



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/ Address:	Delnor Woods Subdivision
City Staff:	Russell Colby, Planning Division Manager

Please check appropriate box (x)

PUBLIC HEARING		MEETING 1/29/13	X
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APPLICATIONS UNDER CONSIDERATION:

- Map Amendment
- Preliminary Subdivision Plan
- Final Plat of Subdivision

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Applications and Attachments	Preliminary Engineering Plans revised 1/4/13
Staff Memo Reported dated 1/25/13	Tree Pres./Landscape Plans received 1/15/13
Planning Review Comments	Final Plat of Subdivision received 1/15/13
Engineering Review Comments	

EXECUTIVE SUMMARY:

The applicant, Chris Lannert of the Lannert Group, on behalf of John Collins, Co-Trustee for the Collins Family Trusts, has submitted applications requesting approval of a nine-lot subdivision of the existing Collins Estate property located east of IL Rt. 25/N. 5th Ave. at Iroquois Ave.

The overall plan is essentially the same as the single-family portion of the 2008 Delnor Woods PUD development. The remainder of the original PUD property is no longer owned or controlled by the Collins Family Trusts and is not included in this application.

A public hearing for the Map Amendment application was held on 12/4/12. This rezoning is necessary due to changes in the location of the boundary line between the 2008 PUD single-family area and the boundary line of the portion of the property acquired by the Park District.

RECOMMENDATION / SUGGESTED ACTION *(briefly explain):*

Recommend approval of the Applications for Map Amendment, Preliminary Subdivision Plan and Final Plat of Subdivision, contingent upon resolution of all staff comments prior to City Council action.

Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
 SINCE 1834

STAFF REPORT

TO: Chairman Todd Wallace
 And the Members of the Plan Commission

FROM: Russell Colby
 Planning Division Manager

RE: Delnor Woods Subdivision

DATE: January 25, 2013

I. APPLICATION INFORMATION:

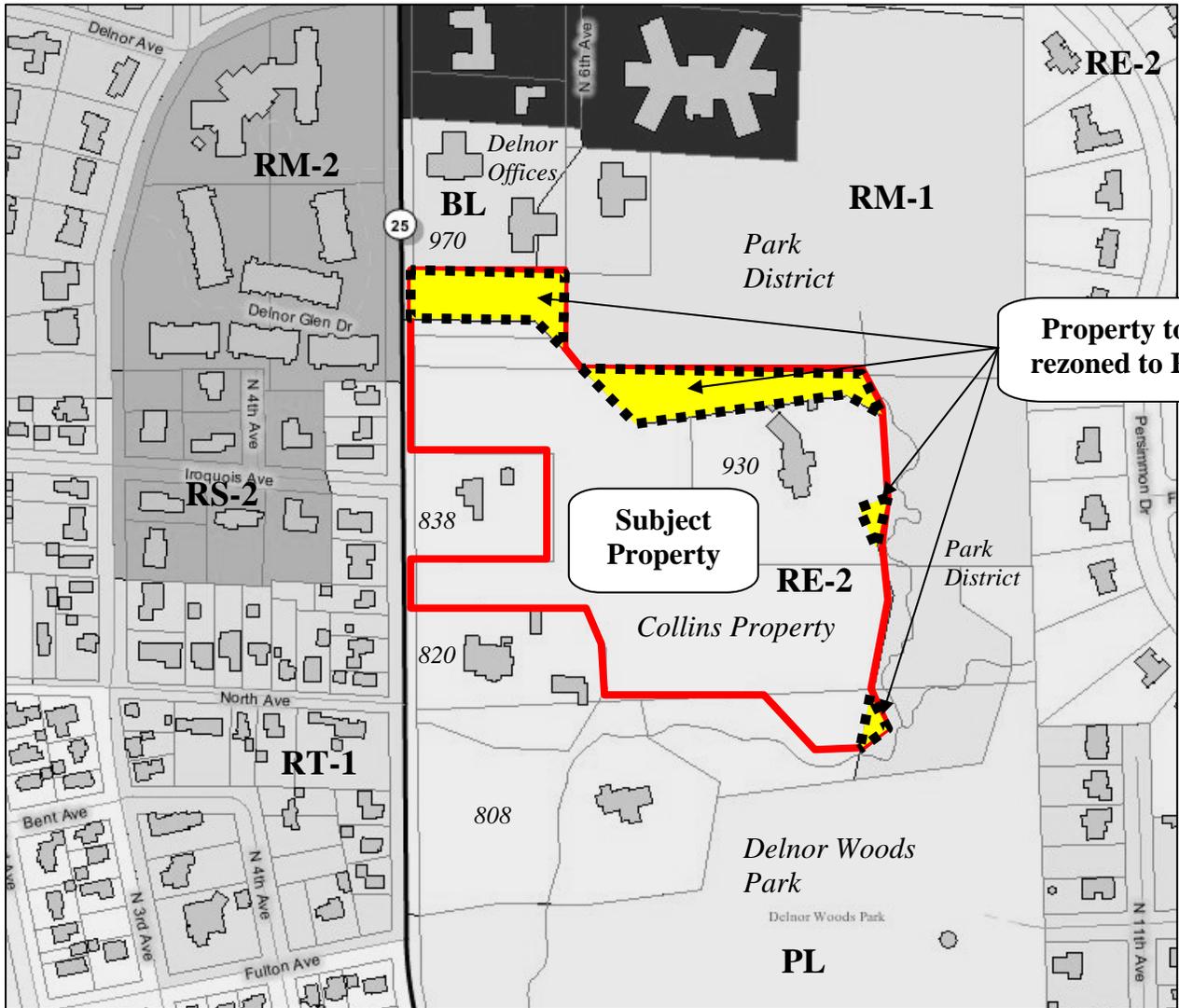
Project Name: Delnor Woods Subdivision

Applicant: Chris Lannert, the Lannert Group

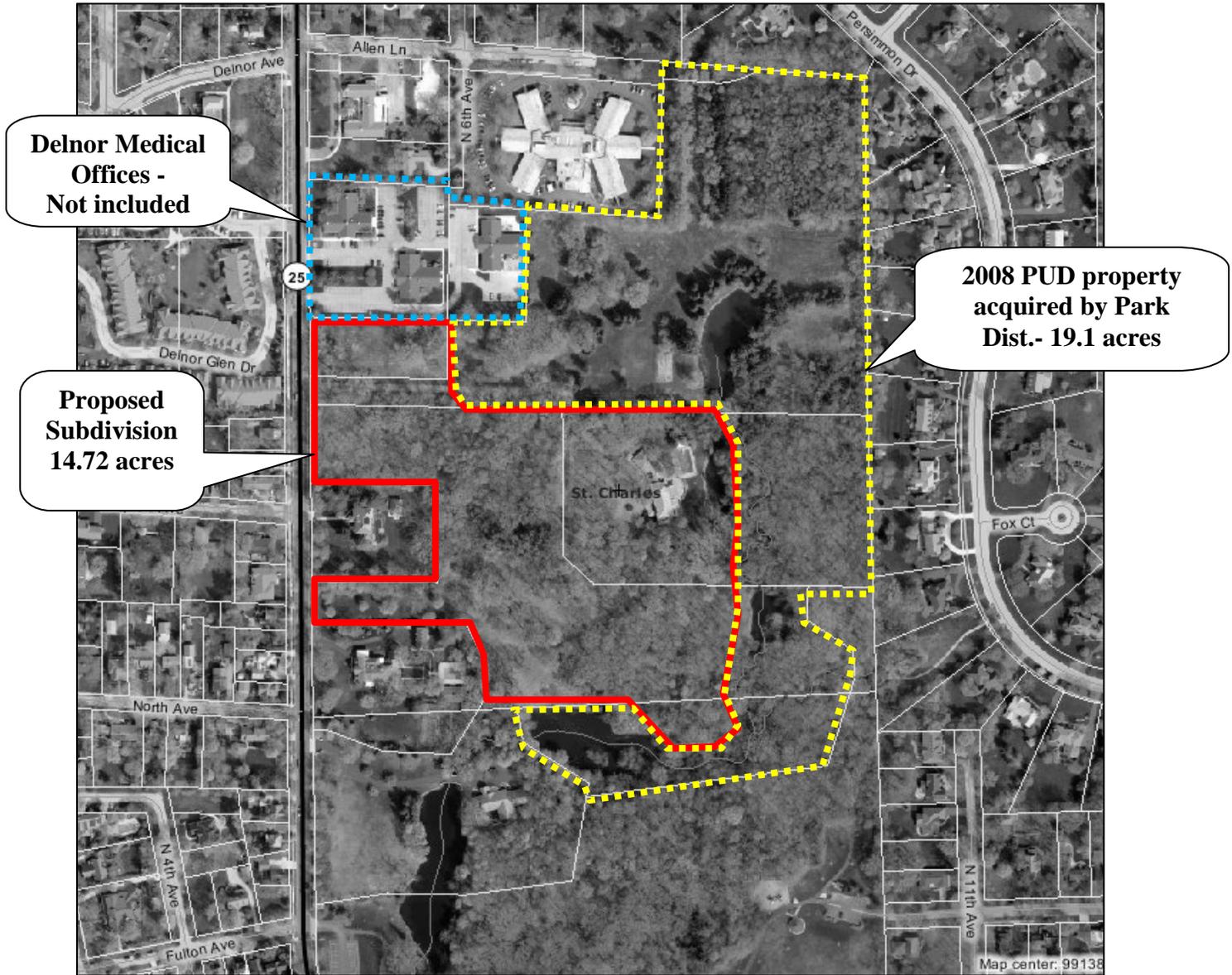
Purpose: To develop the remaining Collins Estate Property with 8 new single family residential lots.

General Information:		
Site Information		
Location	East of IL Route 25/N. 5 th Avenue at Iroquois Ave.	
Acres	14.72 Acres (1.72 acres to be rezoned)	
Applications:	1) Map Amendment (for 1.72 acres) 2) Preliminary Subdivision Plan 3) Final Plat of Subdivision	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement Title 17, Chapter 17.12 - Residential Districts	
Existing Conditions		
Land Use	Single-Family Residential/Vacant estate property	
Zoning	RE-2 Single Family Estate District, with portions zoned BL Local Business and RM-1 Mixed Medium Density based on 2008 PUD land uses.	
Zoning Summary		
North	BL- Local Business	Delnor Medical Offices
East	RM-1 Mixed Medium Density Residential	Park District/Delnor Woods Park
South	PL- Public Lands	Park District/Delnor Woods Park
West	RE-2 Estate Single Family & RT-1 Traditional Single Family	Single Family Houses
Comprehensive Plan Designation		
Low Residential		

Zoning Map



Aerial Photo



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is the remaining portion of the Collins Estate property owned by John Collins and the Collins Family Trusts.

In 2008, the City granted Map Amendments (rezoning) and Planned Unit Development approval for a larger project called the Delnor Woods PUD. The 2008 PUD encompassed 38 acres and incorporated the existing Delnor Medical Offices on Rt. 25. The project included demolition of the medical office buildings and construction of an office building attached to a four-unit multi-family residential building, 37 two-family/townhome units in the north and east portion of the property, and 8 single-family lots on a cul-de-sac on the southern portion of the property. The property was rezoned to three separate zoning districts to accommodate each development type.

Section 17.04.420 of the Zoning Ordinance, “PUD Timing and Revocation” specifies timeframes for a PUD approval to remain valid. A Final Plat of Subdivision for at least the first phase of the development must be recorded within two years. The developer was granted two 12-month extensions for recording the Final Plat in 2010 and 2011. After three years following the PUD approval, if the Final Plat has not been recorded, approval of the Special Use for PUD and PUD Preliminary Plans lapse. Earlier this year, the decision was made to allow the 2008 PUD approval to lapse. The zoning districts designated in 2008 remain.

In January 2012, the property owners, the Collins Family Trusts, sold approximately 19 acres on the eastern side of the estate property to the St. Charles Park District. This property will be used to expand Delnor Woods Park, which is located immediately south of the site. The Park District acquisition includes most of the major drainage way through the estate property.

Due to changes with the ownership status of Delnor Hospital, the medical offices to the north of the estate property are no longer proposed for redevelopment.

The Collins Family Trusts now control only the 14.72 acre portion of the original estate site that is approximately the same size and location of the single-family portion of the 2008 PUD.

B. PROPOSAL

The current proposal is for a nine lot subdivision, including one lot for the existing Collins Home. Six lots will be located off of a cul-de-sac called Collins Circle. Three lots will be located on Rt. 25/N. 5th Ave., located between an existing single-family house and the Delnor Medical offices.

The plan is essentially the same as the 2008 PUD layout for the single-family portion:

- The six cul-de-sac lots have been changed slightly in size/shape (minor increases or decreases in size).

- There are now three lots proposed to front on 5th Avenue, vs. two in the 2008 PUD. (Previously, portions of these lots were was part of the proposed office building).
- Stormwater remains off-site on Park District property, as was originally approved for this portion of the development.

In terms of development applications, the applicant has filed the following:

- **Map Amendment** (rezoning) for a number of small parcels along the proposed subdivision boundary, to be rezoned back to the RE-2 Single Family Estate District. (This rezoning is necessary due to changes in the location of the boundary line between the 2008 PUD single-family area and the Park District acquisition property. The rezoning locations are shown on the Zoning Map on page 2.)
- **Subdivision Preliminary Plan** approval for the proposed nine-lot subdivision.
- **Final Plat of Subdivision**

It is important to note the following:

- **No Planned Unit Development is proposed.** The property will be developed in conformance with the existing and proposed zoning.
- **The public hearing is required for the Map Amendment application only.** Subdivision applications do not require a public hearing.

III. ANALYSIS

A. COMPREHENSIVE PLAN

Future Land Use:

The future land use map designates the Collins Property as “Low Residential.” For future land use recommendations in the area, the plan recommends:

- “Compatible residential infill, no commercial”
- “Former Norris Estate [Collins property] should remain as is or low residential development and retain the open character of the property.”

Definition of “Low Residential”:

- “Low density residential development generally characterized by single family detached homes served by public sewer and water systems. Maximum density ranges from 1 up to 2.5 d.u. per acre.”

Density calculation according to the Comprehensive Plan:

“For purposes of this Plan, density is the number of dwelling units per acre of land, excluding land with environmental constraints. Environmental constraints include ponds, lakes, wetlands, flood plains, slopes greater than 12% and endangered plant and animal territories as recognized by state or federal agencies. For areas beyond the sanitary sewer service area, hydric soils are included as an environmental constraint; hydric soils are not acceptable for septic systems.”

“The maximum density does not dictate the type of dwelling units or lot sizes, but only the maximum number of dwelling units permitted on a parcel. This approach allows for flexibility in lot sizes and dwelling types such as cluster single family, townhomes, multi-family, etc. The purpose of establishing a maximum density is to establish the total number of dwelling units that can be accommodated within a given area. When zoning is

established, more specific requirements tailored to the site and its surroundings should be included.”

Density permitted on the subject property:

‘Low Residential’ Density Range: 1.0 to 2.5 d.u. per acre
 Total Parcel Area 14.72 acres
 Floodplain area 0.5 acres (estimate)
 Adjusted Parcel Area 14.72 – 0.5 = 14.22 acres
Density Range in total d.u.: 14.2 to 35.6 units

Density Analysis of the Proposal:

9 d.u. on 14.22 acres: 0.63 d.u./acre

B. ZONING AND SUBDIVISION DESIGN REVIEW

	RE-2 Minimum Zoning Standards	Proposal
Minimum Lot Area	25,000 SQ FT	The smallest lots, along Route 25, are approximately 38,000 SQ FT (Lots 7, 8, 9)
Minimum Lot Width	125 ft at the setback line	The smallest lot width is approximately 140 ft.
Minimum Front Yard	40 ft	Minimum 50 ft. setback; 80 ft. setback for lots at the end of the cul-de-sac (Lots 2, 3, 4)
Minimum Rear Yard	50 ft	To follow RE-2 standard
Minimum Interior Side Yard	10 ft	To follow RE-2 standard
Minimum Exterior Side Yard	40 ft	Not applicable- No corner lots are included.

	Subdivision Minimum Standards	Proposal
Lot Size /Dimension	Meet the standards of the Zoning District	Meets the RE-2 Standards.
Street Design	Right of way width: 66 ft. Pavement width: 26 ft. for Estate Streets Cul-de-sac length: No limit for cul-de-sacs with less than 16 lots <i>Note: Per the Building Code, a cul-de-sac pavement diameter of 96 feet is required.</i>	Right of way width: 66 ft. Pavement width: 26 ft. Cul-de-sac length: Approx. 750 ft. <i>The proposed cul-de-sac pavement is 96ft. in diameter.</i>
Easements	10 ft. on all property lines, except 5 ft. where 5 ft. easements abut on two single-family lots	Required easements are shown on the Final Plat.
Sidewalks	4 ft. on both sides of the street	Sidewalks provided.

C. TRAFFIC AND ACCESS

The Subdivision Plans show access to IL Rt. 25/N. 5th Ave. at Collins Circle and directly into Lots 7, 8, and 9. An existing access for the Collins home will be removed. Based on the small size of the development, no traffic analysis was required.

Access onto IL Rt. 25 is subject to the review and approval of the Illinois Department of Transportation. IDOT will be a signatory on the Final Plat of Subdivision. Previously, IDOT approved of the location of Collins Circle. IDOT may request shared access for Lots 7, 8, and 9.

D. TREE PRESERVATION & LANDSCAPE PLAN

The applicant has submitted a partial Tree Preservation Plan covering the area of the Collins Circle cul-de-sac. The Applicant has submitted a Landscape Plan showing parkway trees to be planted along the cul-de-sac. Staff has suggested placing all utilities in the roadway to preserve existing trees in the right-of-way.

City Code Chapter 8.30, “Tree Preservation on Private Property” requires a Tree Preservation Plan be approved prior to the removal of any tree 6” or more DBH (diameter at breast height). Tree Preservation Plans will be required prior to site development and/or building permits for the development of each individual lot.

E. ENGINEERING REVIEW

Engineering review comments are attached.

1. Utilities (Water and Sanitary Sewer)

- Utilities to serve Lots 7, 8, and 9 are located in IL Rt. 25.
- Utilities will be extended from Rt. 25 to serve the lots on Collins Circle.
 - Because the cul-de-sac is downhill from the sanitary sewer main located in Rt. 25, a lift station would be required. Due to the small size of the development, private pump stations have been proposed to serve each lot. These would be maintained by the individual property owners. (An alternate option would be a single private lift station maintained by the owner’s association.)
 - Water main will be extended to the site. This main will essentially be a “dead end” main, meaning the main will not be looped to another point in the system. This can be a concern for water quality. However, given the small size of the subdivision, this is acceptable.
 - Water pressure at the end of Collins Circle will need to be modeled to determine if it is adequate to meet minimum fire flow requirements. The minimum pressure standard will be less if fire sprinkler systems are installed in the houses.
- Existing mains will be abandoned or relocated on the northern edge of the subdivision. These mains need to be properly documented in the plans and easements adjusted as necessary.

2. Stormwater

- A large drainage way forming a tributary of the 7th Avenue Creek exists on the site now owned by the Park District. The drainage way includes a series of decorative ponds that currently drain stormwater for the surrounding area but were not designed to provide stormwater detention.
- Stormwater detention for the subdivision will be accommodated off-site in two locations:
 - Pond A, an existing pond immediately south of Lots 1 and 2, which will be expanded to increase its volume. A structure will be placed to hold the increased volume in the pond.
 - Pond B, a new pond to be constructed on the Park District property at the southwest corner of Delnor Woods Park. Some stormwater flowing through the existing pond near the entrance of the park will be diverted into the new pond, held, and released back into the drainage way at the south end of the park.
- Both ponds are located in mapped FEMA floodplains, which will require a review of the plans by the Army Corp. of Engineers.
- Both stormwater ponds will be owned and maintained by the St. Charles Park District.
- Detention and access easements will be required over the ponds. A backup Special Service Area for maintenance of the ponds will need to be established.
- The engineering plans indicate stormwater drainage infrastructure to be installed along the rear of Lots 7, 8, and 9. Staff suggested eliminating this infrastructure to the extent possible. The stormwater could mostly be conveyed on the surface.

F. FINAL PLAT OF SUBDIVISION

The Final Plat of Subdivision has been revised per previous staff comments. A few minor items need to be added before the plat is signed and recorded (See attached review memo).

G. INCLUSIONARY HOUSING

This development is subject to Zoning Ordinance Chapter 17.18, “Inclusionary Housing.” Per Section 17.18.040 Affordable Units Required, the proposed development is required to provide affordable units as follows:

% of Units Required as Inclusionary	5%
Total Number of New Units proposed	8
Number of Inclusionary Units Required	0.4

Since the number of units proposed is under 10 dwelling units, the applicant has the option to pay a fee-in-lieu to satisfy the entire inclusionary housing requirement. The total amount of required fee-in-lieu is as follows:

Number of Inclusionary Units Required	0.4
Per Unit Fee-In-Lieu Amount	\$104,500
Total Fee-in-Lieu Amount under current Ordinance (50% of requirement based on “sliding scale”)	\$20,900

The fee-in-lieu will be required to be paid at the time of the first building permit is issued for the proposed development.

H. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The applicant is proposing to provide both the School and Park Districts with a cash contribution in lieu of physical land per the standards established Subdivision Code Chapter 16.10 “Dedications”:

Contributions:

- Park District - \$72,419.36
- School District - \$97,666.47

These cash-in-lieu amounts are required to be paid before the first building permit is issued. These amounts are subject to change depending on when the first building permit for the development is issued and the ultimate number of bedrooms in each house.

IV. **RECOMMENDATION**

Staff recommends approval of the Applications for Map Amendment, Preliminary Subdivision Plan and Final Plat of Subdivision, contingent upon resolution of all staff comments prior to City Council action.

Draft Findings of Fact for Map Amendment are attached for consideration by the Plan Commission.

- c. Chris Lannert
John Collins

FINDINGS OF FACT
MAP AMENDMENT

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

1. The existing uses and zoning of nearby property.

The property is surrounded primarily by residential uses and zoning. Property to the west is zoned RE-2 Estate Single Family (Collins property) and property to the east is zoned RM-1 Mixed Medium Density Residential (Park District property). Property to the north is zoned BL Local Business (Delnor Medical Offices).

2. The extent to which property values are diminished by the existing zoning restrictions.

It is not known if the existing zoning restriction is diminishing property values. The properties to be rezoned are small parcels that would be difficult develop without combining them with adjacent property.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

It is not known if the existing zoning restriction is diminishing property values.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The property is suited for residential use. Rezoning to the RE-2 district will enable the subject parcels to be developed under RE-2 instead of RM-1 and BL.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The property is an estate with a large amount of open space. The site was proposed for development and rezoned to RM-1 and BL in 2008. No development has occurred under the existing zoning. The Park District has purchased a large portion of the estate property to the north and east, leaving the remaining estate mostly zoned RM-2, except for these specific parcels.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

The Map Amendment is a "down zoning" to a less intensive residential zoning district, but the property will remain primarily zoned for residential use.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

RE-2 zoning is consistent with "Low Residential" future land use designation in the Comprehensive Plan.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

No, the proposed amendment does not correct an error or omission in the Zoning Map.

9. The extent to which the proposed amendment creates nonconformities.

No non-conformities will be created by the Map Amendment.

10. The trend of development, if any, in the general area of the property in question.

The subject property represents a substantial portion of the land area of the neighborhood and there have been no significant changes to land use over the past 5 to 10 years.

Community Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



January 25, 2013

Chris Lannert
Lannert Group
215 Fulton Street
Geneva, IL 60134

Re: Delnor Woods Subdivision Review Comments

Chris:

The following are outstanding comments on the plan submittal of January 15, 2013, in addition to review comments from Development Engineering:

1. City Code Chapter 8.30 requires review and approval of a Tree Preservation Plan identifying all trees over 6" in DBH before issuance of a site development permit or building permit in new subdivisions. The plans submitted address the area surrounding Collins Circle but do not show other locations on the property where infrastructure will be installed or grading will occur. Information on these areas is needed before site work commences. Information on tree removal related to construction of buildings can be provided at the time of building permit.
2. Final Plat of Subdivision needs to be revised as follows:
 - a. "Director of Public Works" needs to be changed to "Director of Community Development"
 - b. Please add a note stating: "Please return recorded mylar to City of St. Charles."
3. Staff recommends, if possible, minimizing the extent of storm sewer infrastructure, particularly along the rear of Lots 7, 8, 9 and west side of Lot 6. Conveying the stormwater on the surface and utilizing BMPs is preferred.
4. Access and long term maintenance responsibility for the off-site stormwater infrastructure will need to be addressed. The Stormwater Management Ordinance requires establishment of a back-up SSA in the event the infrastructure is not maintained. Since an SSA may not be appropriate here, we will need to investigate another type of agreement to ensure the City can assume maintenance of the infrastructure if required.
5. Maintenance of the cul-de-sac landscape island by the Homeowner's Association will need to be memorialized/documentated.
6. Prior to Final Engineering approval, we will need a confirmation from the Park District approving of the stormwater basin design.
7. Final Engineering Plan approval/conditional approval from Staff is required prior to approval of the Final Plat of Subdivision by City Council. Prior to the City signing the Final Plat, a

financial guarantee and land improvement agreement will be required in the forms contained in the City Code.

If you have further questions, please let me know.

Sincerely,

Russell Colby
Planning Division Manager

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

ZONING MAP AMENDMENT APPLICATION

CITYVIEW
Project Name: <u>Delnor Woods</u>
Project Number: <u>2005</u> -PR- <u>001</u>
Application Number: <u>2012</u> -AP- <u>015</u>

Received Date
RECEIVED
St. Charles, IL

NOV 02 2012

CDD
~~Planning Division~~

Instructions:

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

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:	Parcel Number (s):	
	Street Address (or common location if no address is assigned): <u>COLLINS ESTATE ON FIFTH AVENUE</u>	
2. Applicant Information:	Name <u>CHRIS LANNERT</u>	Phone <u>630-208-8088</u>
	Address <u>% THE LANNERT GROUP 215 FULTON STREET GENEVA ILLINOIS 60134</u>	Fax <u>630 208-8050</u>
		Email <u>TLG@LANNERT.COM</u>
3. Record Owner Information:	Name <u>TRUSTS % JOHN COLLINS</u>	Phone <u>630-584-2500</u>
	Address <u>303 MAIN STREET ST. CHARLES ILLINOIS 60174</u>	Fax <u>---</u>
		Email <u>---</u>
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <u>THE LANNERT GROUP</u>	Phone <u>630-208-8088</u>
	Address <u>215 FULTON STREET GENEVA ILLINOIS 60134</u>	Fax <u>630-208-8050</u>
		Email <u>TLG@LANNERT.COM</u>

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: RESIDENTIAL

Current zoning of the property: MIXED R.U.D.

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

Current use of the property: ONE HOME AND VACANT PROPERTY

Proposed zoning of the property: RE2 SINGLE FAMILY

Proposed use of the property: ESTATE SINGLE FAMILY RESIDENCES

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

DEVELOPMENT OF AN ESTATE SINGLE FAMILY NEIGHBORHOOD THROUGH THE CONSTRUCTION OF A CUL-DE-SAC WITH SIX LOTS ADDITIONALLY THREE LOTS WILL FRONT ON FIFTH AVENUE

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant.
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. #500
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance. AS PART OF ALL REQUESTS
- 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%).

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

PLAT OF SURVEY:

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

SITE PLAN:

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.) LANDSCAPE PLAN

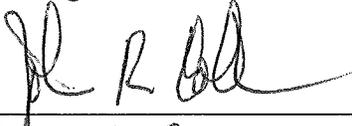
SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

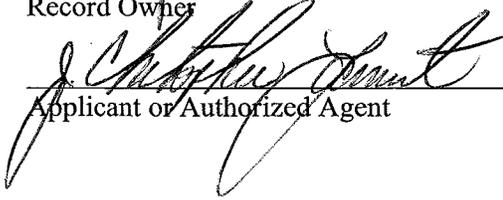
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



11.1.12

Record Owner

Date



11-1-12

Applicant or Authorized Agent

Date

FINDINGS OF FACT SHEET – MAP AMENDMENT



The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

DELNOR WOODS

Project Name or Address

Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. (Relate the proposed land use and zoning to the land use and zoning of other properties in the area)

THIS PROPERTY IS BASICALLY THE SIX LOT ESTATE AREA, ALONG WITH ADDITIONAL FIFTH AVE PROPERTY PREVIOUSLY APPROVED AS THE DELNOR WOODS P.U.D. SINGLE FAMILY USES AS PREVIOUSLY APPROVED WILL BE BLENDED WITH ADDITIONAL LOTS ON FIFTH TO COMPLETE THE SINGLE FAMILY CHARACTER OF THE NEIGHBORHOOD.

2. The extent to which property values are diminished by the existing zoning restrictions. (Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)

THE EXISTING PROPERTY VALUES WILL REMAIN OR BE ENHANCED AS A RESULT OF THE DEVELOPMENT. ONLY A SMALL PORTION WILL BE CHANGED FROM MIXED USE BACK TO ONLY SINGLE FAMILY

3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)

PROPERTY ZONING
MOST OF THEM HAS THE SAME UNDERLYING REQUESTED AND WILL HAVE ~~THE~~ LITTLE IF ANY IMPACT ON THE EXISTING CHARACTER OF THE AREA

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. (Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)

THE REQUESTED ZONING IS THE BYPRODUCT OF AN INTERNAL SALE OF THE ADJACENT PROPERTY. THE MAP AMENDMENT ONLY SEEKS TO SQUARE OFF NEW PROPERTY LINES

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. (If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)

THE PRESENT UNDERLYING ZONING IS THE REQUESTED ZONING. PRESERVATION OF THE EXISTING ESTATE HOME HAS ALWAYS BEEN THE FOCUS OF THE PLANNING EFFORTS IN THE AREA

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. (Development trends, market forces, and the Comprehensive Plan may be considered.)

NOT WITHSTANDING THE CURRENT MARKET PLACE, THE FIFTH AVENUE ESTATE HOMES HAVE HISTORICALLY BEEN THE CHARACTER OF THE AREA. THESE NINE LOTS WILL COMPLETE THE DEVELOPMENT OF THE NEIGHBORHOOD

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

THE PROPOSAL IS CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

MORE OF A HOUSEKEEPING ISSUE

9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

THE PROPOSED AMENDMENT BLENDS ALL OF THE
ESTATE HOMES EAST OF FIFTH AVE (RT 25) INTO
A UNIFIED WHOLE.

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

CURRENTLY THERE IS NO TROUD OF DEVELOPMENT. DELNOIR
GLEN ACROSS THE STREET IS THE MOST RECENT COMPLETED
PROJECT. OTHER VACANT LOTS IN THE NEIGHBORHOOD
HAVE BEEN BUILT ON OVER THE LAST FEW YEARS

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.



November 8, 2012

Mr. Russell Colby
City of St. Charles
2 East Main Street
St. Charles, IL 60174

RE: DELNOR WOODS – MAP AMMENDMENTS (0421)

Dear Russell:

Attached for you use, are the legal descriptions regarding the re-zoning from P.U.D. Special Use to RE2 for the revised petition. The legal descriptions, by way of exclusion from the original project, are those portions that will be re-zoned. Included for reference is a color coded copy that illustrates the changes.

Basically, three areas are affected. Some land was taken out of the single-family lot area long the east side and sold to the Park District (Parcel A). Some of the land from the duplex area, along the north, was included in the single-family area (Parcel B). A small part of the office land (.66 acres) was added back into the Fifth Street frontage for single-family lots (Parcel C).

If additional information is required, please advise.

Best Regards,

A handwritten signature in black ink, appearing to read "J. Christopher Lannert", is written over a printed name. The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

JCL/ss

Attachment

cc: John Collins
John Thornhill

November 1, 2012

DELNOR WOODS TRACTS TO BE REZONED

Tract to be rezoned from P.U.D. to RE2

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence westerly along the northerly line of said Hospital tract forming an angle of $86^{\circ}05'$ with the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 436.64 feet; thence easterly along a line forming an angle of $90^{\circ}02'22''$ with the prolongation of the last described course (measured counterclockwise therefrom) 271.61 feet; thence northerly at right angles to the last described course 245.33 feet for a point of beginning; thence southerly along the last described course 245.33 feet; thence southeasterly along a line forming an angle of $226^{\circ}16'05''$ with the last described course (measured counterclockwise therefrom) 308.20 feet; thence easterly along a line forming an angle of $126^{\circ}48'06''$ with the last described course (measured clockwise therefrom) 450.59 feet; thence southeasterly along a line forming an angle of $140^{\circ}09'39''$ with the last described course (measured counterclockwise therefrom) 87.91 feet; thence southerly along a line forming an angle of $125^{\circ}54'12''$ with the last described course (measured counterclockwise therefrom) 169.66 feet; thence southwesterly along a line forming an angle of $110^{\circ}17'33''$ with the last described course (measured counterclockwise therefrom) 53.79 feet; thence southerly along a line forming an angle of $96^{\circ}46'21''$ with the last described course (measured clockwise therefrom) 197.33 feet; thence southerly along a line forming an angle of $148^{\circ}22'58''$ with the last described course (measured counterclockwise therefrom) 200.38 feet; thence southerly along a line forming an angle of $175^{\circ}26'14''$ with the last described course (measured clockwise therefrom) 219.99 feet; thence easterly along a line forming an angle of $103^{\circ}56'54''$ with the prolongation of the last described course (measured counterclockwise therefrom) 264.66 feet; thence northerly along a line forming an angle $113^{\circ}29'54''$ with the last described course

(measured clockwise therefrom) 205.0 feet; thence northerly along a line forming an angle of $161^{\circ}08'36''$ with the last described course (measured clockwise therefrom) 62.0 feet; thence northwesterly along a line forming an angle of $126^{\circ}38'08''$ with the last described course (measured clockwise therefrom) 125.0 feet; thence northerly along a line forming an angle of $127^{\circ}00'33''$ with the last described course (measured counterclockwise therefrom) 75.0 feet; thence easterly along a line forming an angle of $86^{\circ}38'24''$ with the last described course (measured counterclockwise therefrom) 151.03 feet to a westerly line of Persimmon Fields, City of St. Charles, Kane County, Illinois; thence northerly along a westerly line of said Persimmon Fields forming an angle of $87^{\circ}00'08''$ with the last described course (measured clockwise therefrom) 415.59 feet to an angle point in said westerly line; thence northerly along a westerly line of said Persimmon Fields forming an angle of $178^{\circ}52'34''$ with the last described course (measured counterclockwise therefrom) 791.53 feet to the southeast corner of Lot 14 thereof; thence westerly along the southerly line of said Lot and its westerly extension forming an angle of $95^{\circ}00'22''$ with the last described course (measured clockwise therefrom) 478.68 feet to the easterly line extended northerly of premises conveyed to the City of St. Charles by Document 1253797; thence southerly along said easterly line extended, said easterly line and the easterly line of a tract of land assigned to Evangelical Care Corporation by Document 1702137 forming an angle of $85^{\circ}13'24''$ with the last described course (measured clockwise therefrom) 362.61 feet to the southeast corner thereof; thence westerly along the southerly line of said Evangelical Care tract forming an angle of $86^{\circ}05'$ with the last described course (measured counterclockwise therefrom) 493.0 feet to the southwest corner thereof; thence southwestward along a line forming an angle of $121^{\circ}50'14''$ with the last described course (measured clockwise therefrom) 154.46 feet to the point of beginning (excepting therefrom that part thereof conveyed to Board of Commissioners of the St. Charles Park District, Kane and DuPage Counties, Illinois by Documents 2012K010544, 2012K010545 and 2012K010546), in the City of St. Charles, Kane County, Illinois and containing 1.050 acres.

Tract to be rezoned from Office to RE2

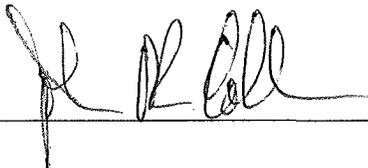
That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence westerly along the northerly line of said Hospital tract forming an angle of $86^{\circ}05'$ with the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 326.08 feet to the southwest corner of said Hospital tract for a point of beginning, thence continuing southerly along said center line 110.56 feet; thence easterly along a line forming an angle of $89^{\circ}57'38''$ with the last described course (measured clockwise therefrom) 271.61 feet; thence northerly at right angles to the last described course 103.03 feet to the southerly line of said Hospital tract; thence westerly along said southerly line 271.64 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 0.666 acre.

OWNERSHIP DESCLOSURE FORM
JOANN N. COLLINS TRUST CREATED UNDER
DELLORA NORRIS WILL

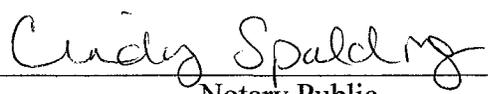
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, JOHN R. COLLINS, being first duly sworn on oath depose and say that I am CO-TRUSTEE of the JOANN N. COLLINS TRUST created under DELLORA NORRIS WILL, and that the following persons are all of the beneficiaries of Trust of JOANN COLLINS TRUSTS:

PHILIP N. COLLINS
JAMES L. COLLINS
JOHN R. COLLINS
JOANN C. DEBATES
WILLIAM E. COLLINS
CHASE B. COLLINS
CONNOR COLLINS
JORDAN COLLINS
HAILEE D. COLLINS

By: , Co-Trustee

Subscribed and Sworn before me this 15th day of
NOVEMBER, 2012.


Notary Public



CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

SUBDIVISION PRELIMINARY PLAN APPLICATION

Received Date

RECEIVED

St. Charles, IL

NOV 02 2012

CDD

Planning Division

CITYVIEW	
Project Name:	<u>Delnor Woods</u>
Project Number:	<u>2005 -PR- 001</u>
Application No.	<u>2012 -AP- 018</u>

Instructions:

To request approval of a subdivision, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete City staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the proposed subdivision on a Plan Commission meeting agenda.

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:	Parcel Number (s):	
	Street Address (or common location if no address is assigned): <u>COLLINS ESTATE ON FIFTH AVE</u>	
2. Applicant Information:	Name <u>THE LANNERT GROUP</u> <u>CHRIS LANNERT</u>	Phone <u>630-208-8088</u>
	Address <u>215 FULTON STREET</u> <u>GENEVA ILLINOIS 60134</u>	Fax <u>630-208-8050</u>
		Email <u>TLG@LANNERT.COM</u>
3. Record Owner Information:	Name <u>TRUSTS/COLLINS FAMILY</u> <u>40 JOHN COLLINS</u>	Phone <u>630-584-2500</u>
	Address <u>303 E. MAIN STREET</u> <u>ST. CHARLES IL 60174-</u>	Fax <u> </u>
		Email <u> </u>
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <u>THE LANNERT GROUP</u>	Phone
	Address <u>ABOVE</u>	Fax
		Email

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Refer to attached Schedule of Application Fees ^{\$300}
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Exhibit B of the Zoning Ordinance. **PART OF ALL REQUESTS**

NA **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%).

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

PLAT OF SURVEY:

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

NA **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

NA **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

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:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

- PRELIMINARY PLANS:** Depicting all features listed in the Subdivision Preliminary Plan Checklist and the "Stormwater Management Requirements for Preliminary Plans."

SUBDIVISION PRELIMINARY PLAN CHECKLIST (COMPLETED)

- STORMWATER MANAGEMENT REPORT:** One copy of written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans. **BOTH PRELIMINARY AND FINAL ENGINEERING**

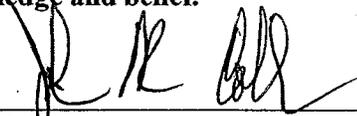
TREE PRESERVATION PLAN

For sites with existing trees 6" or more in diameter: Twenty-two copies of a Tree Preservation Plan shall be submitted as part of the preliminary plan set and shall be at the same scale as the grading plan. Refer to attached "Tree Preservation Plan Requirements".

ADDITIONAL WRITTEN INFORMATION:

- Summary of Proposed Development sheet
- Proposed deviations from subdivision requirements, if any.
- For developments with residential units, Park and School Land/Cash and Inclusionary Housing worksheets

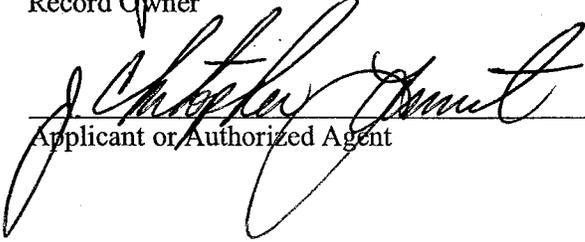
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

11.1.12

Date



Applicant or Authorized Agent

11-1-12

Date

City of St. Charles Land/Cash Worksheet - Delnor Woods Subdivision 11/16/12

Dwelling Type/Bedroom Count	# of Units	Park	Est. Park Pop.	Elem.	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
4 bedroom	8	3.764	30.112	0.53	4.24	0.298	2.384	0.36	2.88
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
Estimated Population	8		30.112		4.24		2.384		2.88
Park Acreage @ 10 acres per 1,000 population			0.30112	acres					
Park Land Dedication			0	acres					
Park Cash in Lieu @ \$240,500 per acre			\$72,419.36						
Elementary School Acreage @ .025 acres per student					0.106				
Middle School Acreage @ .0389 acres per student						0.0927376			
High School Acreage @ .072 acres per student								0.20736	
Total School Acreage			0.4060976						
Total School Cash in Lieu @ \$240,500 per acre			\$97,666.47						

1 1/2 Mile Jurisdiction Park Cash in Lieu
1 1/2 Mile Jurisdiction School Cash in Lieu

\$52,696.00
\$71,067.08

(Not for development within City of St. Charles)
 (Not for development within City of St. Charles)

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

FINAL PLAT APPLICATION

CITYVIEW	
Project Name:	<u>Delnor Woods</u>
Project Number:	<u>2005 -PR- 001</u>
Application Number:	<u>2012 -AP- 016</u>



Instructions:

To request approval of Final Plat for a Subdivision or Planned Unit Development (PUD), complete this application and submit it with all required attachments to the Planning Division. For PUDs, a PUD Final Plan Application should normally be submitted at the same time. For all other subdivisions, a Subdivision Final Engineering Plan Application should normally be submitted at the same time.

When the application is complete and the engineering plans are substantially in compliance with requirements, the final plat will be placed on a Plan Commission agenda for review.

1. Property Information:	Parcel Number (s):	
	Proposed Subdivision Name: <u>DELNOR WOODS</u>	
2. Applicant Information:	Name <u>THE LANNERT GROUP</u> <u>CHRIS LANNERT</u>	Phone <u>630-208-8080</u>
	Address <u>215 FULTON STREET</u> <u>GENEVA IL 60134</u>	Fax <u>630-208-8050</u>
		Email <u>TL6@LANNERT.COM</u>
3. Record Owner Information:	Name <u>TRUSTS/COLLINS FAMILY</u> <u>1/6 JOHN COLLINS</u>	Phone <u>630-584-2500</u>
	Address <u>303 E. MAIN STREET</u> <u>ST. CHARLES IL</u>	Fax —
		Email —
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <u>THE LANNERT GROUP.</u>	Phone
	Address <u>ABOVE</u>	Fax
		Email

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Refer to attached Schedule of Application Fees # 200
- 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. AS PART OF ALL REQUESTS
- NA **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%).
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- 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:

 - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- 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 Worksheet
- ADDITIONAL APPLICATION:**
 - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
 - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:

- Guarantee for completion of Land Improvements, consisting of proposed form, amount and provider of completion guarantee collateral (bond, cash, or letter of credit)
- Illinois EPA Water Pollution Control Permit for sanitary sewer extension
- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)

NA

NA

- Offsite easements and right of way necessary to construct the required Land Improvements

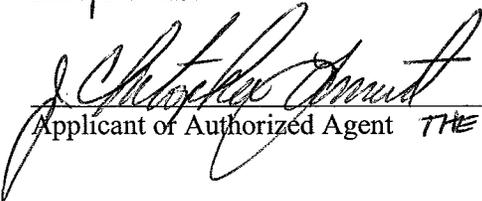
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



11.1.12

Record Owner

Date



Applicant or Authorized Agent

THE LANNETT GROUP

Date