Agenda Item number: 4e
RR	Title:			mercial Corridor and entive Award for 316 Cedar
CITY OF ST. CHARLES ILLINOIS • 1834	Presenter:	Ciara Miller, Econor	nic Developme	nt Planner
Meeting: Plann	ing & Devel	opment Committee	Date:	June 8, 2020
Proposed Cost:	\$25,000	Budgeted Amou current FY	int: \$35,000 for	r Not Budgeted: □
purchased 316 (event space. This property me for the Tier 2 aw	Cedar Street a eets the eligib ard since the	and plan to add an add vility criteria established project is addressing fi	lition and renov d in the grant pro ire code deficien	LC. The Ramella's recently vate the property to serve as an ogram guidelines and is eligible icies. The total project cost, 000, with grant program
••••		· · · ·	:	
••••	s totaling ap	proximately \$155,754		
••••	totaling ap	proximately \$155,754 Alarm System	\$ 17,850	
	es totaling ap 1. Fire 2. Fire	proximately \$155,754 Alarm System Sprinkler System	\$ 17,850 \$44,760	
	s totaling ap1. Fire2. Fire3. Wind	proximately \$155,754 Alarm System Sprinkler System dows and Doors	\$ 17,850 \$44,760 \$49,644	
	es totaling ap 1. Fire 2. Fire	proximately \$155,754 Alarm System Sprinkler System dows and Doors	\$ 17,850 \$44,760	
eligible expense	 totaling ap 1. Fire 2. Fire 3. Wind 4. HVA seeking the 	proximately \$155,754 Alarm System Sprinkler System dows and Doors AC To maximum grant award	\$ 17,850 \$44,760 \$49,644 \$43,500 tal \$155,754	wards in excess of \$10,000
eligible expense The applicant is require City Con Attachments (p • Draft Co	 s totaling ap 1. Fire 2. Fire 3. Wind 4. HVA seeking the uncil approva 	proximately \$155,754 Alarm System Sprinkler System dows and Doors AC To maximum grant award al.	\$ 17,850 \$44,760 \$49,644 \$43,500 tal \$155,754 d of \$25,000. A	

City of St. Charles

Commercial Corridor and Downtown Business Economic Incentive Award Agreement

316 Cedar Street (210 Cedar LLC – Lance Ramella)

THIS AGREEMENT, entered into this 15th day of June 2020, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: Lance Ramella

Address of Property to be Improved: 316 Cedar Street

PIN Number(s): 09-27-357-005

Property Owner's Name: Lance Ramella

WITNESSETH:

WHEREAS, the CITY has established a Commercial Corridor and Downtown Business Economic Incentive Award Program to provide matching grants for permanent Building Improvements within the Commercial Corridor and Downtown Business Economic Incentive Program Boundary Area of the CITY; and

WHEREAS, Lance Ramella APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Commercial Corridor and Downtown Business Economic Incentive Award; and

WHEREAS, said Commercial Corridor and Downtown Business Economic Incentive Program is administered by the CITY and is funded from the general fund for the purposes of improving the commercial building stock along the major commercial corridor and downtown area of the CITY and preventing blight and deterioration; and

WHEREAS, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Commercial Corridor and Downtown Business Economic Incentive Award Program.

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

SECTION 1: The APPLICANT understands and agrees that only the cost of eligible Building Improvements located on the parcels with the following PIN(s) 09-27-357-005, shall be considered reimbursable as described in Exhibit II. The CITY will reimburse the APPLICANT up to 50% of the cost of labor, materials and equipment necessary to install Building Improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit "I" (the " Eligible Building Improvements Cost Estimate"), but in no event more than the maximum amounts as defined below:

Building Improvements cost: \$155,754 City's Share @ 50% up to a maximum of \$25,000.00

Labor by the APPLICANT ("sweat equity") is not a reimbursable expense. All Building Improvements shall be installed in accordance with approved building permit plans, subject to minor revisions as may be approved by a representative of the CITY due to field conditions not known at the time of design, and similar circumstances beyond the APPLICANT's control.

SECTION 2: The Director of Community & Economic Development, or designee, shall inspect the Building Improvements installed pursuant to this Agreement and shall include any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

SECTION 3: Upon completion of the Building Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Building Improvements 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 APPLICANT 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 CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and "before" and "after" pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

1) Upon completion of Building Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,

2) Upon receipt by CITY of the all invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Building Improvements and,

3) Upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Building Improvements are 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 APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 4: All Building Improvements must be completed within 270 days after the approval of this Agreement. Extensions may be approved by the Director of Community & Economic Development, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

SECTION 5: If the APPLICANT or his contractor fails to complete the Building Improvements provided for herein in conformity with the approved plans and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community & Economic Development to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 6: Upon completion of the Building Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Building 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 APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Building Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Building Improvements provided for in this Agreement unless such changes are first approved by the Director of Community & Economic Development, Designee, or City Council, whichever the case may be. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Building Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the Owner shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

If within the 5-year maintenance period improvement is damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the Building Improvements.

SECTION 7: The APPLICANT 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 Commercial

Corridor and Downtown Business Economic Incentive Award(s) which are the subject of this Agreement. The APPLICANT 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 this section shall survive the completion of said building improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the APPLICANT from undertaking any other work in or about the subject premises, which is unrelated to the Building Improvements provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Building Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the building improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

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

APPLICANT

PROPERTY OWNER (if different from APPLICANT)

CITY OF ST. CHARLES: _____

Mayor or Director of Director of Community & Economic Development

ATTEST: _____

City Clerk

Applicant contact information:

Phone:	
Fax:	
Email:	

Property Owner's information, if different than applicant:

Phone:	 	 	
Fax:	 	 	
Email:			

Exhibit I

Eligible Interior Building Improvements Cost Estimate

May 6, 2020

Building and Code Enforcement Division

City of St. Charles

2 East Main Street

St. Charles, IL 60174

Re: Commercial Corridor and Downtown Business Economic Incentive Program Application

Dear Building and Code Enforcement Division,

Attached, please find our Commercial Corridor and Downtown Business Economic Incentive application and related material for our proposed addition to 316 Cedar Street. We are planning to build an event venue on the property (see attached drawings) and are hopeful to receive the maximum available funds under this program.

The total project cost, excluding property acquisition, will be approximately \$550,000 to \$600,000. The eligible reimbursement costs include:

	Fire System Alarm	\$17,850
•	Fire Sprinkler System	\$44,760
۲	Windows and Doors	\$49,644
٩	HVAC	<u>\$43,500</u>
	TOTAL	\$155,754

Thank you for your consideration.

Lance Ramella 108 7th Place, Geneva, IL 60134 (630)544-7826 Lramella30@gmail.com





ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service 2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

May 1, 2020

Avondale Custom Homes 125 N. 11th Av St. Charles, IL 60174 Attn: Cathal Conaty Email: cathal@avondalecustomhomes.com Phone: 630-605-6818

Re: Fire Alarm System Installation Location: 316 Cedar, St. Charles

Cathal,

Fox Valley Fire & Safety is pleased to submit our proposal to provide the fire alarm equipment for the abovementioned project. I have taken notes in conjunction with the drawings you provided in order to extend our offer. Fox Valley Fire & Safety will provide all necessary labor, equipment and materials to complete the installation of the new fire alarm system. Notifier fire alarm equipment shall be used for this installation and a 3 year warranty on part shall be extended. Fox Valley Fire & Safety proposes the following:

Fire Alarm System Equipment and Scope of Work:

- Intelligent Addressable Fire Alarm Panel w/battery back-up 1
- 1 - 80 Character Annunciator Panel
- 2 - Photoelectric Smoke Detectors
- Manual Pull Stations 6
- 5 - Monitor Modules
- ADA approved Horn/Strobes 9
- ADA approved Strobes 7
- 4 - Exterior Strobes
- 1 - Fire Rated cable, conduit fitting and materials
- 1 - Labor to install
- 1 - Programming Services
- Engineered Drawing for submittal 1
- Final Checkout with Fire Prevention 1

Your cost for this package (Includes State Sales Tax)\$ 17,850.00

Initials

Clarifications / Qualifications:

- 1. This proposal is based on completing all work from a clear floor with readily available access to all areas of work. If work is delayed due to lack of access to areas of work, additional costs may apply.
- 2. No considerations have been made in this proposal for patching, painting, or re-surfacing of existing wall and ceiling surfaces. Any patching, painting, or re-surfacing services will be the responsibility of others.

- 3. Fox Valley Fire & Safety will provide fire stopping services for all new through penetrations made in fire rated walls &/or ceilings. No considerations have been made for fire stopping existing through penetrations.
- 4. No considerations have been made in this proposal for providing overtime / premium labor. If overtime / premium labor hours are required by other, please contact our office for additional price information.
- 5. Fox Valley fire & safety will secure an electrical permit only for this scope of work. All permit &/or review fees incurred will be billed in addition to the proposed amounts above, at Fox Valley Fire & Safety's cost.
- 6. Unless agreed to in writing, no products or service not listed above have been included in this proposal. No considerations have been made in this proposal for modifications or additions to the fire sprinkler system, fire extinguisher quantities or locations, singlestation (non-fire alarm system) smoke detectors or carbon monoxide detector, or any other systems or services.
- 7. If any changes to the scope of work are required by the Authority Having Jurisdiction, additional costs may result.
- 8. Upon completion of work the Fire Marshall will be contacted and the test will be completed.
- 9. Excludes 120v wiring & 20amp dedicated circuit breaker.

I look forward to partnering with you on this project and appreciate your careful consideration. If you have any questions, comments, concerns, or if I may be of further assistance, please contact me directly.

Respectfully Submitted,

* i.

ean A. Sedick

Sean A. Sedrick Fire Protection & Life Safety Specialist Fox Valley Fire & Safety (224) 293-5382 Office (224) 293-5381 Direct Fax (847) 875-0648 Mobile

Credit Terms: 25% deposit required, progress billings shall apply.

- 1. All orders are subject to credit approval and may require a deposit; prior arrangements not withstanding.
- Payment Terms can be established by contacting our Accounts Receivable Department at 224-293-5308 or 224-293-5304.

Approval:

My signature below indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

Authorized Signature

Printed Name

Title

Date



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service 2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

May 1, 2020

8

Avondale Custom Homes 125 N. 11th Av St. Charles, IL 60174 Attn: Cathal Conaty Email: <u>cathal@avondalecustomhomes.com</u> Phone: 630-605-6818

Re: Sprinkler System Installation Location: 316 Cedar, St. Charles

Cathal,

Thank you for the opportunity to look at the sprinkler system installation scope of work for this existing structure and new building additions. Based upon the drawing that you provided, Fox Valley Fire & Safety proposal the following.

Fox Valley Fire & Safety proposes to supply all labor, materials and equipment necessary to design, an automatic water based fire suppression system with separate anti-freeze loop. The design criteria for this shall be .15/1,500 sq.ft. Ordinary Hazard Group I Occupancy. Fire Protection Engineered Drawings and hydraulic calculation shall be performed for this installation.

Sprinkler System Equipment and Scope of Work:

- 1 4" Riser Manifold with system gauges, flow switch & Sprinkler Bells
- 1 4" Backflow assembly with OS&Y valves & tampers
- 1 4" Storz Fire Department Connection with Check valve
- 1 2" Backflow assembly with butterfly valve (Anti-freeze loop)
- All NFPA listed Sprinkler Heads (both systems)
- All Piping, fittings, hanger & fabrication
- All Installation labor, hydrostatic testing, backflow certifications
- 1 Fire Protection Engineered Drawings
- 1 Functional Testing with St. Charles AHJ

Your cost for this package (Includes Sales Tax).....\$ 44,760.00____

Initials

Clarifications / Qualifications:

- 1. This proposal is based on completing all work from a clear floor with readily available access to all areas of work. If work is delayed due to lack of access to areas of work, additional costs may apply.
- 2. A functional drain must be provided.
- 3. No considerations have been made in this proposal for patching, painting, or re-surfacing of existing wall and ceiling surfaces. Any patching, painting, or re-surfacing services will be the responsibility of others.

- 4. No consideration has been made with respect to the cost associate with permit fees or third party review fees. All permit/review fees shall be billed in addition to the cost listed above. Fees shall be billed at Fox Valley Fire & Safety's actual cost.
- 5. No considerations have been made in this proposal for providing overtime / premium labor. If overtime / premium labor hours are required by other, please contact our office for additional price information.
- 6. Unless agreed to in writing, no products or service not listed above have been included in this proposal. No considerations have been made in this proposal for modifications or additions to the fire alarm system, fire extinguisher quantities or locations, single-station (non-fire alarm system) smoke detectors or carbon monoxide detector, or any other systems or services.
- 7. If any changes to the scope of work are required by the Authority Having Jurisdiction, additional costs may result.
- 8. Scissor Lift to be provided by customer.
- 9. Excludes any underground water main line work including trenching, pipe, pressure testing, chlorinate new fie service line, back fill or parkway restoration.

I look forward to partnering with you on this project and appreciate your careful consideration. If you have any questions, comments, concerns, or if I may be of further assistance, please contact me directly.

Respectfully Submitted,

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ean A Gedrick

Sean A. Sedrick Fire Protection & Life Safety Specialist Fox Valley Fire & Safety (224) 293-5382 Office (224) 293-5381 Direct Fax (847) 875-0648 Mobile

Credit Terms: 25% deposit required, progress billing shall apply.

- 1. All orders are subject to credit approval and may require a deposit; prior arrangements not withstanding.
- Payment Terms can be established by contacting our Accounts Receivable Department at 224-293-5308 or 224-293-5304.

Approval:

My signature below indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

Authorized Signature

Printed Name

Title

Date

Window's

AVONDALE REVISED 4-15-20 316 CEDAR ST

Quote #: 1SYW1HL

A Proposal for Window and Door Products prepared for: **Job Site:** 60174

Shipping Address: CREATIVE MILLWORK 3700 Illinois Ave Saint Charles, IL 60174-2421



S

BOB LITTWIN CREATIVE MILLWORK 3700 ILLINOIS AVE ST CHARLES, IL 60174 Phone: (630) 762-0002

Email: blittwin@creativemillworkllc.com

This report was generated on 4/15/2020 12:21:26 PM using the Marvin Order Management System, version 0003.01.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN 🖗

OMS Ver. 0003.01.01 (Current) Product availability and pricing subject to change.

LINE ITEM QUOTES

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The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Mark Un	it: RESTROOMS	Net Price:	243.39
Qty: 3		Ext. Net Price: US	D 730.17
MARVIN MARVIN As Viewed From The Ex MO 24 1/2" X 23 3/8" CN 2523 FS 24" X 23 1/8" RO 25" X 23 3/8" CN 2523 FS 24" X 23 1/8" RO 25" X 23 5/8" Performance Information U-Factor: 0.27 Solar Heat Gain Coefficient: 0.3 Visible Light Transmittance: 0.51 Condensation Resistance: 57 CPD Number: MAR-N-251-00890-C ENERGY STAR: N, NC Performance Grade Licensee #900 AAMA/WDMA/CSA/101/ I.S.2/A44 LC-PG50 1422X1807 mm (57X71.7 LC-PG50 DP +50/-50 FL9690	00001		<u>D 730.17</u>
Line #2 Mark Uni	it: SIDE ELEV	Net Price:	1,840.98
Qty: 4	in the second	Ext. Net Price: US	
MARVIN A1 A2 B1 B2	Stone White Exterior White Interior 2W2H - Rectangle Assembly Assembly Rough Opening 65" X 82 3/4" Unit: A1 Elevate Awning - Stationary CN 3323 Rough Opening 33" X 23 5/8" Stone White Exterior White Interior IG Low E2 w/Argon Stainless Perimeter Bar GBG Rectangular - Special Cut 2W1H Stone White Ext - White Int		

As Viewed From The Exterior

Unit: A2 **Elevate Awning - Stationary**

Processed on: 4/15/2020 12:21:26 PM

OMS Ver..0003.01.01 (Current) Product availability and pricing subject to change.

AVONDALE REVISED 4-15-20 316 CEDAR ST Quote Number: 1SYW1HL Architectural Project Number:

Visible Light Transmittance: 0.46 Condensation Resistance: 59 CPD Number: MAR-N-250-00746-00001 ENERGY STAR: N, NC **Performance Grade** Licensee #898 AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG50 914X1603 mm (37X63.5 in) LC-PG50 DP +50/-50 FL9684

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d'

Line #4	Mark Unit: ENTRY DO		Net Price:		7,477.02
31	Mark Offic. LIVINT DC		St I		
Qty: 5	JII		Ext. Net Price:	USD	37,385.10
MARVIN		Stone White Clad Exterior			
INIMICALLA		Painted Interior Finish - White - Pine Interio			
T A	Training the second sec	Ultimate Commercial Door - XX Right Hand CN 6080	Reverse Active		
		Rough Opening 75 11/64" X 97 9/16"			
		Left Panel			
	K H	Stone White Clad Sash Exterior			
		Painted Interior Finish - White - Pine	Sash Interior		
	I M	IG			
	<u>/1</u>	Tempered Low E2 w/Argon			
		Stainless Perimeter Bar			
hand have been	Section 1	GBG - Contour			
		Rectangular 2W4H			
	terreti j	Stone White Ext - White Int			
- Kana		Beveled Interior Glazing Profile	4.0. (+ 17)		
Active Act	ive	Raised Panel Visible Panel Height 10	13/16"		
		Right Panel Stone White Clad Sash Exterior			
	S. S	Painted Interior Finish - White - Pine	Sach Interior		
As Viewed Fro	om The Secured Side	IG	adon intertos		
		Tempered Low E2 w/Argon			
MO 74 43/64" X 97 CN 6080	5/16"	Stainless Perimeter Bar			
FS 74 11/64" X 97 1	/160	GBG - Contour			
RO 75 11/64" X 97 9		Rectangular 2W4H			21
Performance Inform		Stone White Ext - White Int			
	e Information is currently	Beveled Interior Glazing Profile			
	MS for this product and	Raised Panel Visible Panel Height 10	13/16"		
glazing option. To r	equest product performance	No Lock No Bore			
information not in t	he OMS, contact your Marvin	Bronze (US10A) Ball Bearing Hinges-Bra Dark Bronze 1/2 Saddle - Pemko 253X4			
	ibmit an Assistance Request.	Beige Weather Strip	DFG 7 178		
Performance Grade		4 9/16" Jambs			
No Performance Gra	ade Information available.	Nalling Fin			
		***Note: The selected door sill is not design	ned or intended to manage a	ir or	
		water infiltration.	0		
		***Note: Unit Availability and Price is Sub	ect to Change		
			Project Subtotal N	Int Drinny LICD	45 967 10

Project Subtotal Net Price: USD	45,967.19
8.000% Sales Tax: USD	3,677.38
Project Total Net Price: USD	49,644.57



Reading & Air Conditioning

Bill to MCNALLY CONSTRUCTION MANAGEMENT 125 NORTH 11TH AVE. ST. CHARLES IL 60174 Beebe Heating and AC 39W644 Denker Ct St. Charles, IL 60175 Phone: (630) 443-7166 Fax: (847) 428-9781 beebe@beebeheating.com beebeheating.com

Ship to Johnsons 316 Cedar Street 316 Cedar Street St. Charles IL 60174

Quote Q1062

stom install commercial	Option #1	1	\$0.00	\$0.0
atom materi commercial	Install 2 Fujitsu 19 seer 4.5 ton 3 zone	1	\$U.UU	\$U.U
	mini split condensers with 3 wall mount			
	fan coils each , and 1 Carrier comfort			
	series 120,000 btu 95% furnace with 1			
	Carrier 13 seer 5 ton a/c system with			
	all needed ductwork - registers - grills			
	and 1 Digital programable thermostat.			
	vent 3 bath fans			
	and 1 janitors closet fan out thru the			
	roof. Install 1 honeywell Y8150 auto			
	fresh air intake system .			
	(\$29,780.00)			
	option #2			
	Install one Greenheck 1000 cfm erv for			
	balance of needed fresh air intake .			
	(\$13,575.00)			
	Option # 3			
	Install 2 Rheem commercial grade 7.5			
	ton			
	rooftop units with curbs - low leak fresh			
	air economizers - power exhaust and 2			
	complete duct systems with all			
	registers - grills and 2 digital Honeywell			
	programable thermostats. Vent 3 bath			
	fans and 1 Janitors closet fan out thru			
	the roof.			
	(\$43,500.00)			
	(\$40,000.00)			

Subtotal: \$0.00

Tax: \$0.00

Total: \$0,00



Decting & Air Comfittening

Beebe Heating and AC 39W644 Denker Ct St. Charles, IL 60175 Phone: (630) 443-7166 Fax: (847) 428-9781 beebe@beebeheating.com beebeheating.com

Payments:

\$0.00

Exhibit II

Checklist for Eligible Improvements & Reimbursements

316 Cedar Street

Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
Fire Alarm System	\$17,850			
Fire Sprinkler System	\$44,760			
Windows and Doors	\$49,644			
HVAC	\$43,500			
Total of all eligible improvements	\$155,754			
Amount of anticipated grant @ 50% of eligible cost of improvements	<u>\$25,000</u>			

Grant Application Submitted 05/07/2020

COMMERCIAL CORRIDOR AND DOWNTOWN BUSINESS ECONOMIC INCENTIVE PROGRAM

AWARD APPLICATION FORM

1. Applicant Information:

Name: LANCE + KAREN RAMELLA
Home Address: 108 7th PLACE
Phone/email: 630-544-7826/LRAMELLAZO OGMAIL.com
Name of Business: 210 Cedar, LLC
Business Address: 210 Cedar Ave, St. Charles, 12 60174
Federal Tax ID Number: <u>82-3311747</u>

(All awards are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099 (W-9). You are required to provide your taxpayer ID number or social security number as part of the Commercial Corridor and Downtown Business Economic Incentive Award Agreement. Property owners and tenants should consult their tax advisor for tax liability information.)

2. **Property Information:**

Address: 316 Cedar St., St. Charles, 16 60174 Property Identification Number: 09-27-357-005

3. Architect/Design Professional:

Name: MARSHALL ARCHITECTS / DAN MARSHALL
Address: 8/2 E. MAIN ST, ST. CHARLES 60174
Phone/email: 630 - 584 -7820 / DANOMARSHALLARCHITECTS. CUN

4. Contractor(s):

Name: MCNALLY CONST. MGT. / MAURICE MCNALLY Address: 125 N. 11th AVE, ST-CHARLES, 12 60174

Phone/email: 630-584-7101, /MAURICE O AVONDALECUSTOMHOMES. COM

5. Scope of Project (Include the following with your submittal):

- A. Building Plans accurately drawn to scale, showing proposed improvements.
- B. Cost estimates for materials and labor. (There should be two cost estimates submitted, one for the estimated costs of all improvements to the building and one that highlights only the costs for eligible improvements).

4. Statement of Understanding:

- A. I agree to comply with the guidelines and procedures of the St. Charles Commercial Corridor and Downtown Business Economic Incentive Program.
- C. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts and contractors' final waivers of lien upon completion of the approved improvements before any reimbursement payment will be authorized. "Before" and "After" pictures of the project must be submitted before funds will be released.
- D. I understand that work done before a Commercial Corridor and Downtown Incentive Award Agreement is approved by staff or the City Council is not eligible for an award.
- E. I understand that Commercial Corridor and Downtown Business Economic Incentive reimbursement awards are subject to taxation and that the City is required to report the amount and the recipient of said awards to the Internal Revenue Service.

Signature of Applicant:

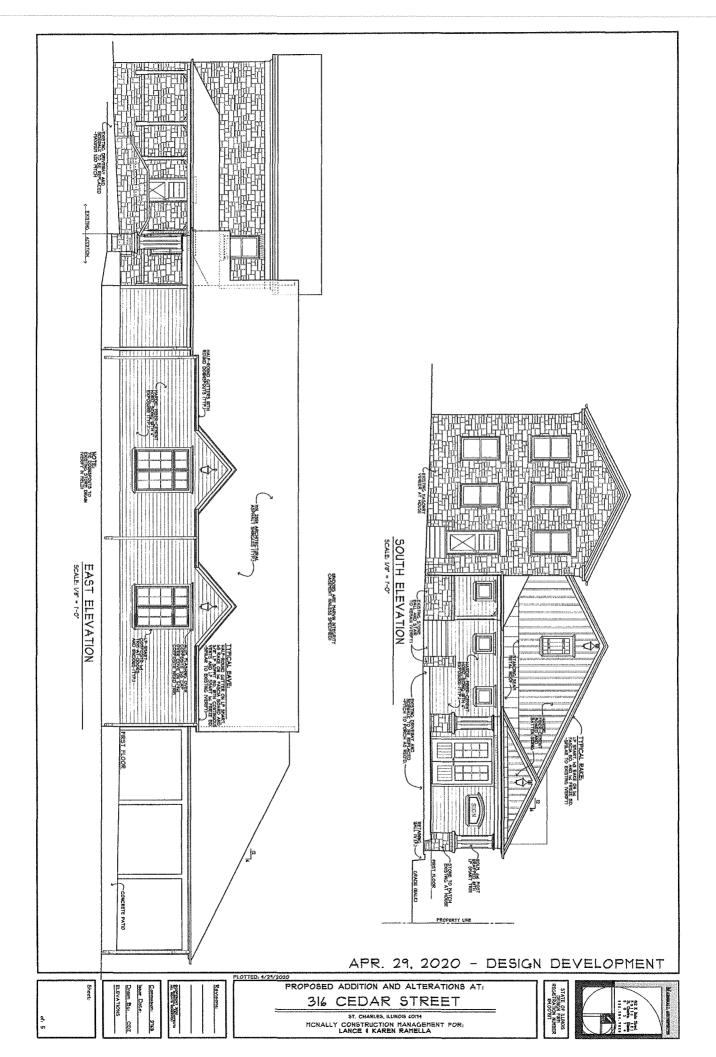
Jana Romelle

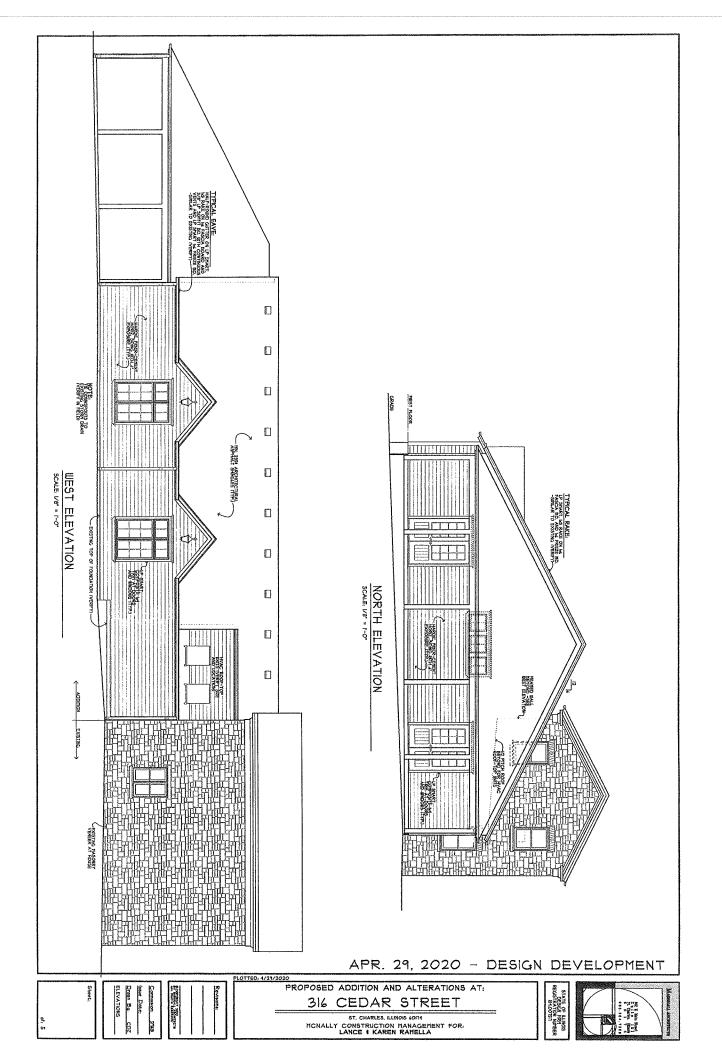
If the applicant is someone other than the owner of the property, the owner(s) must complete the following certificate:

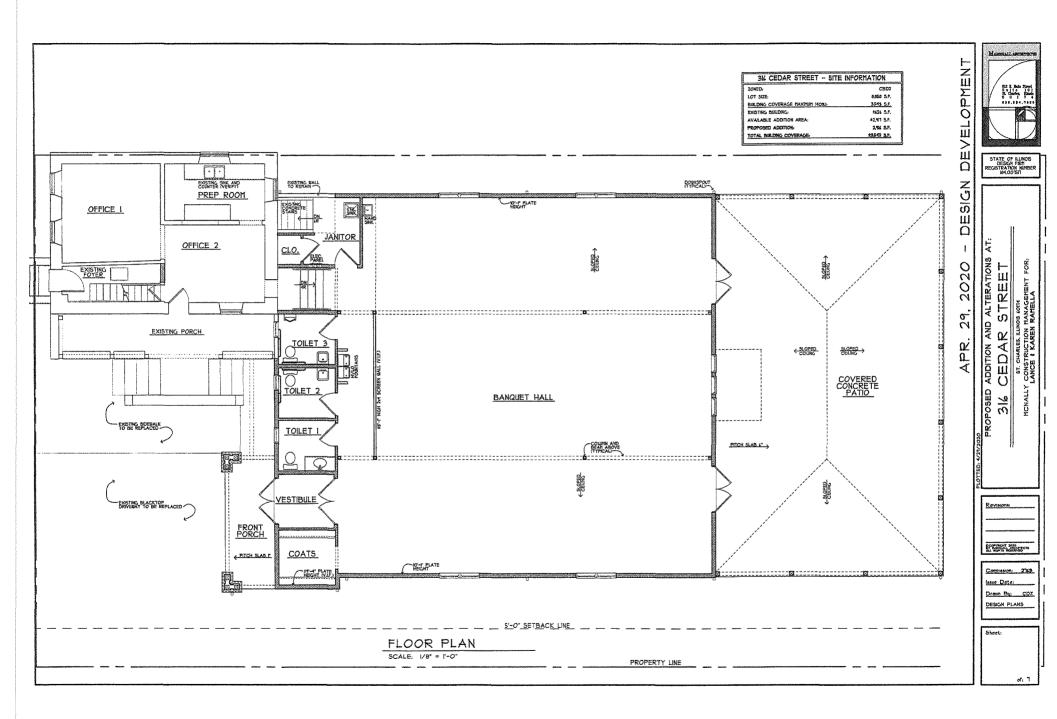
I/We certify that I/we own the property identified on this application and that I/we hereby authorize the applicant to apply for a reimbursement award under the City of St. Charles Commercial Corridor and Downtown Business —Economic Incentive Program and undertake the approved improvements.

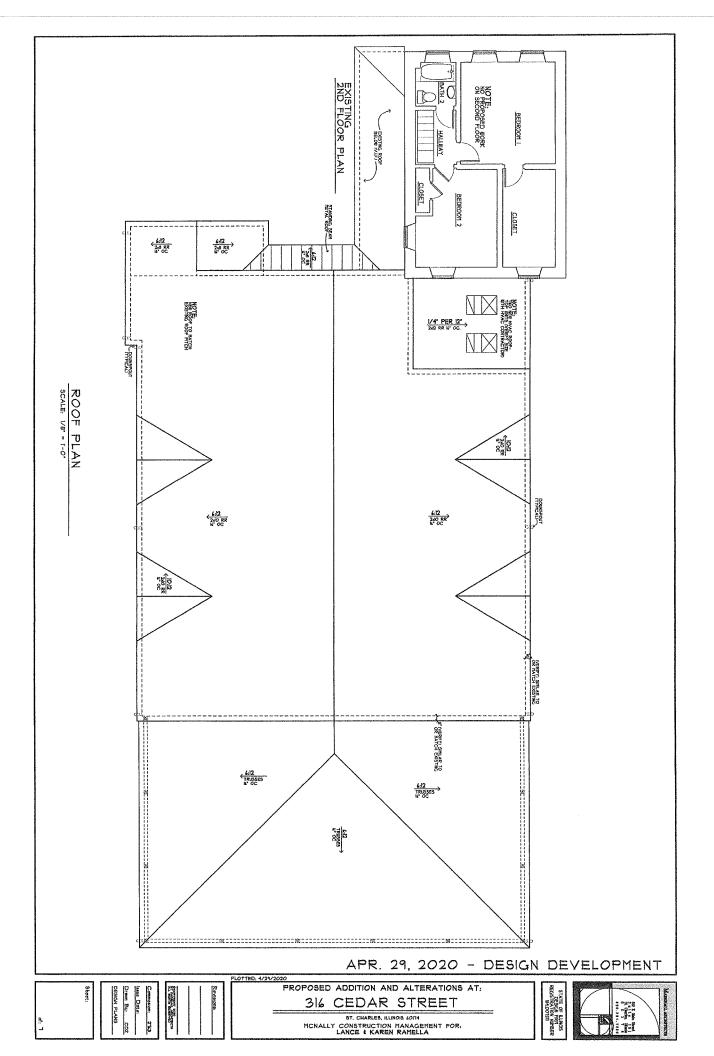
Signature of Owner(s):_____

Date: _____









CITY OF ST. CHARLES ILLINOIS • 1834	Agenda Item Executive Su		E SUMMARY	Agenda Item Number: 4f
	Title:	Recommendation to Issue a Request for Proposals for the former Police Station site and adjacent City-owned properties.		
	Presenter:	Russell Colby Rita Tungare		
Meeting: Planning & Development CommitteeDate: June 8, 2020				8, 2020
Proposed Cost: \$		Budgeted Am	ount: \$	Not Budgeted:

The City intends to offer the former Police Station facility and adjoining property for redevelopment.

In March, a City Council workshop was held to discuss the parameters of a Request for Proposals (RFP). The following conclusions were reached during the workshop discussion:

- Include surrounding parking lots as "optional" parts of the redevelopment property, but require proposals to accommodate municipal parking usage.
- Include the adjacent riverfront open space as a potential shared public-private area, and reference the Active River "Riverpark" concept plans.
- Exclude the Municipal Center buildings from the redevelopment site, but reference that the City owns the adjacent buildings and property.
- Be open to a "wow" project that may require incentives based on a specific proposal.
- Proceed with building demolition to present the site as a clean slate (*note- this direction has changed due to budgetary constraints and the demolition is on hold currently*)
- Undertake site and environmental assessments now.
- Mixed use is preferred, with residential use on upper floors only.
- Follow zoning height guidelines, but be open to taller buildings through a PUD.

Based on the feedback received, staff prepared the attached draft RFP document for review by the Committee.

Staff is seeking comments on the RFP draft and feedback or direction on the proposed schedule:

- Issue the RFP: Early July
- Response timeframe: 90 to 120 days
- Responses due: October 30

If the Committee concludes discussions, provide a recommendation to proceed with issuing the RFP.

Attachments (*please list*): Draft RFP

Recommendation/Suggested Action (*briefly explain*):

Provide comments on the RFP draft and schedule.

If the Committee concludes discussions, provide a recommendation to proceed with issuing the RFP.





Request for Proposals

Draft- May 2020

St. Charles Police Station Site Redevelopment





I. EXECUTIVE SUMMARY

The City of St. Charles is seeking proposals from qualified developers to redevelop Cityowned property along the Fox River in the northeast quadrant of Downtown St. Charles. The property includes a former Police Station facility, and may also incorporate adjacent open spaces and parking lots, as defined herein and shown in attached exhibits. The City is open to a variety of uses on this site, but has a preference for mixed-use design that will contribute to the vibrant economy of St. Charles and complement the surrounding downtown area.

The City of St. Charles recently updated its Downtown Comprehensive Plan, in part due to the anticipated redevelopment of this City-owned site. City Staff gathered community input on the future development of downtown St. Charles through several community visioning sessions. The feedback that was solicited throughout the planning process significantly influenced the guidelines and recommendations established in the updated plan. The City encourages responders to reference the Comprehensive Plan when drafting their proposals.

The intent of this Request for Proposals is to identify a qualified developer with appropriate plans that meet the City's interests for redevelopment of the property. The City intends to solicit interest and select the developer that best meets the qualifications of this request, with the intent to enter into a development agreement with the selected developer and initiate construction in 2021.

To be considered, proposals must be received by 4:30 p.m. on (date)

II. INTRODUCTION

Known for its historic charm and scenic location along the banks of the Fox River, downtown St. Charles has seen significant redevelopment and investment in recent years. The nearby First Street Redevelopment is a multi-phase project that has redeveloped a five block span of downtown on the west side of the river in the southwest quadrant of downtown, attracting dozens of new businesses to the community and promoting economic development.

Downtown St. Charles is a walkable urban-style environment, with a unique variety of historic buildings intermixed with new redevelopment. The downtown offers a unique mix of restaurants, retail, and entertainment, along with access to scenic regional trails, public plazas and parks where visitors can relax, enjoy a meal and even catch live music on many summer nights. Between the world class shows at the Arcada Theater and dozens of community events from seasonal festivals to marathon races, downtown St. Charles is not only enjoyed by its residents but also draws in thousands of visitors annually from the Chicago region and beyond.

The City of St. Charles is located in both Kane and DuPage Counties, 34 miles directly west of Chicago. Residents have access to the Geneva Metra Station, just three miles south of downtown, which provides commuter transit to downtown Chicago and surrounding suburbs. St. Charles is intersected by four state routes, including Route 64, 38, 31 and 25, and major regional highways, Kirk Road and Randall Road, that provide connections to interstate highways. St. Charles is a home rule community with a

residential population of approximately 33,000, but draws from a much broader far west suburban Chicago trade area with highly desirable demographics. The city is located within the highly rated St. Charles Park District and Community Unit School District #303. Additional demographic information can be found on the City's economic development website at **ThinkStCharles.org**.

In September 2019, the St. Charles Police Department opened a modern new police station outside of downtown. Prior to the opening of the new station, the police department had been housed in the building at 211 N. Riverside Ave, just north of the Municipal Center along the Fox River. The facility is comprised of a number of structures of various ages that had grown incrementally over time. The City determined the facility, while in a desirable central downtown location, would no longer meet the current and future needs of the Police Department. Now that the police department has relocated to a new station, the city is looking to capitalize on the momentum of the First Street Redevelopment and find a developer with a vision to redevelop the northeast riverfront quadrant into a vibrant, contributing segment of our downtown.

III. SITE PROFILE

The subject property is located north of the St. Charles Municipal Center in downtown St. Charles. The site is also adjacent to other City facilities, including the Century Station offices, City Fire Station #1 and various utility structures. The site is located on the east side of the Fox River with frontage on Riverside Avenue and is centrally located with easy access to restaurants, entertainment, and shopping elsewhere within Downtown and outdoor recreation along the riverfront.

SITE DESCRIPTION:

The redevelopment site includes the core Police Station site, depicted in Exhibit B, with the option to also include adjacent open spaces and parking lots.

The structures that comprise the former Police Department facility are of various ages and include late 19th or early 20th century industrial buildings and a 1980s era "wing" along the riverfront that was constructed around a central access court. This court provides access to a City water well site located inside the court. The structures are within the City's Central Historic District, but are rated as "Non-Contributing" structures. The City recognizes that optimal use of the site would likely require new buildings to be constructed on the property.

ZONING:

The core redevelopment site of the former Police Station is mostly zoned CBD-1, Central Business District. The purpose of the CBD-1 is to provide for the maintenance and orderly growth of a mixed use, pedestrian friendly, compact district of retail, service, office, and higher density residential uses in the central area of the City. A small amount of land on the north end of the Police Station facility is zoned Public Land. The Public Land portion could be rezoned to CBD-1 when a development project is proposed.

The CBD-1 zoning district has no maximum building coverage but restricts building heights to a maximum of 50 feet. The City may be open to taller projects as a part of a Planned Unit Development (PUD) review process. For comparison, the nearby First Street Redevelopment includes up to a 5-story/75 foot building height. Architectural design, site

layout, building massing and scale will be considered in assessing whether additional building height is appropriate.

In addition to plans for the core Police Station site, proposals may also include the adjacent parking lots to the east and south of the core site as part of the proposal. These parking lots are identified as "Area A" and "Area B" on Exhibit B. Area A is zoned CBD-2. The purpose of the CBD-2 Mixed Use District is to provide for a properly scaled mixed-use transition between single-family residential neighborhoods and the retail core of the CBD-1 Central Business District. The CBD-2 District permits a mix of retail, service, office, and medium-density residential uses within buildings that are of a reduced height and scale than that permitted in the CBD-1 District. However, development in this district is also intended to retain a pedestrian oriented character, similar to that of the CBD-1 District. Area B is zoned CBD-1.

RIVER CORRIDOR OPEN SPACE:

It is a priority of the Comprehensive Plan to maintain public open space along the riverfront. The 2020 Comprehensive Plan update for Downtown provides guidance that, at a minimum, there should be a 60 foot wide open space corridor running along the east shoreline of the Fox River. It also identifies a 20 foot minimum river trail/promenade width be included within this open space. The City has included the 60 ft. wide open space as "Area C", identified on Exhibit B, as a potential part of the project site; however, Area C should be maintained as some form of open space in conformance with the Comprehensive Plan. There is an opportunity for shared public & private uses within the open space corridor and along the river walk path. Proposals may address the use of Area C, both for public and private purposes.

In 2014, a citizen-initiated task force was formed to update the 2003 Fox River Corridor Master Plan with an increased focus on active river recreation, economic development opportunities and ecological improvement initiatives. The concept for an "Active River Park" was presented for the section of river adjacent to the Police Station site. concept could include modification of the Fox River dam and lowering of the normal water level of the river, which may result in changes to the shoreline along the site, allowing for recreational uses in the river area of the Active River Park. Although the Active River Park has not moved beyond a conceptual discussion, prospective developers of the Police Station site should be aware of the possible long-term vision for the Fox River corridor in St. Charles. The 2015 River Corridor Master Plan update also identifies opportunities for other riverfront enhancements that could be incorporated into this redevelopment, independent of any action on the broader Active River concept. More about the Active River concept and the River Corridor Master Plan can be found at **stcharlesactiveriver.org**

SITE CONDITIONS:

Given historical uses of the property, there is potential for environmental remediation as a part of the redevelopment project. The City anticipates performing a Phase I Environmental Site Assessment to understand the current environmental conditions and the potential scope and cost of any remediation.

The City also plans to obtain a geotechnical analysis to understand the soil structure and bedrock depth across the site. The results of the environmental and geotechnical studies will be shared once the reports become available.

Additionally, the site includes floodplain along the Fox River. The 100-year floodplain line follows the existing topography around the buildings and will likely be impacted by any redevelopment of the site. Floodplain elevations and regulations applicable to buildings near a floodplain will be important site engineering considerations.

UTILITIES:

The project site is served by all standard City of St. Charles public utilities including water, storm sewer, sanitary sewer and electric.

There are a number of utility lines crossing through or around the site that may not be easily relocated; the effects of which may limit the building footprint of any redevelopment. The area also includes fixed utility facilities, such as a City well site and electric substation, which cannot be relocated, and whose connections and access must be maintained.

With respect to specific utility lines crossing through or around the site:

- Sanitary sewers passing around the site are regional trunk lines that likely cannot be rerouted.
- Certain watermains could potentially be re-routed; however the mains interconnect with fixed facilities in the immediate area (including two well sites, a treatment building and a reservoir building). Also, the network of underground infrastructure is crowded, which may limit routing alternatives.
- Overhead electric poles along the east side of Riverside Avenue carry both Commonwealth Edison power to the substation site and City electric distribution lines exiting the site. There would be substantial cost to place these lines underground.

The attached Exhibit D shows schematic layout of the utilities crossing the site. Additionally information on utilities may be requested, subject to entering a data license agreement with the City.

SPECIAL SERVICE AREAS:

The properties are located in two of the City's Special Service Areas- 1A and 1B.

- SSA-1A provides for the maintenance of public parking to serve the downtown.
- SSA-1B provides for downtown revitalization efforts relating to economic development and promotional activities in the downtown area.

IV. CITY DEVELOPMENT OBJECTIVES & REQUIREMENTS

The City of St. Charles has a preference for a Mixed-Use redevelopment proposal; however, is open to any of the following uses:

Commercial - retail, office, restaurant

Hospitality – hotel, entertainment

Residential – condominiums, apartments, (upper floors only)

DEVELOPER QUALIFICATIONS

The City intends to solicit interest and select the developer that best meets the qualifications of this request. The developer's track record for similar projects to the proposal will be considered during the evaluation of the proposals.

PROJECT SCHEDULE

It is anticipated that the selected developer will break ground on the project in 2021. The project timeline and completion date will be determined by the scope and scale of the chosen project. Proposals should include, to the extent possible, a detailed project timeline and anticipated completion date.

QUALITY ARCHITECTURE OR DESIGN

The project site is located within the Central Historic District in Downtown St. Charles. The proposal should take into consideration the quality and style of architecture in downtown and how the proposed building complements the existing built environment. Further guidance is provided under the Building Design Guidelines in this RFP, based on the Comprehensive Plan- Fox River Frontage Subarea Plan and the Zoning Code design guidelines for the CBD-1 zoning district.

ENHANCEMENT OF THE RIVERFRONT

Redevelopment of this highly visible, riverfront site should enhance the property and overall appearance of downtown St. Charles. The project may include space that is within the 60 foot wide open space corridor (Area C) identified within the Comprehensive Plan. Consideration should be given to how the proposed development will interact with both public and private uses of the riverfront.

PARKING SOLUTIONS

Growing the commercial or residential base in downtown will require special attention to address parking demand. Proposals should include parking to accommodate the requirements of the development, and to the extent possible, parking should be located internally. Any parking that exceeds the minimum required parking for the development would be considered favorable.

The project site has the potential to include municipal parking lots identified in Exhibit B as Area A and Area B. Any parking that is removed from the site that currently serves as public parking or parking for city hall employees and visitors shall be included in addition to the minimum parking required by the ordinance. Current municipal operations require approximately 95 parking stalls.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Proposals will be evaluated for consistency with the updated Comprehensive Plan. Particularly careful consideration will be given to the proposed use of the riverfront open space, the primary land uses, building scale, and parking provisions.

V. BUILDING DESIGN GUIDELINES

Any proposed structure being designed and built as part of this site redevelopment should address both the river and street frontage present at the site. Since the buildings along the Fox River are visible from several locations in Downtown and accessible from all sides, they should utilize 360 Degree architecture with traditional building materials and design elements on all sides that generally align with surrounding buildings in terms of horizontal elements and vertical rhythm.

For more specific details, Section 17.06.040 of the City's Zoning Ordinance contains Design Standards for Guidelines for the CBD-1 and CBD-2 zoning district (attached).

The redevelopment area is located within the City's Central Historic District. Exterior architectural plans are subject to the review and approval of the Historic Preservation Commission.

VI. CITY OF ST. CHARLES PARTICIPATION

The City's interest in incentivizing this redevelopment project is dependent on the scale and potential economic benefits generated by the proposal.

VII. SUBMISSION REQUIREMENTS

Three physical copies and an electronic copy of the proposal to include the following information:

- 1. Names, address and contact information for developer
- 2. Information regarding the developer entity, including disclosure of officers or members
- 3. Information regarding any potential conflicts of interest, including any relationship to any City official or staff member
- 4. Identification of members of the developer's team including engineers, architects or contractors
- 5. Information regarding previous similar project experience, with specific examples, and information regarding public financial assistance for the projects.
- 6. Plans for long-term ownership and management of buildings
- 7. Narrative description of the design intent for the project and the target market for commercial and residential tenants.
- 8. Preliminary level plans for the buildings, including:
 - a. Scaled site plan showing building footprint and any other improvements on the lot, with a concept layout for streetscape or other open space improvements on the lot or within the adjacent street right-of-way.
 - b. Scaled preliminary floor plans for each level of the building, with uses identified (Configuration of the interior of individual units is not necessary)
 - c. Scaled preliminary level architectural elevations for all sides of the building, with colors and materials identified.
 - d. Scaled cross sections of each building, with ceiling and building height labeled.

- e. Tabulation of the square footage and unit counts for uses within each building.
- 9. Preliminary project schedule for completing the project. This shall include time frame for development phases as well as a proposed occupancy timetable.
- 10. Projected construction value for each building
- 11. Suggested business terms for the Development Agreement

DEVELOPER SELECTION PROCESS

- 1. Submission of proposals (Date)
- 2. Evaluation of the proposals by City Staff, based upon the criteria identified herein.
- 3. Selection of a shortlist of applicants by City Staff (Date expected)
 - a. Developers selected for the shortlist will be asked to provide financial information as determined by the City, sufficient to demonstrate the developer's capacity to successfully undertake and complete the project.
 - b. Developers should be prepared to discuss conceptual terms of a development agreement.
- 4. Interviews of shortlist by City Staff. This interview may involve representatives of the City Council.
- 5. Selection of Finalists (Date expected)
- 6. Presentation by the finalists to the city council or a city council committee
- 7. Direction from the City Council for City staff to proceed with negotiating a development agreement with the selected developer, based on the suggested business terms.

Note the City shall not be obligated to accept a proposal and reserves the right to reject all proposals. The City also reserves the right to negotiate with a developer on the terms of the Development Agreement. The City is not responsible for any costs incurred by developers submitting or presenting proposals.

VIII. CONTACTS:

Rita Tungare, Director of Community & Economic Development <u>rtungare@stcharlesil.gov</u> Russell Colby, Assistant Director of Community & Economic Development <u>rcolby@stcharlesil.gov</u>

City of St. Charles 2 E. Main Street St. Charles, IL 60174 (630) 377-4443

IX. EXHIBITS

- A. Location Map of Downtown St. Charles
- B. Project Site Area Exhibit (Core Police Station site and Areas A, B & C)
- C. Parcel Map
- D. Utilities and Floodplain schematic
- E. Zoning and building height exhibit
- F. Design Standards and Guidelines (Zoning Ordinance Sect. 17.06.040)
- G. Comprehensive Plan excerpt

Exhibit A: Location Map of Downtown St. Charles

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020 Google

Pottawatomie Park

> Police Station Redevelopment Site

> > Arcada

I heate

River

Fox

in Street / Route 64

First Street Redevelopment

Blue Goose Grocery Store Geneva Jetra Station 3 miles Chicago 43 Miles

1000 f

St Charles

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Exhibit E: Zoning & Building height exhibit

Spot elevations shown

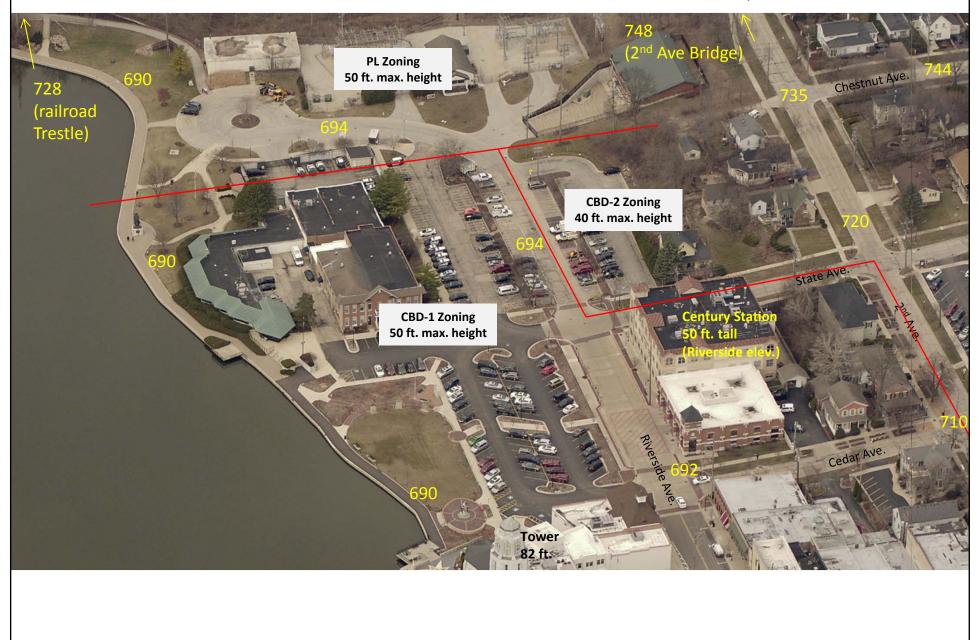


Exhibit F

Design Standards and Guidelines – CBD1 and CBD2 districts

Section 17.06.040 of the St. Charles Zoning Ordinance

A. Standards and Guidelines for Site Design

Building Placement and Lot Coverage
 Intent: Establish site development patterns that are compatible with the historic
 patterns of downtown St. Charles, while allowing the flexibility necessary to produce
 more intense, mixed use development that will foster a pedestrian-oriented
 environment.

Guidelines:

- a. A building within the Downtown Overlay district should occupy at least 70%, and, whenever possible, 100%, of the width of its street frontage. Where buildings or parts of buildings are placed more than five feet from the right-of-way line or property line, a pedestrian space between the building and the street should be created that is 16 to 20 feet deep, and should be occupied by an active use (outdoor eating and drinking or outdoor sales) or a public space (a small park or plaza).
- b. The sides of buildings facing the river should be publicly accessible to the greatest extent possible, at the first floor level. This may result in more than one "front door" for some businesses.
- c. Buildings should be oriented towards zones of pedestrian activity, with primary entrances facing directly onto the street at street level.
- d. To maintain historic patterns of building development in downtown St. Charles, building footprints should not occupy more than 75% of a block.

2. Parking and Service Areas

Intent: Provide adequate parking and service areas to serve development without overbuilding parking or overwhelming the pedestrian character desired for downtown.

Standards:

- a. Surface parking lots shall not be located between buildings and the street, but may instead be located behind or beside buildings.
- b. Private surface parking lots shall not be located directly adjacent to the river. Where parking must be located near the river, there shall be a landscaped area, preferably with pedestrian amenities, between the parking lot and the river.

c. Service and loading facilities shall be oriented and/or screened so that they are not visible from public streets.

Guidelines:

- a. Where a lot or use is eligible for the parking exemption (Section 17.24.080), on site parking is discouraged. Where parking is provided, its design and location should minimize impacts on the pedestrian environment. Perimeter landscaping or decorative walls for screening, parking courtyards, and use of brick or other decorative pavers for surfaces, are examples of ways to accomplish this.
- b. Vehicle access to parking structures, parking lots, and service areas should not be directly from arterial streets.
- c. Where private parking is necessary, shared and joint-use parking should be pursued to minimize private surface parking.
- d. Pedestrian zones along sidewalks should be protected with landscaping and street furniture within the sidewalk right of way, and should be supplemented with a row of parallel or diagonal parking between the sidewalk and the traffic lanes.

B. Standards and Guidelines for Building Design

1. Building Design, Massing and Detail

Intent: New buildings should reflect the architectural heritage of downtown without copying historic architecture, and should be "of their own time." Buildings also should be of high quality and enduring value, so that in the future, they are as revered as the landmark buildings in the rest of downtown. While the design standards and guidelines do not encourage the replication of historic structures, they do promote compatibility with the character of existing buildings in downtown.

Standard:

a. Plastic or backlit awnings shall not be used. While the use of more traditional awning materials and forms is encouraged, the width and height of awnings shall be related to the window openings and design of the building.

Guidelines:

 New buildings should not present a barren landscape of rooftop mechanical equipment and expanses of unadorned flat roofs when viewed from upper floors of existing buildings. The patterns, materials and details of roofs and rooftops should foster views or become viewed elements in themselves, such as rooftop gardens. Rooftop mechanical equipment should be organized and located or screened to be visually consistent with the patterns, materials and details of the structure.

- c. In the Downtown Overlay district and other areas intended to have more intense pedestrian activity, buildings should be designed so that street level and second stories are predominantly windows; street level facades, and facades facing the river or open space, should be a minimum of 50% transparent glass. Facades facing publicly accessible walkways, but not facing streets should be a minimum of 25% transparent glass; upper floors should also contain transparent glass (30% or more); the use of mirrored, tinted or opaque glass or spandrel panels in new buildings to fulfill this guideline is not acceptable. (Spandrel glass may have acceptable applications for other purposes.)
- d. For buildings greater than four stories or 50 feet in height, higher stories should be stepped back from street level facades a minimum of six feet and a maximum of sixteen feet.
- e. Design the lower levels of buildings with pedestrian scale, and a sense of human hand and craft rather than machine production; distinguish the street level of the building from upper levels through the use of an intermediate cornice, a change in building materials or detailing, an awning, trellis or arcade, or lintels at upper level windows. Building entrances should be designed as a prominent feature of the building.
- f. Retail and entertainment uses should open directly onto a public street or publicly accessible pedestrian way (rather than through an interior lobby).
- g. Use earth tones or muted colors in the materials used for building exteriors. The goal is to achieve a design where no single building stands out or overpowers the views or the natural landscape of the valley. Lighter colors or bright colors should be used only in minor accents.
- h. Employ building focal points or "landmark" elements (clock towers, turrets or other architectural devices) with discretion. The use of elements such as gratuitous clock towers or fake dormers is discouraged.
- i. The development of usable rooftop spaces is encouraged. The height of rooftop arbors or garden features should not be considered in the height of the building, but should not exceed 12 feet in height. Such features should be set back from facades facing public rights-of-way at least 10 feet so they are less visible from ground level. Enclosed structures on the roof, including those used for access, should not exceed 20% of the roof area, and "open" roof structures such as arbors or other structures to provide partial shade should not exceed 30% of the roof area.

2. Materials

Intent: Use building materials in a meaningful way, but not in ways that result in a false representation of history.

Guidelines:

- a. The use of brick and stone as dominant materials in a building is highly encouraged. In general, brick and stone should be the predominant materials for buildings within the CBD-1 District, while more wood and other compatible materials are acceptable in the CBD-2 District.
- b. Mortar should generally match the color of the brick or stone.
- c. Accent materials used in parapets, lintels, cornices, sills, bases and decorative building elements should be brick, stone, cast stone or architectural precast concrete, wood (except that wood shall not be used at parapets), untreated copper, terra cotta, or dark colored prefinished metal.
- d. High quality pre-cast concrete and high quality metal (with a matte or non-lustre finish) and synthetic materials may also be acceptable on an individual basis, provided such materials constitute less than 20 percent of the exterior and should be used in combination with other acceptable materials.
- e. Reflective or mirrored glass is prohibited; only transparent glass should be used for street level windows.

3. Franchise Architecture

Intent: Preclude the development of new uses that employ franchise architecture, corporate colors or symbols other than signage to identify their presence. Avoid standardized designs that do not fit in within the context of community character and neighboring development.

Guideline:

a. Franchise or corporate architecture should be avoided unless it is compatible with the Standards and Guidelines applicable to the downtown districts. Customized, site specific designs should be provided for all development within downtown St Charles.

C. Standards and Guidelines for Public Spaces

1. Views and View Corridors

Intent: New development should be located or designed to maintain significant sight lines to the river and to prominent landmark buildings.

Guideline:

a. New buildings in the downtown area should not intrude into view corridors along First Street to the Hotel Baker, along street rights-of-way or extensions thereof toward the Fox River, or from other streets and public spaces toward other prominent community landmarks.

2. Streetscape and Public Spaces

Intent: Where private development involves improvements to public property, establish continuity and identity through a quality streetscape design that results in a truly pedestrian friendly environment and that creates a sense of place.

Standards:

- a. Public sidewalks shall be designed to support pedestrian movement and allow for a variety of activities such as sitting, conversing, people watching, etc. via streetscape enhancements; sidewalk widths along public streets shall generally be 12 feet or more in width.
- b. Pole-mounted or building mounted lighting shall be designed at a pedestrian scale, and that is compatible with the historic character of the area.
- c. Street crossings (or even intersections) shall be enhanced with pavement materials, colors or textures that highlight the crossing as a pedestrian zone.

Guidelines:

- a. Create plazas, courtyards and other urban open spaces for buildings with a footprint larger than 10,000 square feet; surround public spaces with uses that activate the space, such as street level retail facing onto the space, housing, or eating and drinking venues.
- b. Avoid the creation of large, singular spaces; rather, create a series of smaller spaces that offer opportunities for a variety of activities and views.
- c. Spaces between buildings should not become "leftover" spaces; rather the design of the space should invite pedestrians with thoughtful pedestrian features or simply by the craft and detail of the buildings along the space.
- d. Provide seating at the rate of one linear foot per linear foot of perimeter of the open space; provide "perches" that allow viewing of activity in the space; at least half of the seating in the space should be "found" seating (steps, walls, planter edges). Movable seating is also highly desirable.

3. Pedestrian Movement

Intent: Foster pedestrian movement and activity by protecting pedestrian spaces from intrusions and providing elements that offer comfort for pedestrians.

Guidelines:

- a. Primary pedestrian movement routes should be reinforced with wayfinding devices (special pavements, signs, graphics).
- b. Utility functions (electrical transformers and switchgear, signal control boxes) should be placed underground, within buildings, or along cross streets to avoid conflicts with pedestrian movement and views.
- c. Provide "protection" for the pedestrian zone in the form of bollards, large planters, or trees where parking is not allowed along a street.
- d. Provide overhead cover for pedestrians; use arcades, building projections or awnings to afford a minimal level of protection from the environment; cover extending over the sidewalk (awnings) should be located between 9 feet and 12 feet above the walk, and should project over not more than one-third the width of the walk (but not less than 4 feet). Such overhead cover should be coordinated with the locations of street trees and street lights. Cover afforded by an arcade (a covered passageway along the street side of a building) should maintain a series of building columns at the sidewalk edge, and should be a minimum of 5 feet deep but no deeper than 2/3 the height of the arcade.

4. Landscape and Public Art

Intent: Enhance developed areas with landscaping, public art, and unique features that tell the stories and commemorate the heritage of St. Charles.

Standards:

- a. Comply with the provisions of Chapter 17.26, Landscaping and Screening.
- Refuse and recycling containers shall be located away from the streets and pedestrian areas and shall be screened from the street view in compliance with Section 17.26.120 (Additional Screening Requirements).

Guidelines:

- a. a. Develop landscape patterns that are shaped as spaces for people (pocket parks, courtyards and urban open spaces and gardens) as opposed to more suburban landscape treatments such as berm plantings and vegetative buffers.
- b. Use Public Art to tell stories about the heritage, people and events of the community, and the natural history of the region. Public art can be made purposeful, as well. For example, sculpture may double as a seating surface, manhole covers might convey messages about nature, and wide sidewalks or street intersections might become tableaus for art

Downtown Catalyst Sites Addendum

SITE R

Land Use

Any proposed development should contain the following characteristics :

- Maintain 60 feet of open space along the river.
- Maintain Riverside Ave. to provide access for existing utility infrastructure.
- Conceal parking within the development.
- Building heights should be in line with current zoning and should step down towards the river; taller buildings

can be considered through a PUD review process.

• Building setbacks will be determined based on riverfront/ shoreline improvements, which may include enhancements identified in the 2015 River Corridor Master Plan Update ("Riverpark Concept").

Mixed Use

The old police station and surrounding parking lots are some of the best opportunities for redevelopment along the river within downtown. The preferred land use of these sites is Mixed Use, such as ground floor commercial and upper floor hotel or residential uses. New uses proposed for the old police station site will need to maintain access to the City Well site. Any new development that would remove the public parking behind City Hall would need to accommodate the removed public parking within the proposed plan.

Residential or Parking

This area is suitable for residential or parking uses. Residential uses would transition from the neighborhood to the east and take advantage of views of the river. Alternately, a parking garage in this location could be used to support City parking needs, if the current municipal parking lot(s) are redeveloped for mixed use.

Open Space

Maintain public open space along the river. The location and size of the open space may vary depending on riverfront/ shoreline improvements. However, the public open space should not be reduced to less than 60 feet, which is the approximate width of the current 100 year floodplain along the riverfront.



Comprehensive Plan Excerpt

Site Improvements

••• Riverfront:

- Enhanced river trail/ promenade, 20 feet minimum width pathway.
- Maintain public space near the bike bridge for a viewpoint.
- Either retain or relocate the Veterans Memorial near the old police station.

Utility:

• Better screening of utility uses to enhance the appearance of the area.

Structure Parking:

- Structured parking should be concealed by buildings where possible.
- Structured parking could be established east of Riverside Ave., with an upper level access from N. 2nd Ave. A traffic study and analysis is needed to determine the impact on the existing street network and traffic controls.

Landmarks:

- 108 and 116 State Ave. are locally landmarked structures. Any work that would significantly alter the structures will need to be reviewed by the Historic Preservation Commission.
- Preserve Old City Hall building and the Municipal building. Both structures are listed on the National Register of Historic Places.

Access/ Connectivity:

- Maintain public access and visual connection to the river at State Ave. and Cedar Ave.
- - Interconnection of Fox River Trail, Great Western Trail and Pottawatomie Park should be improved and enhanced to promote bike/pedestrian access and recreational activity.

