

		<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
		Title:		Presentation of a Concept Plan for Foxwood Square PUD			
		Presenter(s):		Russell Colby			
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
X	Planning & Development (1/14/13)				City Council		
Estimated Cost:		N/A		Budgeted:	YES		NO
If NO, please explain how item will be funded:							
<b>Executive Summary:</b>							
<p>The Foxwood Square PUD is the city block bound by S. 5<sup>th</sup>, Indiana, S. 6<sup>th</sup> and Ohio Avenues and is the location of the Raymond Judd House, 309 S. 6<sup>th</sup> Ave., a City designated Historic Landmark. The City approved a PUD amendment in 2007 to permit the property to be developed with 10 two-family units in 5 buildings on the perimeter of the site, with the Judd House to be renovated into 2 condominium units. Two of the townhome units were constructed at the northeast corner of the property. No renovations were completed on the Judd House itself and it has remained vacant.</p> <p>SGC Builders, represented by Gary and Michael Ciampi of Michael Vincent Homes, are under contract to purchase the house and the remaining development sites. They are requesting to demolish the Judd House and complete the townhome development with 13 units (bringing the total number of residential units approved for the site from 12 to 15). The two existing townhomes are under separate ownership and are not part of the Concept Plan proposal.</p> <p>The purpose of the Concept Plan review is to enable the developer 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 request approval of new PUD Preliminary Plans. Depending on the changes to the project, an amendment to the PUD ordinance may be required.</p> <p>The Concept Plan was reviewed by the Historic Preservation Commission on 12/18/13 and their comments are listed in the Staff Memo. The Concept Plan was reviewed by the Plan Commission on 1/7/14 and their comments are included in a separate Addendum to the Staff Memo.</p>							
<b>Attachments:</b> <i>(please list)</i>							
Staff Memo, Concept Plan Application & Attachments, Aerial Photo, Concept Site Plan Concept Elevations, 2007 Approved Site Plan, Photos of the Judd House, Approved 2007 Building Elevations Separate Attachment: 2007 PUD ordinance, 2000 Landmark Ordinance							
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>							
Provide feedback on the Concept Plan.							
<i>For office use only:</i>		<i>Agenda Item Number: 5b</i>					

Community & Economic Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
SINCE 1834

**ADDENDUM TO STAFF MEMO**

**TO:** Chairman Dan Stellato  
And Members of the Planning & Development Committee

**FROM:** Russell Colby  
Planning Division Manager

**RE:** Foxwood Square Concept Plan – **Plan Commission Comments**

**DATE:** January 10, 2014

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The Plan Commission reviewed the Foxwood Square Concept Plan at their meeting on January 7, 2014 and offered the following comments, which were supported by the majority of the Commission members present at the meeting:

- The Commission expressed sympathy for the property owner's situation given that the project has been unsuccessful to date. The Commission agreed the site was challenging, but thought it would require a more creative solution than what the developer was proposing.
- The Commission felt that the Historic Landmark status of the Judd House has not been diminished to a point where there would be a compelling reason to demolish the building. The Commission considered and referenced the comments from the Historic Preservation Commission.
- The Commission stated that the proposal for the townhome development was not of comparable quality to the original PUD plans. If the Judd House was to be torn down, the development that replaces it needs to be of higher quality.
- The Commission stated that the increase in density is not appropriate and felt increasing the density did not meet the purposes of the City's PUD process as stated in the Zoning Ordinance. (It was noted that the Plan Commission recommended denial of the original project in 2007 in part due to the density of the development.)
- If the Judd House were to be torn down, the Commission stated that the history of the building needed to be commemorated at the site in some form.

Community & Economic Development  
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ST. CHARLES  
 SINCE 1834

**STAFF MEMO**

**TO:** Chairman Dan Stellato  
 And Members of the Planning and Development Committee

**FROM:** Russell Colby  
 Planning Division Manager

**RE:** Foxwood Square Concept Plan

**DATE:** January 3, 2014

**I. APPLICATION INFORMATION:**

**Project Name:** Foxwood Square (309 S. 6<sup>th</sup> Ave.) – Concept Plan

**Applicant:** SGC Builders Inc.

**Purpose:** Demolish Raymond Judd House, constructed 13 townhomes on remaining undeveloped property

<b>General Information:</b>		
<b>Site Information</b>		
Location	309 S. 6 <sup>th</sup> Ave. (Block bound by Rt. 25/5 <sup>th</sup> , 6 <sup>th</sup> , Indiana & Ohio Aves.)	
Acres	40,250 square feet (0.92 acres) – total PUD development site	
Applications:	Concept Plan	
Applicable City Code Sections	Foxwood Square PUD Ord. 2007-Z-4, Landmark Ord. 2000-Z-16 Title 17, Chapter 17.12 - Residential Districts; Chapter 17.14 “Business & Mixed Use Districts”; Chapter 17.32 “Historic Preservation”	
<b>Existing Conditions</b>		
Land Use	Existing Judd House and vacant development site	
Zoning	RT-4 Traditional Single & Two-Family Residential	
<b>Zoning Summary</b>		
North	CBD-2 Mixed Use Business	Heritage Square
East	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
South	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
West	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
<b>Comprehensive Plan Designation</b>		
Single Family Attached Residential		

## II. OVERVIEW

### A. PROPERTY HISTORY/BACKGROUND

The Foxwood Square PUD is the city block bound by S. 5th, Indiana, S. 6th and Ohio Avenues and is the location of the Raymond Judd House, 309 S. 6th Ave., a City designated Historic Landmark.

The subject property was originally developed as a single-family house in 1878 and the house and yard occupied the entire block. From 1940 to 1970, the house was used as a home for the elderly called the Valley Rest Home. It was later used again as a single-family house into the early 2000s.

In 2000, the property was designated as a Historic Landmark by the City. The house was given the name “The Raymond Judd House” (or Judd Mansion) for the owner that lived in the house from 1902 to 1931, who was a significant cattle dealer during this time period. (The house is sometimes referred to as the “Haviland House” for the builder, F.P. Haviland.) In addition to its prominent size and location, the building was granted Historic Landmark designation for being the only true example of Mission architecture in St. Charles.

In 2002-2003, the property was purchased by the Riverside Community Church. The City approved a Planned Unit Development (PUD) for the property to allow the building to be expanded to the west into a larger church building, with some additional parking to be added on the site. The church occupied the building for a period of time but ultimately decided not to construct the addition and instead moved to a different location.

In 2006-2007, the property was purchased by North Face Builders, Inc., the original developer of the project that was named Foxwood Square. The City approved amending the existing PUD in 2007 to permit the property to be developed with 10 two-unit buildings on the perimeter of the site, with the Judd House to be renovated into two condominium units.

The developer prepared the site for construction in 2007, including removing the mature trees from the site, installing utilities for the townhome buildings and grading the entire property. Two of the townhome units were constructed at the northeast corner of the property.

No renovations were completed on the Judd House itself and the building has remained vacant since it was last occupied by the church prior to 2007. The remaining development sites and the Judd House have been bank-owned and marketed for sale since 2010. The two existing townhomes are under separate ownership.

### B. PROPOSAL

SGC Builders, represented by Gary and Michael Ciampi of Michael Vincent Homes, are under contract to purchase the house and the remaining townhome development sites. They are requesting to have the Judd House demolished and for the townhome development to be completed with 13 additional units (increasing the total number of residential units approved for the site from 12 to 15).

### C. REVIEW PROCESS

While the property has been for sale, staff has received numerous inquiries about whether the Judd House could be demolished. Staff advised the prospective developers to file a Concept Plan application to receive feedback on whether the City was open to allowing the Judd House to be demolished. The purpose of the Concept Plan review is to enable the developer 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.

#### Changes to the PUD

Demolition of the mansion building and/or an increase in the number of residential units on the site will require a PUD Amendment. A rezoning to another zoning district may also be necessary to accommodate the additional units or unit types. A PUD amendment and rezoning will require a review and recommendation by Historic Preservation Commission, a public hearing and recommendation by Plan Commission, and approval by City Council.

At the same time the PUD is amended, the developer would need to file a PUD Preliminary Plan application to have a revised site plan, engineering plan, landscape plan and building elevations reviewed and approved.

#### Landmark Status

As a landmark, the entire property is subject to the Historic Preservation Commission's review and approval of a Certificate of Appropriateness (COA) for any exterior changes that require a building permit (including changes to the Judd House or construction of new structures on the site). The Historic Commission also reviews and provides recommendations to the Plan Commission and City Council on any PUD plans.

If the developer pursues having the mansion demolished, the property's landmark status will need to be addressed in some manner. Maintaining the landmark status after the building is demolished would not be advisable as the property would no longer meet the landmark designation criteria. To have the landmark status removed, the Zoning Ordinance requires an application, a public hearing and recommendation from the Historic Preservation Commission, and City Council approval by ordinance.

An option to keep Historic Preservation protection of the site would be to have it added to the Central Historic District, which is contiguous to the site north of Indiana Ave.

## III. ANALYSIS

### A. COMPREHENSIVE PLAN

The City recently adopted a new 2013 Comprehensive Plan. The Land Use Plan identifies the site as "Attached Single Family":

*"Single family attached structures are connected horizontally, typically two stories in height. Single-family attached homes can serve as transitional areas between Single-family neighborhoods and commercial or multi-family development, and also act as an*

*intermediate step for residential between apartment/condo living and home ownership. These types of units are popular for empty nesters and others looking to downsize to a smaller home.”*

The Residential Areas Framework Plan provides Land Use Policies on p. 43. A number of the policies would be applicable to this project, including:

- ***Preserve the character of the City’s existing single family residential neighborhoods:*** *The City’s residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*
- ***Transition densities to maximize compatibility:*** *As St. Charles approaches its full build-out, its new growth and investment will shift from new development in outlying areas to redevelopment of infill sites, and many of the available infill parcels are situated between established residential areas and the City’s busy commercial districts. This shift will create new challenges and obstacles for development not associated with easier “green-field” development, including: adaptive reuse, fixed/smaller parcel sizes, greater neighborhood sensitivity, and increased density/intensity. A recommended strategy for improved compatibility is place similar density and lot sizes adjacent to existing residential areas and then to transition to high residential densities moving closer to commercial areas and busy streets. This approach assists with compatibility of adjacent use areas and provides additional density to serve as a transitional land use.*

Other relevant Comprehensive Plan Recommendations:

- ***P. 122, Development Character and Urban Design:*** *New neighborhood development or local infill should respect the surrounding context in the design of street networks, infrastructure, housing stock, and other built elements. Infill development should strive to reflect the context in terms of site design, massing and scale, and architectural design...*

## **B. HISTORIC PRESERVATION COMMISSION REVIEW**

The subject property is located a designated Historic Landmark. For properties within a Historic District and for designated Landmarks, and for properties within 250 feet of a Historic District or designated Landmark, the Zoning Ordinance calls for the Historic Preservation Commission to review the Concept Plan and comment regarding its potential impact on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

The Central Historic District is located immediately north of the subject property across Indiana Ave. Another Historic Landmark, the Haviland House, is located immediately east of the site at 314-316 S. 6<sup>th</sup> Ave.

The Historic Preservation Commission reviewed the Concept Plan on 12/18/13 and offered the following comments:

- The Commission acknowledged that the Judd House has been in an abandoned state for some time and requires significant work to rehabilitate, however, as a Historic Landmark, the Historic Commission’s position is that the building should be saved and they request all other options be pursued before considering demolition of the building. The Commission requested an independent assessment of the building’s condition be conducted to determine the extent of repairs necessary.
- The Commission requested the developer look into having the house moved forward toward 6<sup>th</sup> Ave. to make the remainder of the development site easier to work with, and consider selling the house to a buyer to renovate. The Heritage Square development to the north was referenced as an example of incorporating historic buildings into a new project.
- Regarding the proposed townhome elevations, the Commission requested that more design elements of the Judd House’s architecture be incorporated, including use of more brick, to ensure that the design is of high quality to benefit the neighborhood.
- The Commission expressed concern about the Judd House being torn down only to have the development project stall or not be constructed as originally approved.
- The Commission felt there may be resistance from the community to tearing down the Judd House.

C. ZONING REVIEW:

The Foxwood Square PUD established zoning parameters for the project. The table below compares the existing RT-4 zoning regulations; the 2007 approved PUD regulations, the 2013 proposed plan, and the CBD-2 zoning district, which is adjacent to the north:

	<b>RT-4 District (existing zoning)</b>	<b>2007 PUD</b>	<b>2013 Concept Plan</b>	<b>CBD-2 District (potential zoning)</b>
<b>Minimum Lot Area</b>	3,750 sf per unit	3,340 sf per unit	2,683 sf per unit	3,000 for townhomes
<b>Density in units per acre</b>	11.6 du/acre	13 du/acre	16.2 du/acre	14.5 du/acre
<b>Maximum Building Coverage</b>	25%	38%	34%	40%
<b>Maximum Building Height</b>	32 ft. or 2 stories	37.73 ft.	TBD	40 ft.
<b>Min. Front Yard (6<sup>th</sup> Ave.)</b>	20 ft.	10 ft.	10 ft.	5 ft.
<b>Min. Exterior Sideyard (Ohio &amp; Indiana Ave.)</b>	15 ft.	8 ft.	8 ft.	5 ft.
<b>Min. Rear Yard (along 5<sup>th</sup> Ave.)</b>	30 ft.	8 ft.	8 ft.	20 ft.
<b>Max. number of buildings on a lot (17.22.010.A.1)</b>	1	6	6	No limit- must meet lot area per unit/use
<b>Off-Street Parking</b>	2 per unit	2 per unit	2 per unit + 6 guest stalls	1 per unit

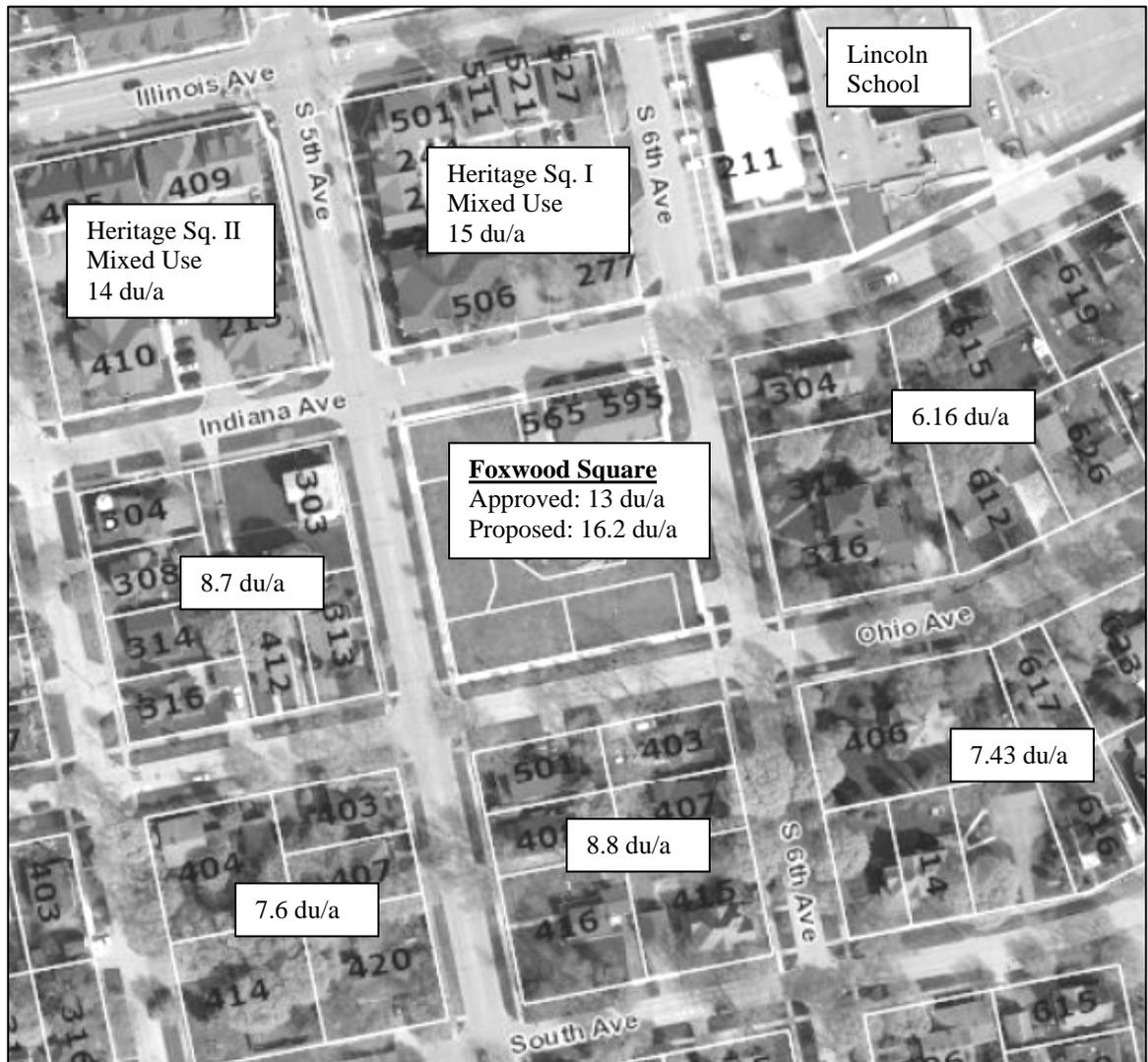
Zoning District and Use Category:

RT-4 Zoning District allows for *Single* and *Two-Family dwellings*. A building with more than two units attached horizontally is considered a *Townhouse Dwelling*. *Townhouse Dwellings* are not permitted in the RT-4 zoning district.

The Concept Plan shows (3) three-unit buildings that would be considered *Townhouse Dwellings*. To permit a *Townhouse Dwelling* on the property, the property may need to be rezoned to another zoning district that allows *Townhouse Dwellings*. The CBD-2 Mixed Use Business District, which is adjacent to the site north of Indiana Ave. (the Heritage Square development), permits townhouse development similar to the proposed Concept Plan. The CBD-2 district, however also permits limited business uses. Through a PUD ordinance, the City could restrict the land use to residential uses only.

Residential Density of Surrounding Blocks (dwelling units per acre)

The aerial photo below shows the gross residential density of each block surrounding the Foxwood Square site. The Heritage Square developments to the north and northwest are both mixed use developments which contain buildings with commercial use in addition to residential units. The blocks to the east, south and west are all developed with single-family style residential structures, but some buildings contain more than a single unit.



#### D. SITE & BUILDING DESIGN

- The proposed site design is similar to the 2007 PUD plan, with townhome units located around the perimeter of the site, with an internal circulation drive with access to Indiana Ave. and 6<sup>th</sup> Ave.
- The building footprints of the units have been reduced, resulting in a reduced building coverage, despite the increase in the number of units. Three of the planned two-unit buildings have been replaced by three-unit townhome buildings. The three unit buildings fit entirely within the footprint of the planned two-unit buildings.
- The Judd House is shown as being replaced by a two-unit building to be located closer to 6<sup>th</sup> Ave.
- The architectural elevations show buildings primarily clad in siding. The approved 2007 plans were all masonry, with Mission style architectural elements of the Judd House incorporated into the design.
- The building code requires a second egress with access to the ground level to be provided for each of the townhome units. The garage door cannot count toward this requirement. Meeting this requirement may be problematic for the center units located in the three-unit buildings. For the end units, a door can be added on the side elevations.

#### E. ENGINEERING REVIEW

- Utilities have been installed based on the 2007 plan and new services will be needed for the additional units.
- A new Plat of Subdivision will be required to correct lot lines and modify easements on the site.
- Stormwater detention is not required for a residential project of this size. However, a stormwater report will need to be provided comparing the approved vs. proposed impervious surface areas, with calculations of pre and post development runoff.
- Fire flow for fire suppression is not anticipated to be an issue, however, the City Code requires a fire flow of at least 1,000 gallons per second be met, otherwise fire sprinklers would be required for the units.
- The internal access drive is not necessary for Fire Dept. access; however it should be evaluated for garbage or deliver vehicles.

#### F. INCLUSIONARY HOUSING

The Foxwood Square PUD was approved in 2006, prior to the City adopting the Inclusionary Zoning Ordinance in 2008. As a part of the PUD, the developer agreed to a cash contribution to the City's Housing Trust Fund in the amount of \$69,800. This was paid in its entirety in 2007.

Based on the most recent Affordable Housing Update completed this year, the requirement to provide affordable units is set a zero. Therefore, no additional units or fees are required for the additional units being proposed in the Concept Plan.

#### G. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land Cash Fees were paid for the development in 2007. Fees for the additional units being proposed in the Concept Plan would be due at time of the first building permit for the new project.

Land-Cash worksheets have been completed and submitted, but will be subject to change based on final unit and bedroom counts prior to the time of building permit. A copy of the Concept Plan has been forwarded to the school and park districts for any comments.

#### **IV. RECOMMENDATION**

Review the Concept Plan and provide comments to the developer.

Staff is recommending providing feedback on the following:

1. Is there support for allowing the Judd House to be demolished? What additional information is necessary to reach a decision on this issue?
2. Is there support for adding additional townhome units to the development? Should the project comply with the existing zoning restriction of two-unit buildings only?
3. Is the proposed building architecture appropriate?

**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

**CONCEPT PLAN APPLICATION**

RECEIVED  
*Received Date*  
St. Charles, IL  
  
NOV 27 2013  
  
CDD  
Planning Division

<b>CITYVIEW</b>	
Project Name:	Foxwood Square PUD / 309 S. 6th Ave.
Project Number:	2013 -PR- 017
Application Number:	2013 -AP- 026

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.

<b>1. Property Information:</b>	Parcel Number (s): 09 34 208 003 -004 - 006 - 007 - 008 - 009	
	Street Address (or common location if no address is assigned): 309 S. 6th Ave.	
<b>2. Applicant Information:</b>	Name SGC Builders INC.	Phone 630-772-7975
	Address P.O box 965 Elburn IL 60119	Fax 630-859-0643
		Email garyciampi@sbcglobal.net
<b>3. Record Owner Information:</b>	Name Home State Bank.	Phone 815-459-2000
	Address 40 Grant St Crystal Lake IL 60014	Fax
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name Sixth Ave LLC.	Phone 630-772-7975
	Address P.O Box 965 Elburn IL 60119	Fax 630-859-0643
		Email garyciampi@sbcglobal.net

**Zoning and Use Information:**

Current zoning of the property: R+4-

Is the property a designated Landmark or in a Historic District? yes

Current use of the property: Residential

Proposed zoning of the property: T.B.D PUD? yes

Proposed use of the property: Multi Family

Comprehensive Plan Designation: Single Family Attached Residential

**Attachment Checklist**

**APPLICATION:** Completed application form signed by the applicant

**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.

**AERIAL PHOTOGRAPH:**

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

**PLANS:**

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

**Copies of Plans:**

- Initial Submittal - 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.

**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

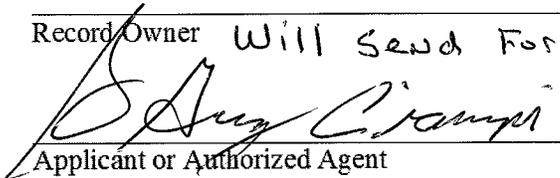
**SUMMARY OF DEVELOPMENT:**

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

- INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

**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	Will send for final	Date
		12/2/13
Applicant or Authorized Agent		Date

RECEIVED  
St. Charles, IL

DEC - 3 2013

CDD  
Planning Division

**HOME STATE BANK NA**  
**611 S Main Street**  
**PO Box 1738**  
**Crystal Lake, IL 60039-1738**

John Green 815-788-3451  
[jgreen@homestbk.com](mailto:jgreen@homestbk.com)

Via email

December 2, 2013

Michael Ciampi  
Sixth Ave LLC  
SGC Builders and Developers, Inc

Re: Property at 309 S 6<sup>th</sup> Avenue in St Charles

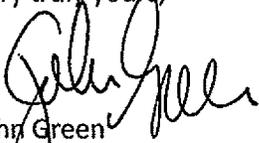
Dear Michael:

This letter confirms that Home State Bank is the owner of the property noted above and commonly known as the Foxwood Square development located on 6<sup>th</sup> Avenue in St Charles. We have entered into a contract to sell the property to Sixth Ave LLC, an entity that you have a interest in.

In that regard, we support and authorize you, Sixth Ave LLC and SGC Builders and Developers Inc, to approach, petition, and submit a Concept Plan Application to the City of St Charles.

If you need anything else, feel free to contact me. I am happy to speak with the City as well.

Very truly yours,

  
John Green  
Director – Special Assets Group

OWNERSHIP DISCLOSURE FORM  
CORPORATION

STATE OF ILLINOIS )  
                                  ) SS.  
KANE COUNTY         )

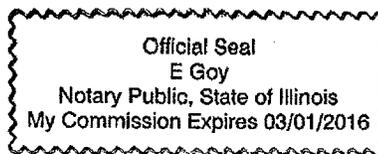
I, Keith Leathers, being first duly sworn on oath depose and say that I am the  
Senior VP of Home State Bank, N.A., an  
(Illinois) ( \_\_\_\_\_ ) Corporation and that the following persons are all of the shareholders  
of 7% or more of the common stock of said Corporation:

None \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BY: [Signature]  
TITLE: Senior VP

Subscribed and Sworn before me this 24<sup>th</sup> day of  
June, 2013.

[Signature]  
Notary Public



**City of St. Charles Land/Cash Worksheet - FOXWOOD SQUARE CONCEPT PLAN**

*Instructions: Enter unit counts in yellow boxes; blue boxes automatically calculate required land donation & cash contribution*

Dwelling Type/Bedroom		# 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	0	3.764	0	0.53	0	0.298	0	0.36	0
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)										
	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	3	1.99	5.97	0.088	0.264	0.048	0.144	0.038	0.114
	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
<b>Estimated Population</b>		<b>3</b>		<b>5.97</b>		<b>0.264</b>		<b>0.144</b>		<b>0.114</b>
<b>Park Acreage @ 10 acres per 1,000 population</b>				<b>0.0597</b>	<b>acres</b>					
<b>Park Land Dedication</b>				<b>0</b>	<b>acres</b>					
<b>Park Cash in Lieu @ \$240,500 per acre</b>				<b>\$14,357.85</b>						
Elementary School Acreage @ .025 acres per student						0.0066				
Middle School Acreage @ .0389 acres per student							0.0056016			
High School Acreage @ .072 acres per student									0.008208	
<b>Total School Acreage</b>										
<b>Total School Cash in Lieu @ \$240,500 per acre</b>										

1 1/2 Mile Jurisdiction Park Cash in Lieu

**\$10,447.50**

(Not for development within City of St. Charles)

1 1/2 Mile Jurisdiction School Cash in Lieu

**\$3,571.68**

(Not for development within City of St. Charles)



# City of St. Charles, Illinois

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

## Foxwood Square PUD

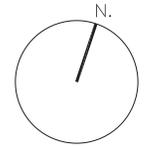
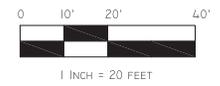
RAYMOND ROGINA Mayor  
MARK KOENEN City Administrator



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: November 13, 2013 08:35 AM

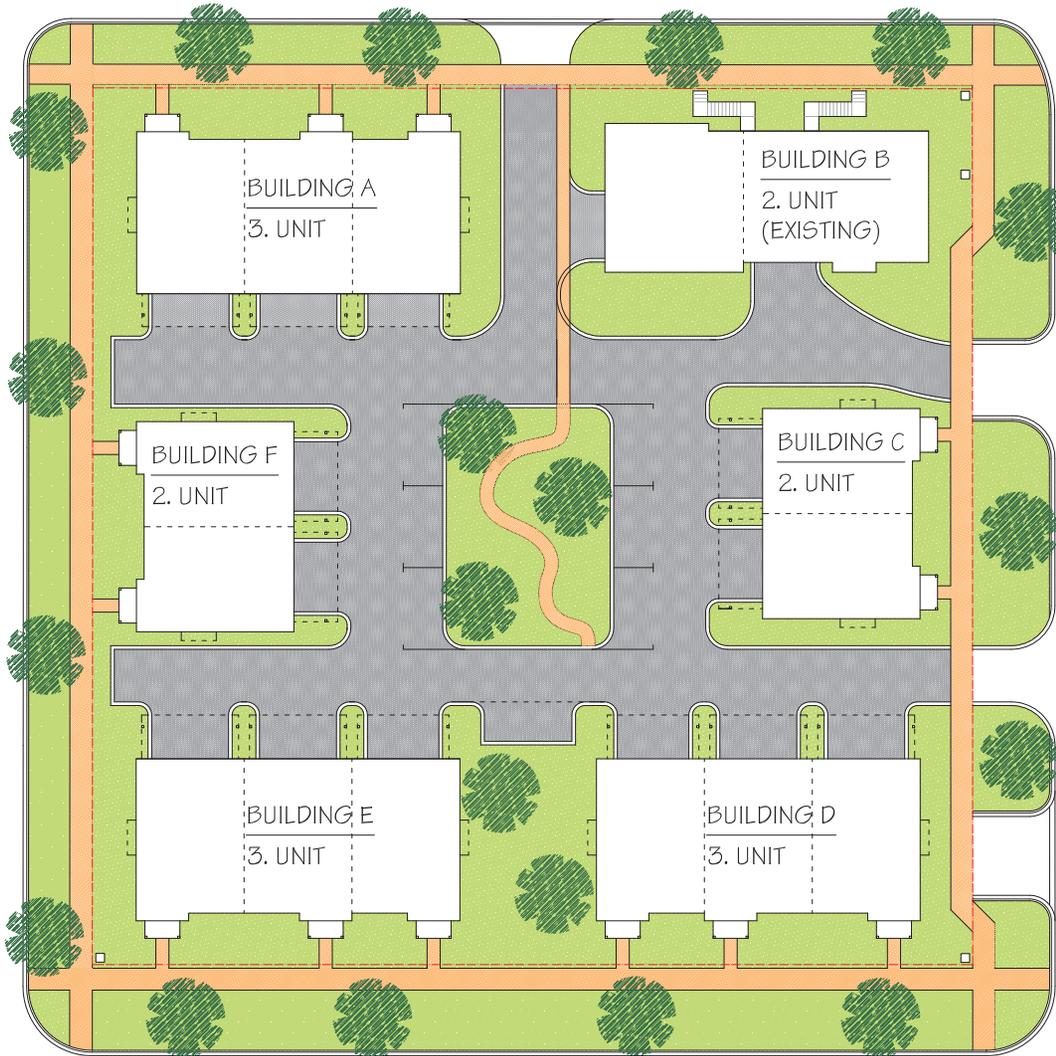


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Powered by Precision GIS



FIFTH AVENUE ( Illinois State Route No.25 )

INDIANA AVENUE



SIXTH AVENUE

OHIO AVENUE

SITE INFORMATION PROPOSED

TOTAL BUILDINGS	SF= 13742
TOTAL PAVING	SF= 11392
SIDEWALK	SF= 1863
TOTAL GREEN	SF= 13253
TOTAL LOT AREA	SF= 40250

UNITS

EXISTING UNITS*	2
PROPOSED UNITS	13
TOTAL UNITS	15
*EXISTING UNITS TO REMAIN	2

PROPOSED TOWNHOMES:

FOXWOOD SQUARE  
ST. CHARLES, IL



PROPOSED 3-UNIT TOWNHOUSE · FOXWOOD SQUARE · ST. CHARLES, IL.

MARSHALL ARCHITECTS

3-1-13

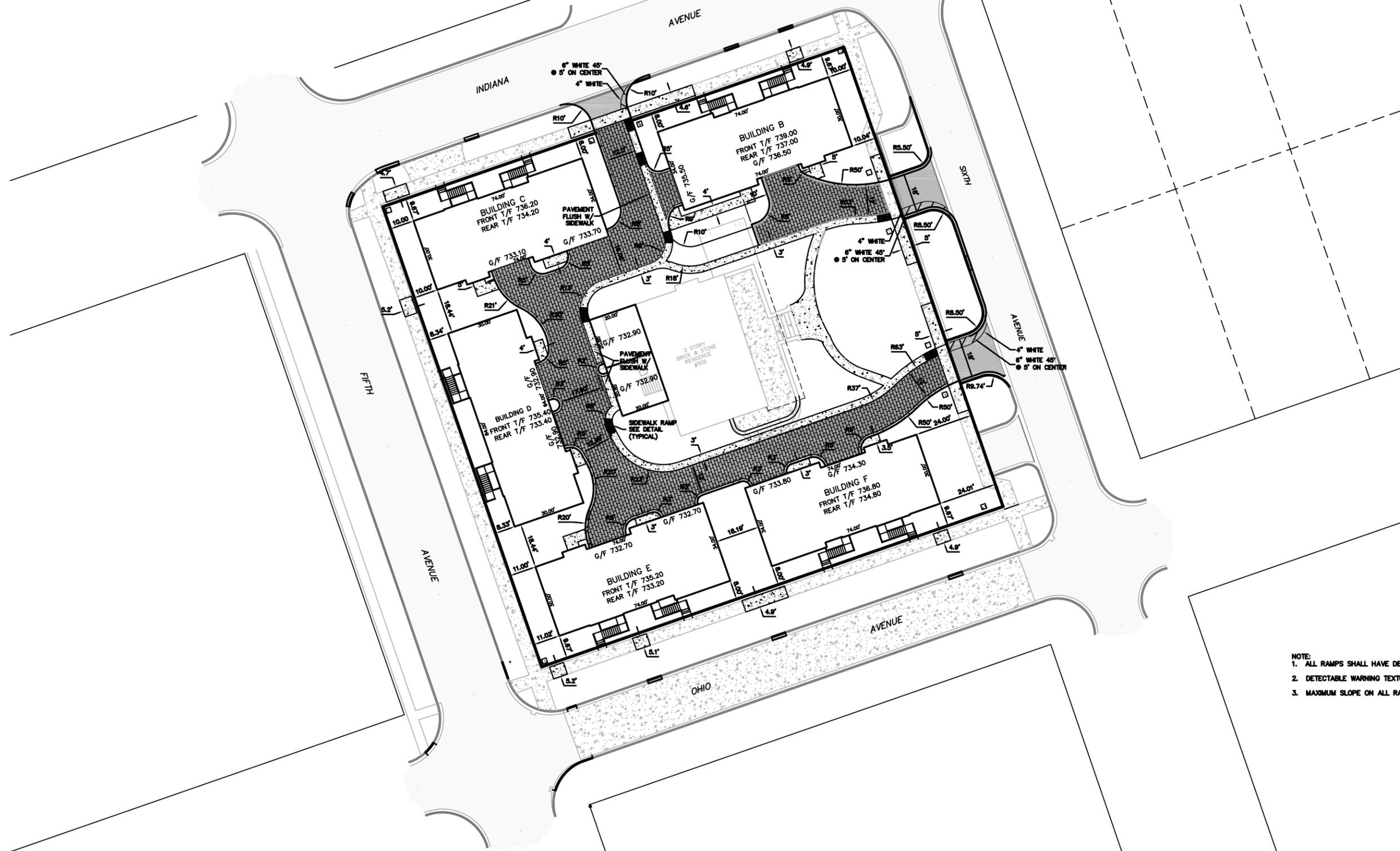
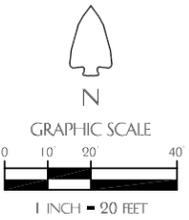


PROPOSED 2-UNIT TOWNHOUSE • FOXWOOD SQUARE • ST. CHARLES, FL.

MARSHALL ARCHITECTS

3.1.13

Approved Site Plan from 2007



- NOTE:
1. ALL RAMP SHALL HAVE DETECTABLE WARNING TEXTURE.
  2. DETECTABLE WARNING TEXTURE SHALL CONSIST OF RED TRUNCATED DOMES.
  3. MAXIMUM SLOPE ON ALL RAMP TO BE 1:12.

PREPARED FOR:  
**NORTH FACE BUILDING & DEVELOPMENT, INC.**  
 40W3926 EDGAR LEE MASTERS LANE  
 ST. CHARLES, IL 60175  
 (630) 443-9300

PREPARED BY:  
**WESTERN SURVEYING & ENGINEERING, P.C.**  
 391 STEVENS STREET, SUITE A  
 GENEVA, ILLINOIS 60134  
 (630) 845-0600 (630) 845-0601 FAX  
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002967  
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NUMBER		DATE		DESCRIPTION		REVISIONS		NUMBER		DATE		DESCRIPTION	

**FOXWOOD SQUARE – GEOMETRIC PLAN**  
**CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS**

FILE NAME: 02_OVERALL\09	DESIGN BY: SMS	JOB. NO.: 393.002	XREF: NONE
DIRECTORY: CAD7/393002	DRAWN BY: SMS	DATE: 01/15/07	SCALE: 1"=20'

**SHEET 9 OF 14**

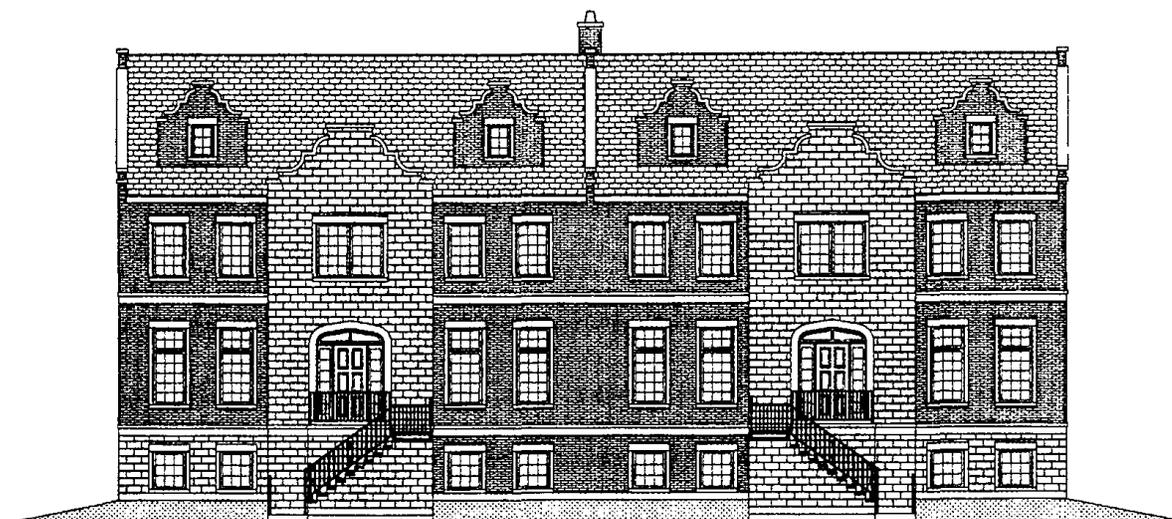
Photos of Judd House (2012)





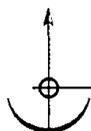






FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT



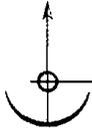
**arsa** associates

ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE, SUITE 209  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-698-4438 FAX: 847-698-9669



REAR ELEVATION

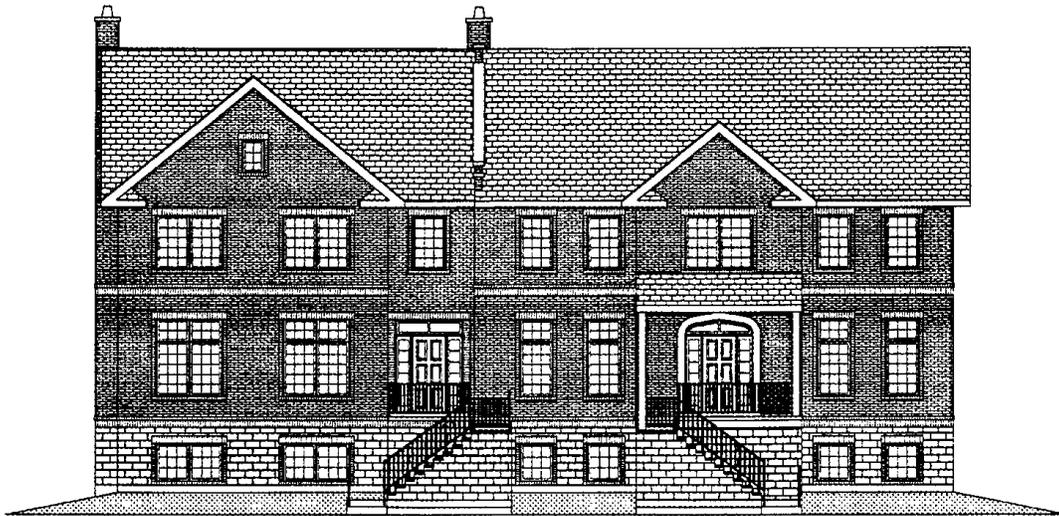
SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

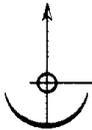


**arsa** associates  
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1411 WEST PETERSON AVENUE SUITE 203  
PARK RIDGE ILLINOIS 60068  
TEL. 847-698-4438 FAX. 847-698-9689



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDINGS AND DEVELOPMENT

F, B

**arsa** associates  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE SUITE 200  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-690-4430 FAX: 847-690-8889



REAR ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

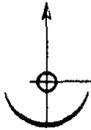
E, C

**arsa** associates  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE, SUITE 203  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-636-4438 FAX: 847-596-9689



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

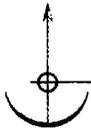
E, C

**arsa** associates  
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TEL: 847-696-4438 FAX: 847-628-9889



REAR ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

F, B

**arsa** associates  
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