

		AGENDA ITEM EXECUTIVE SUMMARY				
		Title:	Presentation of a Concept Plan for the Bluffs of St. Charles (Illinois Route 38 & Brundige Rd.)			
		Presenter:	Russell Colby			
<i>Please check appropriate box:</i>						
	Government Operations		Government Services			
X	Planning & Development (6/9/14)		City Council			
Estimated Cost:		Budgeted:	YES		NO	
If NO, please explain how item will be funded:						
Executive Summary:						
<p>Avanti Acquisition Company LLC has filed a Concept Plan application seeking feedback on the potential to annex a 96 acre property into the City of St. Charles for residential development.</p> <p>The site is located at the southeast corner of Illinois Route 38 and Brundige Road, and is contiguous to the City of St. Charles corporate limits on the north and east property lines. The site is currently used for agricultural purposes and a farmstead exists near the center of the site.</p> <p>The applicant has proposed that the property be annexed, be served by City utilities, and be subdivided to create approximately 285 single family residential lots. The applicant has suggested a zoning designation of RS-4 Suburban Single-Family Residential District, which has a minimum lot size of 6,600 square feet.</p> <p>The subject property is within the City’s planning area and is designated with a future land use of “Rural Residential” in the 2013 Comprehensive Plan. However, the City has not recently discussed whether the site should be annexed or how the site should be developed.</p> <p>Kane County has provided a significant amount of information on long-range planning and development approvals for site that were reviewed in recent years. This information is referenced in the staff memo.</p>						
Plan Commission Review:						
The Plan Commission reviewed the Concept Plan on 6/3/14. A summary of their comments is attached.						
Attachments: <i>(please list)</i>						
Plan Commission comments, Staff Report, Application Correspondence received by the City regarding the Concept Plan						
Recommendation / Suggested Action <i>(briefly explain):</i>						
Provide feedback on the Concept Plan. The staff memo lists a number of questions where staff is looking for feedback from the Committee on the proposal.						
<i>For office use only:</i>		<i>Agenda Item Number: 3a</i>				

Community & Economic Development
Planning Division

Phone: (630) 377-4443

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ST. CHARLES
SINCE 1834

Staff Memo

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

FROM: Russell Colby
Planning Division Manager

RE: Concept Plan for The Bluffs of St. Charles – **Plan Commission Comments**

DATE: June 6, 2014

The Plan Commission reviewed the Concept Plan for the Bluffs of St. Charles on June 3, 2014 and below is a general summary of their comments:

- Most Commission members do not support the City annexing the property based on upon the Concept Plan.
- The proposal is inconsistent with the Comprehensive Plan land use designation of “Rural Residential”. The Commissioners acknowledged that although the Comprehensive Plan is only a guide, it would be inappropriate to deviate from the plan, given how recently it was adopted.
- The location is not appropriate for this type of residential development and the Concept Plan is not compatible with the existing site features or surrounding land uses. Some commented that it may not be possible to make this type of development compatible with the area. Some commented that the project, given the isolated location, would contribute to urban sprawl.
- Development of this site needs the support of the surrounding governmental entities and land owners that have expressed objections to the proposal.
- Some commented that conducting a Fiscal Impact Study would be misleading to the developer if there is not support for the City approving the development.

Community & Economic Development
 Planning Division

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ST. CHARLES
 SINCE 1834

STAFF MEMO

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

Chairman Dan Stellato
 And the Members of the Planning & Development Committee

FROM: Russell Colby
 Planning Division Manager

RE: Concept Plan for The Bluffs of St. Charles

DATE: May 16, 2014

I. APPLICATION INFORMATION:

Project Name: The Bluffs of St. Charles

Applicant: Avanti Acquisition Company LLC

Purpose: Concept Plan review for potential annexation to the City of St. Charles and single family residential subdivision of approximately 285 units

General Information:		
Site Information		
Location	Southeast corner of Illinois Route 38 (Lincoln Hwy.) & Brundige Road in unincorporated Campton Township	
Acres	96 acres	
Applications	Concept Plan	
Applicable Zoning Code Sections	17.04 Administration 17.12 Residential Districts	
Existing Conditions		
Land Use	Agriculture with a residence, barn & outbuildings	
Zoning	Kane County – Settlements of LaFox PUD	
Zoning Summary		
North	PL- Public Lands	State of Illinois Youth Center
East	PL- Public Lands	Agricultural/open space owned by the St. Charles, Geneva, Univ. of Illinois
South	Kane County- Settlements of LaFox PUD	Kane County Forest Preserve property- Mill Creek Greenway
West	Kane County – F, F2, E-1, and Settlements of the LaFox PUD	Heritage Prairie Farm& Store Agricultural lands
Comprehensive Plan Designation		
Rural Residential		

II. PROJECT OVERVIEW:

Avanti Acquisition Company LLC has filed a Concept Plan application seeking feedback on the potential to annex a 96 acre property into the City of St. Charles for residential development.

The applicant has proposed that the property be annexed to the City of St. Charles, served by City utilities, and be subdivided to create approximately 285 single family residential lots. The applicant has suggested a zoning designation of RS-4 Suburban Single-Family Residential District, which has a minimum lot size of 6,600 square feet.

The subject property is within the City’s planning area and is designated with a future land use of “Rural Residential” in the 2013 Comprehensive Plan. However, the City has not recently discussed whether the site should be annexed or how the site should be developed.

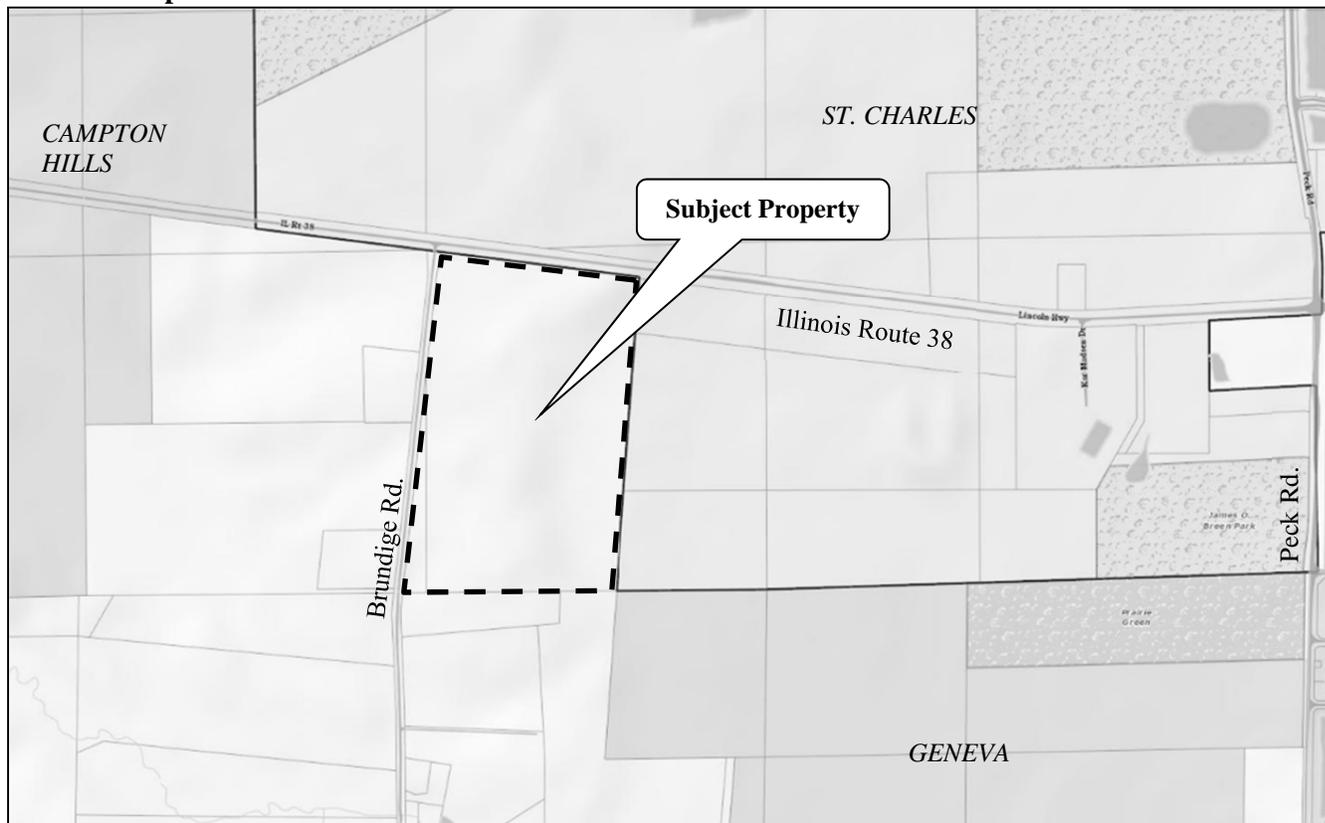
Kane County has provided a significant amount of information on long-range planning and development approvals for site that were reviewed in recent years. This information is referenced in this memorandum.

QUESTIONS TO CONSIDER:

Staff recommends providing feedback on the following:

- ✓ Should the City of St. Charles consider annexation of this property? If so, for what reasons is it desirable for the site to be developed with City services?
- ✓ If St. Charles were to annex this property, what is the logical location for a future western boundary? (As this would impact how the site is planned and serviced by the City)
- ✓ The Comprehensive Plan designates this site as “Rural Residential”. The development proposal is not consistent with this land use designation. What character of development is most appropriate for this site? What lot sizes and overall unit count are appropriate?
- ✓ How can the development be designed to be compatible with the surrounding land uses and rural site features?
- ✓ What is an appropriate balance between open space and developed area?
- ✓ How should the existing historic features of the site (Brundige Road Rustic Road Corridor, Johnson Farmstead) be addressed in the site plan? Currently, there is no information provided as these features are not shown on the plan.
- ✓ Is a dedicated park site desirable?
- ✓ Given the Market Study information provided, is it desirable to try to meet the current demand for single-family residential development through development of this site?
- ✓ Should the City ask the developer to conduct a Fiscal Impact Study?

Location Map



III. BACKGROUND

SITE CONTEXT

The site is located at the southeast corner of Illinois Route 38 and Brundige Road, and is contiguous to the City of St. Charles corporate limits on the north and east property lines. The site is currently used for agricultural purposes and a farmstead with a house, barn and outbuildings exists near the center of the site. Historic preservation information regarding both Brundige Road and the Johnsen Farmstead are included in the information submitted from Kane County.

An overview of the surrounding property ownership is provided in the attached Context Map.

- To the north is the State of Illinois Youth Center, which is within the City of St. Charles.
- To the east are open spaces parcels within the City that are owned by the University of Illinois Extension, City of St. Charles and the City of Geneva. These parcels are primarily used for agriculture.
- To the south is the Mill Creek Greenway, owned by the Kane County Forest Preserve. This preserve is part of an extensive open space corridor along Mill Creek through central Kane County. To the southeast of the site is the City of Geneva's Prairie Green Preserve, a 580 acre open space parcel.
- To the west of Brundige Road is the Heritage Prairie Farm and store, which is surrounded by agricultural fields. West of the agricultural fields is Mongerson Park, an open space parcel owned by Campton Township that is within the Village of Campton Hills.

JURISDICTION

The subject property is located in unincorporated Campton Township and is currently under the zoning and subdivision jurisdiction of Kane County. The property is within the City's Planning Area as identified in the 2013 Comprehensive Plan due to the following:

- The property is located within the City's extra-territorial jurisdictional area, which enables the City to review and impose subdivision improvement standards to property located within 1.5 miles of the City's corporate limits.
- The property is not currently designated to be under any municipality's jurisdiction due to a boundary line agreement.
 - The City's agreement with the City of Geneva does not continue west past the southeast corner of the subject property.
 - The City does not have a boundary line agreement with the Village of Campton Hills. The corporate limits of Campton Hills are approximately ¼ mile west of Brundige Rd. Campton Hills has submitted comments regarding the Concept Plan that request that the City not consider future annexations west of Brundige Rd.

The subject property is located within Community Unit School District #303, the St. Charles Park District, and St. Charles Public Library District.

The portion of Brundige Road adjacent to the site is under the jurisdiction of Campton Township. The portion to the south of the site is under the jurisdiction of Blackberry Township. Upon annexation of the subject property, the portion of Brundige Road adjacent to the site would come under the jurisdiction of the City of St. Charles.

The property is currently located in the Elburn Fire Protection District but once annexed would be served by the City of St. Charles Fire Department.

PAST DEVELOPMENT PROPOSALS

The subject property comprises the northeastern section of the Settlements of La Fox master planned project approved by Kane County in 2005. The Settlements of La Fox project covered a larger area of approximately 1,200 acres extending to the south and west of the subject property, including development around the town of La Fox and the La Fox Metra Station.

According to information provided by Kane County, the portion of the Settlements of La Fox site located on the subject property included 90 single family homes on lots ranging from 14,000 to 16,800 square feet. The plan also included a 5 acre St. Charles Park District site which included the existing farmstead barn. Large setbacks were provided from Illinois Route 38 and Brundige Road.

The City of St. Charles previously discussed annexation of the entire Settlements of La Fox site in 2002. The development known as "Grand Prairie" was presented as a Concept Plan. At that time, the City Council did not support annexation of the project and the project did not move forward with the City.

IV. ANALYSIS OF CONCEPT PLAN

LAND USE

A development under the proposed RS-4 Suburban Single Family zoning would allow for lots sizes for single-family detached houses at a minimum size of 6,600 sf. The developer has estimated a total of 285 units on the site, or roughly 3 units per acre. The nearest comparable development with similar lot sizes in St. Charles is Harvest Hills, which is identified on the Site Context Map submitted by the applicant.

COMPREHENSIVE PLAN

The following sections of the 2013 Comprehensive Plan address recommendations applicable to this proposal:

Residential Areas Framework Plan, p. 45

The subject property is identified as a portion of Site “A”:

“This is the site of the once proposed Settlements of La Fox. The site should develop as Rural Single Family Residential with Open Space along the stream corridor.”

Definition and Recommendations regarding Rural Residential Land Use, p. 41

The Rural Residential land use designation is intended to accommodate large-lot single-family development on the outer limits of the City. Rural Residential areas are characterized by large lots that may have developed as part of a formal subdivision or independently in unincorporated Kane County prior to annexation. These areas are typically located on the periphery of the City, removed from the busier commercial areas, providing a unique opportunity to live in a rural setting near a vibrant city. Rural Residential areas are characteristic of estate properties, including the absence of sidewalks and street trees, and open swale drainage systems as opposed to curb and gutter. Lot sizes in areas designated as Rural Residential are generally one-half acre or larger.

Although the regional goals articulated in both CMAP’s Goto 2040 Plan and the Kane County 2040 Plan promote more compact livable centers that make public transit and commercial areas more viable, there is a need in St. Charles to balance the desired character of the City and provide a range of residential areas that are respectful of both rural and urbanized areas. The designated Rural Residential areas identified in the Land Use Plan reflect primarily existing areas within the City’s future growth areas, with abundant natural resources and an existing rural character.

Residential Land Use Policies, p. 43

Maintain a diverse and affordable mix of housing types to allow St. Charles to continue to attract and retain families and residents.

The City defines affordable housing as “housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.” Making affordable housing available also provides workforce housing – housing that is affordable to “critical service” employees that contribute to the quality of life in the City, as well as providing a range of housing options for first time home buyers, young families and to facilitate “aging in place”. Title 17.18 Inclusionary Housing of the City Code seeks to provide Affordable Dwelling

Units within new residential developments by requiring developers to provide a proportionate share of affordable housing, or fees in lieu thereof, to ensure that an adequate stock of affordable housing is, and remains, available in the City of St. Charles.

Consider the potential impact of new residential development on schools, municipal services and traffic.

As a mature community, the City’s infrastructure is well established, particularly in the older areas of the community. Unlike emerging suburbs that are continuously growing, widening roads and building schools as necessary, the community infrastructure in St. Charles is well established and not as easily adaptable. Although road and intersections can be widened, and schools expanded, a less costly approach would be to work within the framework of the City’s well established infrastructure, evaluating proposed development’s impact on City systems and working with developers to mitigate and minimize strains on local systems.

Prioritize infill development over annexation and development

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

Continue to work with the St. Charles Park District to ensure the residential areas of the City are well served by neighborhood parks and recreation.

Parks are a contributing factor to the high quality of life in St. Charles. To ensure the community continues to be well served by parks and recreation, the City should continue to administer its parkland dedication as specified in Title 16.10 Dedications of the City Code. [The remaining text under this policy which discusses infill subdivisions has been omitted.]

Parks & Open Space Plan, p. 65

In the section referencing the St. Charles Park District Master Plan acquisition strategy, it is noted that the subject property is a potential land donation site.

Culture & Identity Plan, p. 123

The section discussing Historic Preservation notes the value of historic sites in semi-rural areas around St. Charles, which help define the character of the community.

SITE ACCESS

The subject property has frontage on Illinois Route 38 and Brundige Road. No details on the road improvements have been provided at this stage.

- Illinois Route 38 is under the jurisdiction of the Illinois Department of Transportation (IDOT) and has been improved as a two-lane rural highway. Any access locations or improvements to Illinois Route 38 will require IDOT approval.

- Brundige Road adjacent to the site is under the jurisdiction of Campton Township and is improved as a local rural access road. The portion of Brundige Road south of the subject property is under the jurisdiction of Blackberry Township and is a gravel surface.
- No pedestrian or bicycle infrastructure exists in the area.

Kane County has designated Brundige Road as a “Rustic Road”. Information on the Rustic Road program and the designation of Brundige Road is attached in the information provided by Kane County and the Village of Campton Hills. Kane County has requested that if the subject property is annexed that the City enter into an intergovernmental agreement with the County to maintain the Rustic Road designation and protection. This has been done in similar situations in Kane County where municipalities have annexed designated Rustic Roads.

A Traffic Study will be required in connection with any development or zoning entitlement request for the property. The study will need to consider:

- Access locations to Illinois Route 38.
- Whether Brundige Road is to be improved, or if an alternate north-south route should be established through the subject property.
- Potential impacts to off-site locations, including Brundige Road south of the subject property, the Brundige Road bridge over Mill Creek, and the intersections of Brundige Road and both Illinois Route 38 and Keslinger Road to the south.

UTILITIES

If annexed, the site would be provided with utility service from the City of St. Charles. No City utility infrastructure exists in the vicinity of the site. All utilities would need to be extended to service the property. This site is currently located in the Mill Creek Facilities Planning Area and would need to be moved to the St. Charles Facilities Planning Area.

Sanitary Sewer

Sanitary Sewer would need to be installed to connect the site to the Westside Wastewater Treatment Plant, which is located east of the site on Illinois Route 38. The Westside Treatment Plant will need to be expanded to accommodate additional sanitary sewer flow from this development. A capacity analysis of the sanitary sewer system will need to be completed.

Water Service

Water main would need to be extended to the site. The City will require that the water main system be looped to another portion of the system to maintain adequate flow and water quality. The developer has shown a conceptual water main layout to the north that has the potential to serve the Illinois Youth Center, which is not connected to the City’s water system. System modeling will need to be performed.

Electric Service

All new electrical service would be provided by the City. Currently there is no electric mainline capable of serving the property adjacent to the site. The City would require the system to be looped so that electric service to the site follows two independent paths. Upgrades to existing electric distribution facilities may be required. The developer will be responsible for all cost associated with bringing electrical service to the property. The City requires underground service at the front of the lots for new residential subdivisions.

STORMWATER & DRAINAGE

The site drains into Mill Creek. Much of Mill Creek north and south of the site is protected through public ownership. This area has been identified by Kane County as a significant green infrastructure resource. In particular, the County has noted that the Mill Creek drainage basin plays a significant role in recharging the St. Charles aquifer, which is the source of the City's water supply.

Any development of the site will need to follow the Kane County Stormwater Ordinance, which has been adopted by the City. Given the significance of the Mill Creek drainage way and the potential impact from development of the site, Kane County has recommended:

- Considering the context of the site in the County's Green Infrastructure planning.
- Not disturbing the existing topography and vegetation.
- Ensuring that site grading and stormwater management is handled in manner that enhances groundwater infiltration and protects Mill Creek from being degraded.
- Utilizing sanitary treatment graywater from the treatment plant for irrigation and to recharge groundwater. (Currently, cleaned graywater from the West Side Treatment Plant is discharged into Mill Creek further south near Keslinger Road).

SCHOOL & PARK DISTRICT

The Concept Plan and Land-Cash Worksheets submitted by the developer have been forwarded to the School District #303 and the St. Charles Park District for review and comment.

The St. Charles Park District had previously agreed to a 5 acre land donation for a park site on the subject property as a part of the Settlements of LaFox project. If this project moves forward, the Park District would like more information on the type of residential units to be constructed to determine what type of dedication would be most appropriate given the anticipated population characteristics.

HOUSING

The developer has submitted a market study as a part of the Concept Plan application. The market study found there is an imbalance in St. Charles between current single family residential demand and the type/price point of new residential lots available (which are generally larger and marketed to the higher end price points). The study also highlights a demand for an active adult development. The findings of the study are generally consistent with the Homes for Changing Region Study that Batavia, Geneva, North Aurora and St. Charles have been collaborating on with Kane County and the Chicago Metropolitan Agency for Planning (CMAP).

The City has an Inclusionary Housing Ordinance that requires construction of or fee-in-lieu for affordable units as a percentage of any new residential development. Currently, the requirement to provide affordable unit is not active, due to a determination by the City that the stock of affordable housing has exceed a threshold on 25%. If the ordinance requirement were applicable when the project is approved, based on 285 units, anywhere from 11 to 43 of the units would be required to be affordable, depending on the percentage of affordable housing stock at that time. The developer would also have the ability to request a set requirement through an Annexation Agreement.

IMPACT TO SERVICES

Should the applicant wish to proceed with requesting annexation to the City, a Fiscal Impact Study is recommended determine the net impact to the City of annexing the property and serving the development. Other governmental jurisdictions may also participate in the study.

The Fire Department has provided comments to developer regarding the Concept Plan. The comments are attached. The Fire Department has provided a drive time analysis that demonstrates the department will be able to serve to site from existing facilities within adopted standards.

V. RECOMMENDATION

Review the Concept Plan and provide feedback to the applicant.

ATTACHMENTS

- Context Map
- Staff Review Comments
- Application for Concept Plan for the Bluffs of St. Charles
- Comments from Kane County
- Comments from the Village of Campton Hills
- Comments from the City of Geneva

Bluffs of St. Charles Site Context Map



**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 5/7/2014

To: Russell Colby

From: Christopher Tiedt, P.E. 

RE: The Bluffs of St. Charles

I have reviewed the concept plan application submittal, including the concept plan and off-site engineering plan, for the afore-mentioned project dated April 7, 2014 for general conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for your consideration:

1. It is anticipated that the Illinois Department of Transportation (IDOT) will require some improvements on Route 38 as a result of this proposed subdivision. A traffic impact analysis will need to be performed during preliminary engineering to determine what these impacts and improvements are.
2. Any anticipated connections from the proposed subdivision to Route 38 will need to be approved and permitted by IDOT.
3. The City would want Brundige Road to be brought up to City standards, although currently Kane County has designated Brundige Road as a "Rustic Road", between Keslinger and Route 38.
4. The Facilities Planning Area (FPA) boundary map will need to be amended to include this parcel within the City's FPA boundary. The cost associated with this amendment shall be the responsibility of the developer.
5. The westside treatment facility will need to be expanded to accommodate the additional flows generated from the proposed subdivision. A capacity analysis will need to be completed to determine the extent of this expansion.
6. A capacity analysis for the proposed sanitary sewer system will need to be completed.
7. The proposed water main layout would provide benefit to the Illinois Department of Juvenile Justice (IDJJ). Should this project move forward, coordination with the IDJJ will be critical and necessary to accommodate everyone.

8. Water modeling will need to be performed for the proposed water main to determine proper sizing and infrastructure improvements that may be necessary to meet all future demands placed on the system and comply with pressure and fire flow requirements.
9. Third party utility easements will need to be negotiated with the St. Charles Park District, University of Illinois and IDJJ for the proposed water main layout.
10. Utility layout internal to the subdivision will be reviewed as part of preliminary engineering.
11. The existing sanitary sewer main at the southwest corner of Peck Road and Illinois Route 38 is shown to be flowing in the wrong direction. This main is flowing west to the westside treatment facility.
12. The proposed stormwater management basin should be setback from the Route 64 R.O.W. in accordance with Public Act 86-616.
13. A stormwater report will be required to demonstrate compliance with the Kane County Stormwater Ordinance.

The applicant's design professionals will be responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary during preliminary and final engineering. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations.



Memo

Date: 05/14/2014
To: Russell Colby
From: Lt. Brian Byrne
Project: 2014PR011 - Bluffs of St. Charles
Application Number: 2014AP018

Concept Plan-Review

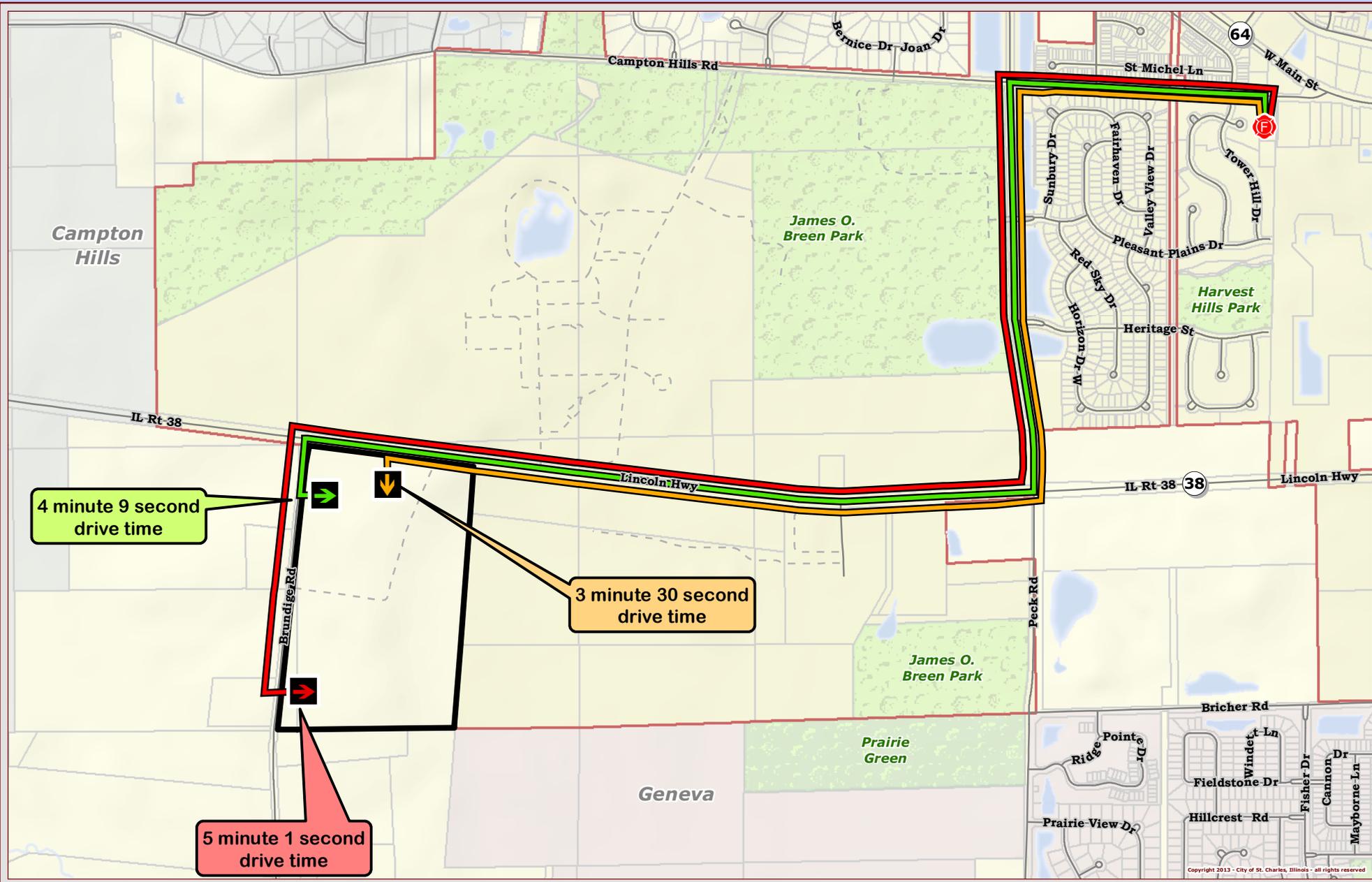
The Fire Department offers the following Comments:

1. An examination of the attached Drive Time Analysis Map demonstrates that the Fire Department will be able to serve the proposed annexation within the requirements of the established response standards as adopted through the Accreditation Process. Additionally, in and of itself, the Bluffs of St. Charles will not require the addition of any new fire stations or the purchase of new apparatus. Please see the attached Drive Time Analysis map provided by GIS.
2. The plan shows two access points to the development. The access points are shown to be off Brundige Rd., although dimensions are not given, they appear to meet the requirements listed in *Section D107-(One or Two Family Residential Developments)* and *D104.3- (Remoteness)* of the 2009 edition of the International Fire Code.
3. The plan shows new 8 inch water main being extended and looped thru the site. The extension is shown from 2 existing locations which are in the area of 3795 Campton Hills Rd. and 901 S. Peck Rd. We would request that water modeling be provided to ensure adequate fire flows can be achieved as described in *Appendix B-(Fire Flow Requirements for Buildings)* of the 2009 edition of the International Fire Code.



Drive Time Analysis

Station #3 to property at IL Route 38 & Brundige Rd



4 minute 9 second drive time

3 minute 30 second drive time

5 minute 1 second drive time



Publication Date: January 17, 2014
Data Source: City of St. Charles, Illinois
Base Source: Esri, DeLorme, Garmin, Intel, Mapbox, Microsoft, OpenStreetMap contributors, Swatch Communications, TomTom
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum, 1983



- Emergency Access Point
- Limited Access Point
- Primary Access Point
- Emergency Access Response Route
- Limited Access Response Route
- Primary Access Response Route
- Subject Site

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The Bluffs of St. Charles

Avanti Properties Group - Concept Plan Application

April 7, 2014



Project Team

Avanti
Properties
Group

**Avanti Properties Group /
Hudson Burnham**
Applicant

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630.474.9329



Wills Burke Kelsey Associates, Ltd
Planning & Engineering

Chuck Hanlon
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St. Charles, IL 60174
630.701.2245



Metro Study
Market Analysis

Chris Huckstead
1331 Davis Road
Elgin, IL 60123
847.241.6570

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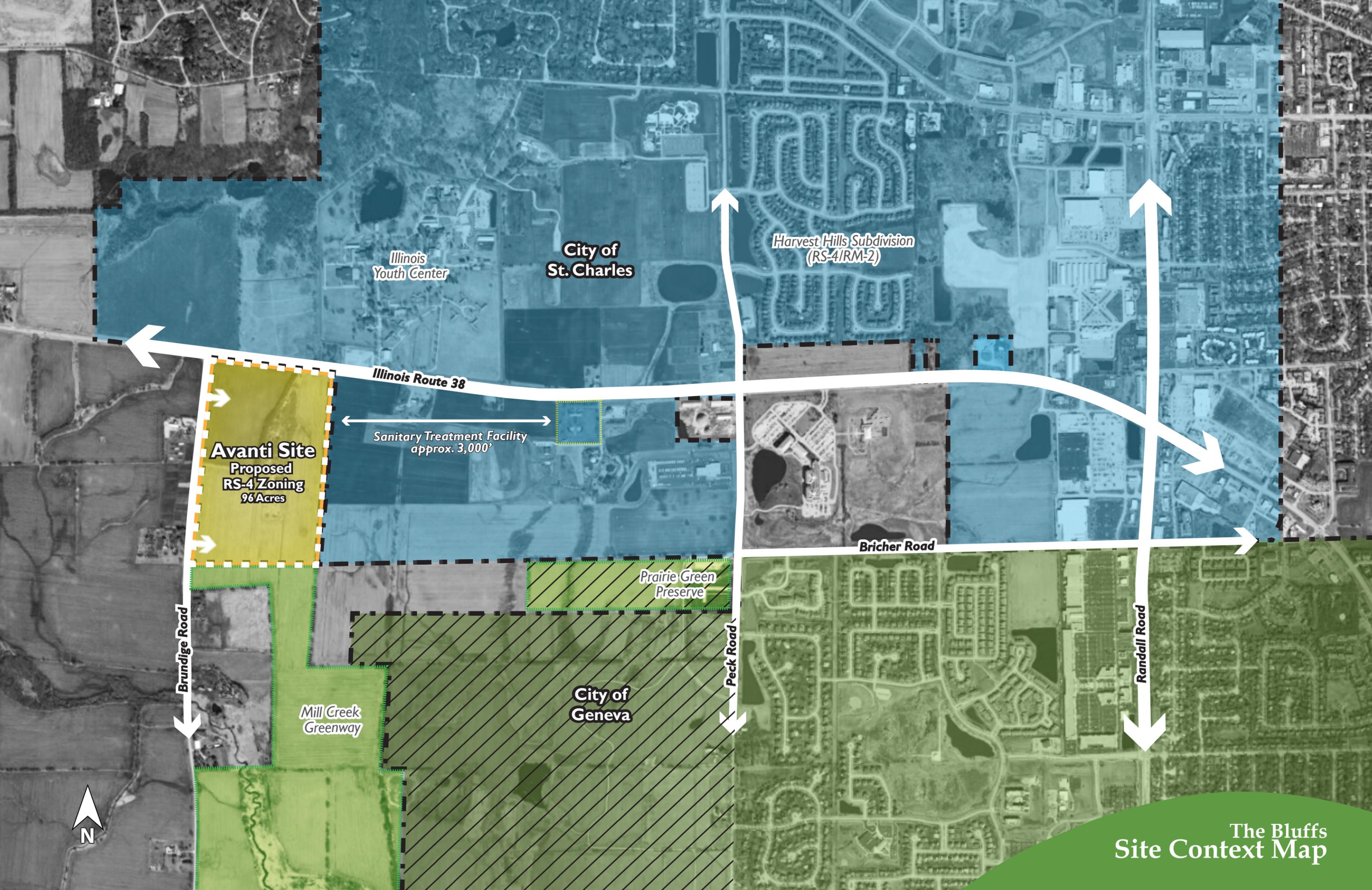
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Exhibits

The Bluffs of St. Charles





Illinois Youth Center

City of St. Charles

Harvest Hills Subdivision (RS-4/IRM-2)

Illinois Route 38

Sanitary Treatment Facility approx. 3,000'

Avanti Site
Proposed RS-4 Zoning
96 Acres

Bricher Road

Prairie Green Preserve

Brundige Road

Peck Road

Mill Creek Greenway

City of Geneva

Randall Road



Application

The Bluffs 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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<i>Bluffs of St Charles</i>
Project Number:	<i>2014 -PR- 011</i>
Application Number:	<i>2014 -AP- 018</i>

Received Date
RECEIVED
St. Charles, IL
APR 09 2014
CDD
Planning Division

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

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

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

1. Property Information:	Parcel Number (s): 08-36-400-003 and 08-36-300-004	
	Street Address (or common location if no address is assigned): 96 acres at Southeast corner of Brundige Road and Rte. 38	
2. Applicant Information:	Name Avanti Acquisition Company, LLC	Phone 407-628-8488
	Address 923 N. Pennsylvania Ave. Winter Park, FL	Fax
		Email
3. Record Owner Information:	Name Reliable Materials of Illinois, Inc., an Illinois corporation	Phone 630-698-4700
	Address 2250 Southwind Blvd., Bartlett, IL 60103	Fax 630-690-9652
		Email rich@wydp.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Avanti Acquisition Company, LLC	Phone 407-628-8488
	Address 923 N. Pennsylvania Ave. Winter Park, FL	Fax
		Email



Zoning and Use Information:

Current zoning of the property: Kane County Agriculture

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

Current use of the property: Agriculture and residential

Proposed zoning of the property. RS-4 PUD?

Proposed use of the property: Single Family Residential Homes

Comprehensive Plan Designation: Rural Residential

Attachment Checklist

APPLICATION: Completed application form signed by the applicant

PROOF OF OWNERSHIP and DISCLOSURE: Exhibit A

- 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 Exhibit B

PLAT OF SURVEY: Exhibit C

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: Exhibit D

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: Exhibit E

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.

Not Applicable

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


Record Owner

4/3/14
Date


Applicant or Authorized Agent

3/26/14
Date

MARVIN STAPIKO
President

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: The Bluffs of St. Charles

PLAT TO COMPLY WITH CITY ORDINANCES

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RS-4	Ordinance #:	
Minimum Lot Area			
Minimum Lot Width			
Maximum Building Coverage			
Maximum Building Height			
Minimum Front Yard			
Interior Side Yard			
Exterior Side Yard			
Minimum Rear Yard			
Yards Adjoining Major Arterials ¹			
% Overall Landscape Area			
Building Foundation Landscaping			
% Interior Parking Lot Landscape			
Landscape Buffer Yards ²			
# of Parking spaces			

¹ For purposes of this Section, Major Arterials include Randall Road, Main Street west of Randall Road, Main Street East of Tyler Road, and Kirk Road.

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.



City of St. Charles Land Cash Worksheet

*Number of units subject to change

Dwelling Type/Bedroom Count	# of Units	Park	Est. Park Pop.	Elem.	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
2 bedroom	70.000	2.017	141.190	0.136	9.520	0.048	3.360	0.020	1.400
3 bedroom	145.000	2.899	420.355	0.369	53.505	0.173	25.085	0.184	26.680
4 bedroom	70.000	3.764	263.480	0.530	37.100	0.298	20.860	0.360	25.200
5 bedroom	0.000	3.770	0.000	0.345	0.000	0.248	0.000	0.300	0.000
Attached Single Family (Townhomes)									
1 bedroom	0.000	1.193	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2 bedroom	0.000	1.990	0.000	0.088	0.000	0.048	0.000	0.038	0.000
3 bedroom	0.000	2.392	0.000	0.234	0.000	0.058	0.000	0.059	0.000
4 bedroom	0.000	3.145	0.000	0.322	0.000	0.154	0.000	0.173	0.000
Multi Family (Condo/Apartment)									
Efficiency	0.000	1.294	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1 bedroom	0.000	1.758	0.000	0.002	0.000	0.001	0.000	0.001	0.000
2 bedroom	0.000	1.914	0.000	0.086	0.000	0.042	0.000	0.046	0.000
3 bedroom	0.000	3.053	0.000	0.234	0.000	0.123	0.000	0.118	0.000
Estimated Population	285.000		825.025		100.125		49.305		53.280
Park Acreage @ 10 acres per 1,000 population			8.25025	acres					
Park Land Dedication			0.000	acres					
Park Cash in Lieu @ \$240,500 per acre			\$1,984,185.13						
Elementary School Acreage @ .025 acres per student					2.503125				
Middle School Acreage @ .0389 acres per student						1.9179645			
High School Acreage @ .072 acres per student								3.83616	
Total School Acreage			8.2572495						
Total School Cash in Lieu @ \$240,500 per acre			\$1,985,868.50						

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

\$1,443,793.75
\$1,445,018.66

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



Metro Study Market Study

The Bluffs of St. Charles



April 3, 2014

Mr. Joe Segobiano
Hudson Burnham Development Partners
800 Roosevelt Road, Building E, #420
Glen Ellyn, Illinois 60137

Re: City of St. Charles New Home Market

Dear Mr. Segobiano:

This brief letter is in response to your request for a summary on residential market activity and inventory in the area surrounding the proposed development of Bluffs of St. Charles in St. Charles, Illinois. The following contains summary statements regarding the local housing market. Metrostudy compiled data for a trade area bounded by the city boundaries of St. Charles. An appendix attached to this document contains a map outlining the trade area as well as all pertinent reports referred to in the following statements.

- 🔥 The City of St. Charles saw single-family new home production fall from nearly 350 starts in 2001 to just 4 starts in 2009. Since the bottom of the market in 2009, the market has slowly grown, to 17 single-family housing starts in 2012 and 33 single-family housing starts in 2013. New home closings have followed a similar trend, bottoming in 2011 with 5 total closings, and improving to 15 closings and 29 closings in 2012 and 2013 respectively.
- 🔥 New home inventory (finished and vacant new homes) is almost non-existent, relative to the current rate of demand. There are currently just 3 new single-family detached homes in inventory in the entire trade area. Based on annual demand of 29 closings, this represents a 1.2 month supply, down dramatically from the 10.0 month supply from two years ago. If the number of units under construction is included, total housing inventory increases to 12 units, a 6.6 month supply. Both of these figures are considered to be well below equilibrium levels.
- 🔥 There are a total of 114 vacant and developed lots for new single-family detached homes in the trade area. Based on the 33 annual new home starts that occurred, this equates to a 41.5 month supply, above typical equilibrium levels. It is important to note that there is an imbalance between the lot inventory on the ground in St. Charles and the activity that is occurring. The 114 lots are all located in communities targeting the higher price points, above \$500,000 while the 33 new home starts are predominantly in those price ranges from \$250,000 to \$350,000.
- 🔥 A closer look at lot inventory data reveals a 228 month supply of the larger lots targeted toward the upper end of the market, and a non-existent supply of lots for homes priced where demand exists. Smaller lots in the 7,200 and 9,500 square foot range currently are unavailable in the trade area.
- 🔥 Over 80% of the housing starts and closings that occurred in 2013 were base priced from \$250,000 to \$350,000, indicating builder's attempts to attract demand with more affordable housing. All of the total lot inventory had been targeting the over \$400,000 price segment. Many of these lots are being repositioned to target the market where the most demand lies (under \$350,000).



- 🔥 In today's housing market, the existing home market must also be considered, in addition to the new home market. The resale market within the City of St. Charles has been active, with 527 single-family transactions during the past year. The median price of these homes was \$229,500, up marginally from the \$225,000 median price in 2012 (364 total transactions in 2012).
- 🔥 It is evident that pricing expectations have changed in the trade area. During the market's peak, homes priced well above \$500,000 were the norm. In today's market, however, the resale market has hovered in the low to mid \$200,000's for the past three years. New home product that has sold, has been in the \$250,000 to \$350,000 price range.
- 🔥 It is the opinion of Metrostudy that a new home community in this particular trade area will have to be priced in the \$250,000 to \$350,000 range to attract potential home buyers. The significant amount of resale activity occurring in the trade area points to the existence of demand for homes, and as the amount of quality resale inventory has dwindled, the new home market should benefit (assuming product is appropriately priced).
- 🔥 In addition to more traditional single-family housing product, the active adult/age-targeted market should be considered. As population ages in place, product designed to meet the needs of the active adult buyer has proven successful throughout the region. In fact, six of the top ten selling new home communities in the Chicagoland market have an active adult component. The growth in the number of households entering the 55 and over age category is significant and will fuel the age targeted housing sector for many years to come.

This letter represents Metrostudy's brief opinion regarding the housing market in the trade area as defined above and is based on the information provided in the attachment to this letter. Should a more in depth analysis be necessary, I would be happy to put together a proposal to conduct detailed market research, including product analysis and forecasts of housing demand in the City of St. Charles. Please let me know if you have questions or comments, or if there is any other information that I can provide.

Sincerely,

Christopher Huecksteadt

Christopher Huecksteadt
Regional Director
Metrostudy

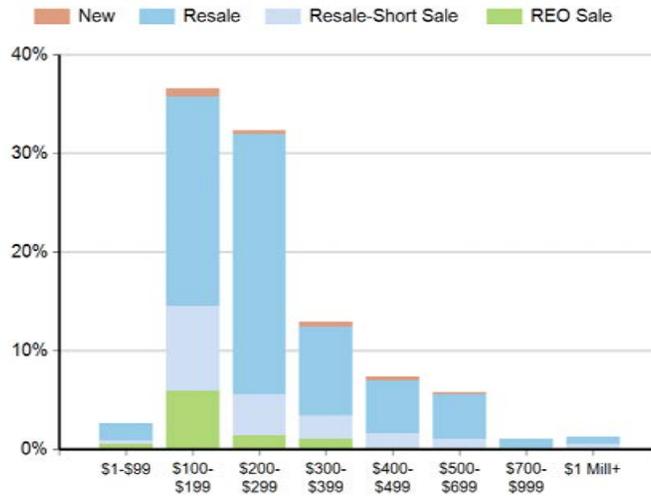
Appendix attached.

Transaction Overview

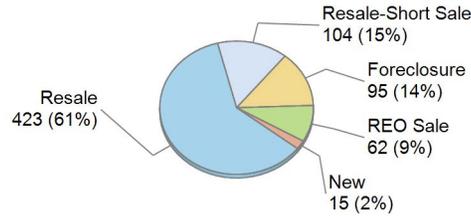
Census Place - St. Charles city (97% Coverage)

Date Range: 2/1/2013 - 1/31/2014

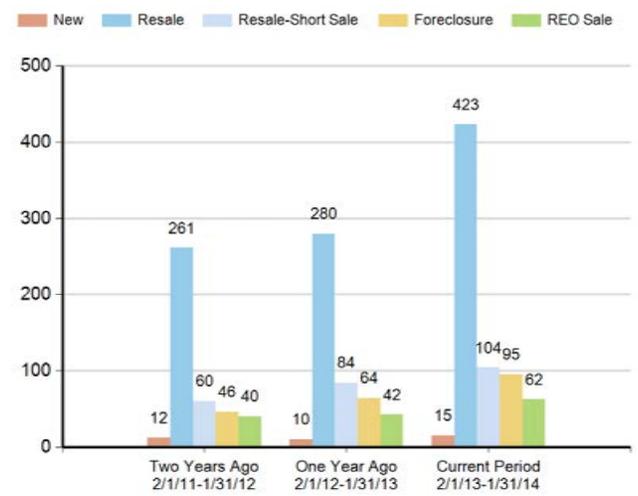
Transactions by Transaction Value Distribution



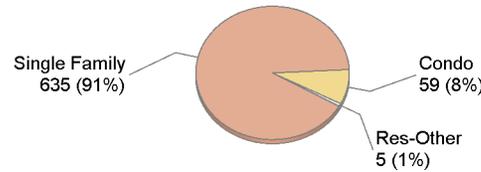
Transaction Type Distribution



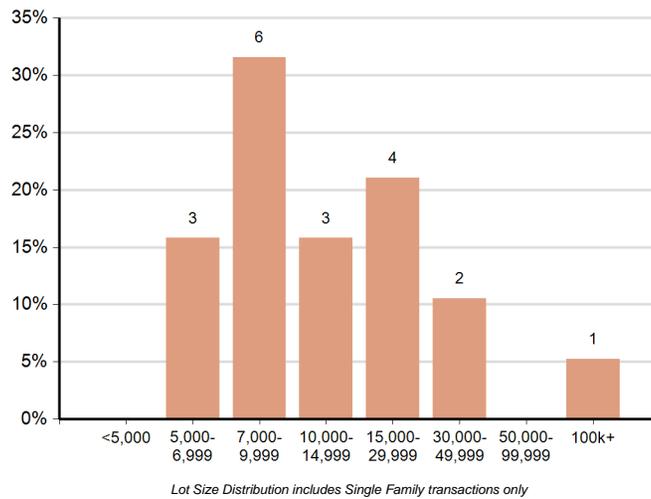
Transactions by Period



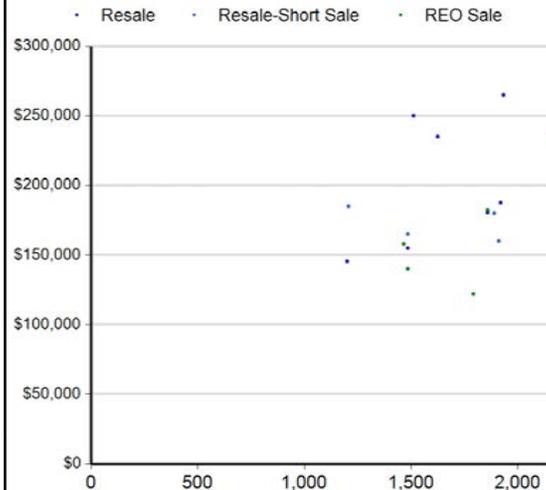
Product Type Distribution



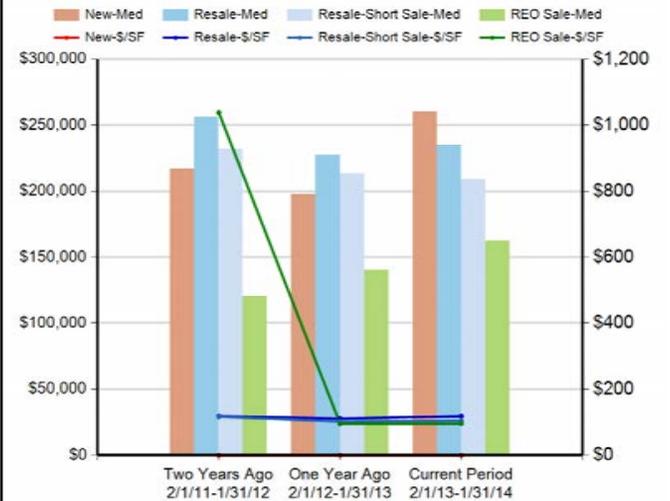
Transactions by Lot Size Distribution



Transaction Value vs. Square Footage



Median Transaction Value and \$/SF



Report includes residential transactions only

Spotlight on New Construction

Census Place - St. Charles city (97% Coverage)

New Construction Activity By Year

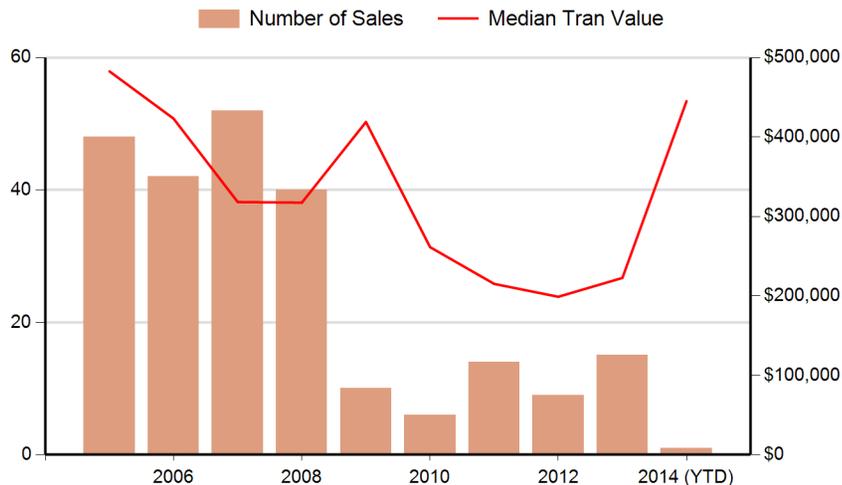
Year	New Home Closings	Median Tran Value	Average Tran Value	LTV%
2005	48	\$482,500	\$572,083	70.7%
2006	42	\$423,000	\$583,143	74.4%
2007	52	\$318,000	\$394,115	74.1%
2008	40	\$317,250	\$383,875	78.6%
2009	10	\$418,750	\$491,700	72.2%
2010	6	\$261,250	\$267,750	78.8%
2011	14	\$215,000	\$217,731	91.1%
2012	9	\$198,750	\$210,688	81.3%
2013	15	\$222,500	\$266,654	79.0%
2014 (YTD)	1	\$445,000	\$445,000	80.0%
Cumulative	237			

Top 20 Builder Ranking 2/1/13 - 1/31/14

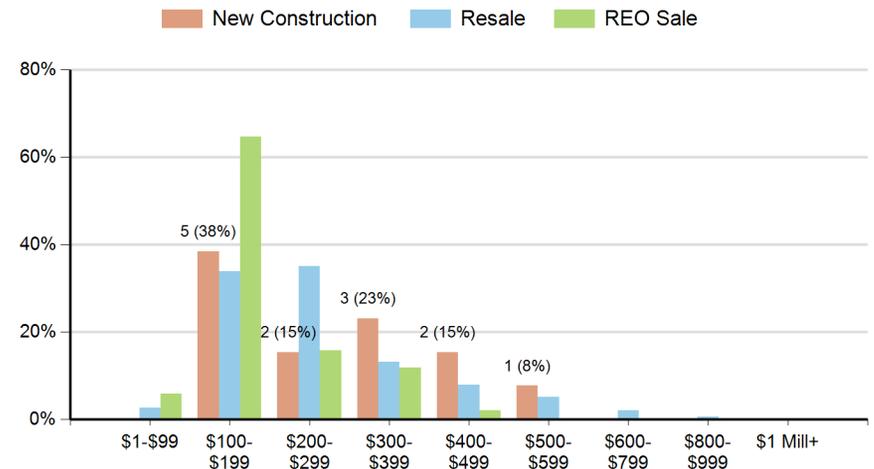
Rank	Builder	New Home Closings	Tran Volume	Med Tran Value	Avg Tran Value
1	MILESTONE PROPERTIES STC LLC	2	\$610,000	\$305,000	\$305,000
2	JOHN HENRY BUILDER DEVELOPER I	2	\$0	\$0	\$0
3	GREENELEAF ENTS LLC	1	\$570,000	\$570,000	\$570,000
4	RIGHT RESIDENTIAL LLC-SERIES 5	1	\$445,000	\$445,000	\$445,000
5	DERRICO CUSTOM HOMES INC	1	\$431,500	\$431,500	\$431,500
6	NEW HORIZON DEV LLC	1	\$375,000	\$375,000	\$375,000
7	MICHAEL RAYMOND CUSTOM HMS	1	\$260,000	\$260,000	\$260,000
8	3 FOXES LLC	1	\$222,500	\$222,500	\$222,500
9	M/I Homes	1	\$195,000	\$195,000	\$195,000
10	HI-LO ENTS LLC	1	\$190,500	\$190,500	\$190,500
11	PENNYMAC CORP	1	\$181,000	\$181,000	\$181,000
12	DENNING J A & L E LIVING TRUST L	1	\$141,000	\$141,000	\$141,000
13	REUTER PROPERTIES LLC	1	\$130,000	\$130,000	\$130,000

*Volume, Median, Average based on partial valuation data

New Construction Trend Summary



New Construction Sales By Transaction Value 2/1/13 - 1/31/14



Report includes residential transactions only

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Sales: 1-800-639-3777
A hanleywood Company

Spotlight on Foreclosures

Census Place - St. Charles city (97% Coverage)

REO Activity By Year

Year	REO Properties Acquired**	REO Properties Sold	Net	Median REO Tran Value
2005	4	10	-6	\$327,500
2006	10	9	1	\$395,000
2007	20	9	11	\$320,000
2008	30	20	10	\$208,500
2009	36	26	10	\$197,500
2010	52	46	6	\$175,000
2011	40	42	-2	\$135,000
2012	57	40	17	\$135,000
2013	69	60	9	\$163,000
2014 (YTD)	9	5	4	\$171,500

Current Total REO Properties: **2**

Annual REO Sales (2/1/13-1/31/14): **62** \$162,000

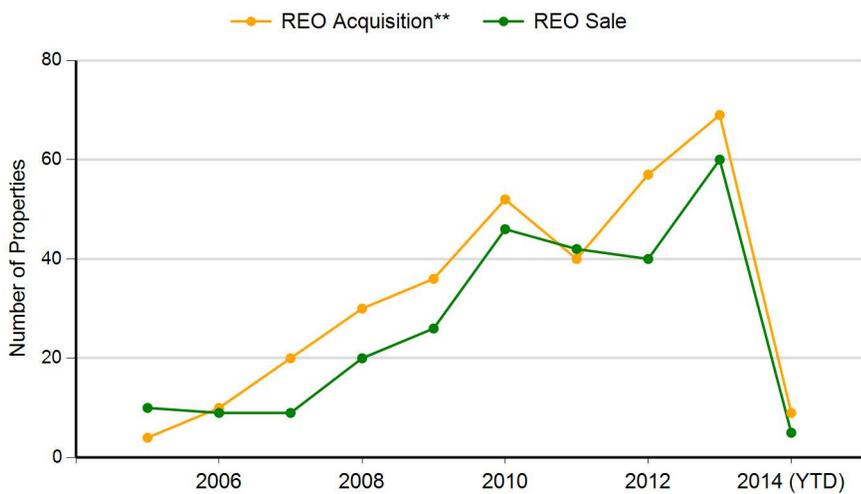
REO Sales Monthly Rate: **5.17**

REO Property Months of Supply: **0.39**

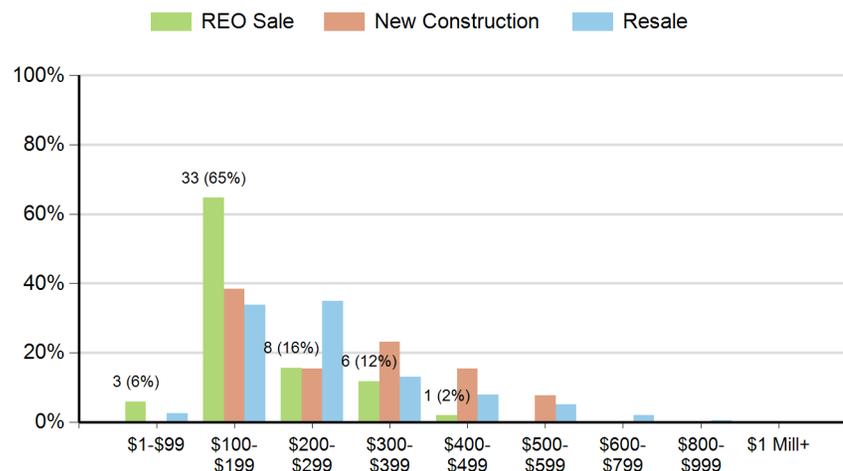
Top 20 REO Property Holders

Rank	Lender / Guarantor	Properties
1	FEDERAL HOME LOAN MTG CORP	1
1	TCF NATL BK	1
Current Total REO Properties		2

REO Trend Summary



Sales By Transaction Value 2/1/13 - 1/31/14



**Unique properties where title transferred to Lender or Guarantor; does not include foreclosures that were purchased at auction.

Report includes residential transactions only

Spotlight on Lender Activity

Census Place - St. Charles city (97% Coverage)

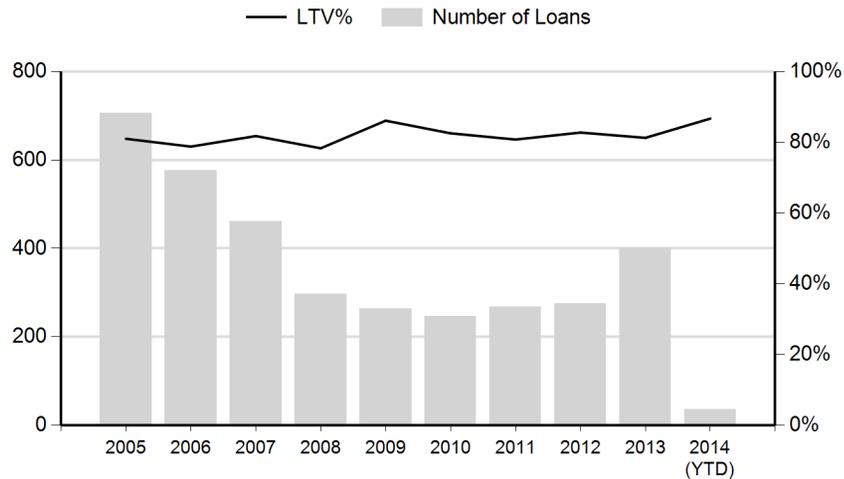
Loan Activity By Year

Year	Loans	Median Loan Amount	Average Loan Amount	LTV%
2005	706	230,925	267,020	81.0%
2006	577	237,153	291,053	78.8%
2007	461	235,000	272,470	81.8%
2008	297	228,345	306,757	78.3%
2009	263	202,759	245,304	86.1%
2010	246	206,196	239,968	82.5%
2011	268	211,737	244,426	80.8%
2012	275	184,166	233,957	82.8%
2013	400	205,575	230,258	81.3%
2014 (YTD)	36	206,494	231,104	86.7%
Cumulative	3,529			

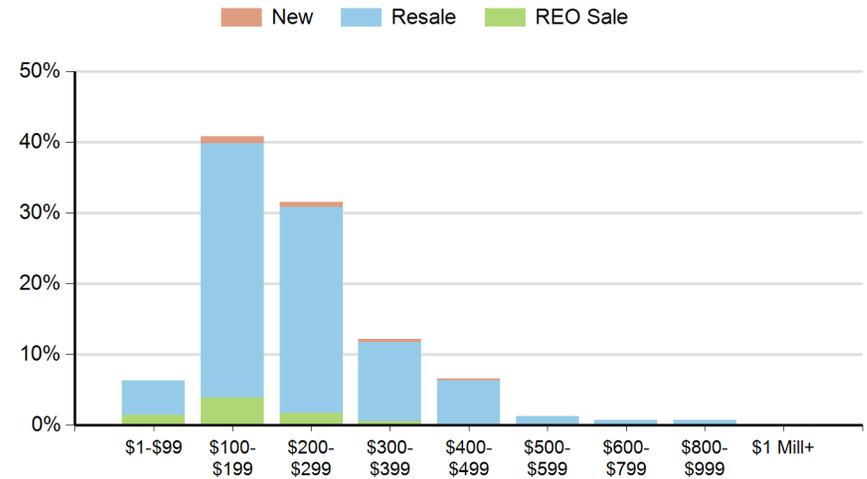
Top 20 Lender Ranking 2/1/2013 - 1/31/2014

Rank	Lender / Guarantor	Loans	Loan Volume	Median Amt	Average Amt
1	GUARANTEED RATE INC	43	\$10,002,069	\$187,210	\$232,606
2	WELLS FARGO BANK	25	\$8,364,337	\$308,000	\$334,573
3	J P MORGAN CHASE BANK	18	\$4,104,849	\$214,542	\$228,047
4	FIFTH THIRD MORTGAGE CO	17	\$4,246,502	\$213,000	\$249,794
5	WINTRUST MORTGAGE CORP	17	\$3,287,518	\$172,000	\$193,383
6	FIRST CENTENNIAL MORTGAGE CO	16	\$2,914,273	\$175,779	\$182,142
7	COMPASS MORTGAGE INC	14	\$3,364,360	\$214,012	\$240,311
8	CHERRY CREEK MORTGAGE CO INC	12	\$2,911,999	\$230,088	\$242,667
9	KEY MORTGAGE SERVICE INC	12	\$2,390,775	\$187,960	\$199,231
10	PNC MORTGAGE	11	\$2,156,996	\$192,000	\$196,091
11	US BANK NA	8	\$2,227,668	\$190,000	\$278,459
12	MIDWEST COMMUNITY BANK	8	\$1,634,309	\$223,625	\$204,289
13	BMO HARRIS BANK	7	\$1,459,175	\$234,000	\$208,454
14	PHH HOME LOANS LLC	7	\$1,442,469	\$216,997	\$206,067
15	OLD SECOND NATIONAL BANK	7	\$1,381,350	\$168,750	\$197,336
16	QUICKEN LOANS INC	7	\$1,354,968	\$190,000	\$193,567
17	FIRST FEDERAL SAVINGS BANK	6	\$1,250,700	\$223,300	\$208,450
18	CITIBANK NA	6	\$1,185,200	\$149,000	\$197,533
19	NATIONAL BANK	6	\$933,075	\$162,663	\$155,513
20	FIRST ADVANTAGE MORTGAGE	5	\$1,943,283	\$308,750	\$388,657

Loan Volume Trend Summary



Loan Volume By Loan Amount 2/1/13 - 1/31/14



Report includes residential transactions only

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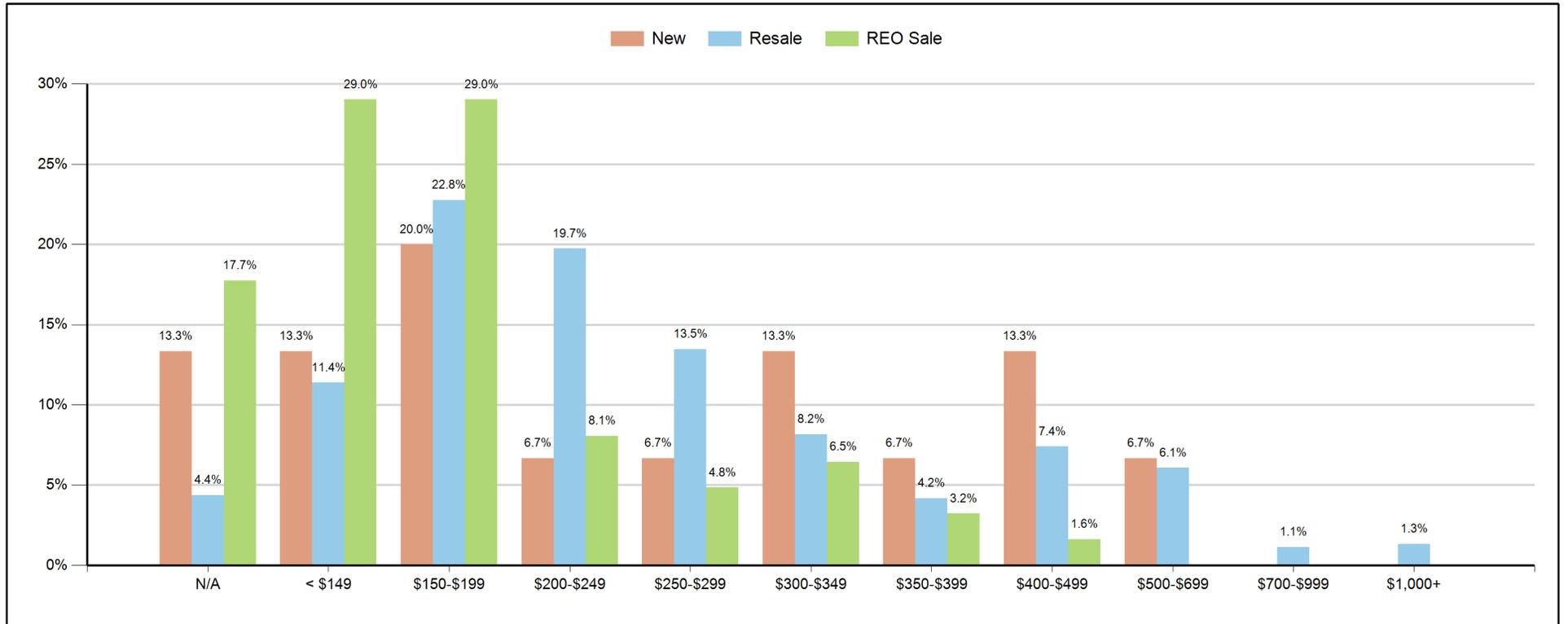
metrostudy
Sales: 1-800-639-3777 A hanleywood Company

Transactions by Price Range

Census Place - St. Charles city (97% Coverage)

Date Range: 2/1/2013 - 1/31/2014

Transaction Type	Transaction Value																						Total #				
	N/A		< \$149		\$150-\$199		\$200-\$249		\$250-\$299		\$300-\$349		\$350-\$399		\$400-\$499		\$500-\$699		\$700-\$999		\$1,000+						
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%					
New	2	13.3%	2	13.3%	3	20.0%	1	6.7%	1	6.7%	2	13.3%	1	6.7%	2	13.3%	1	6.7%									15
Resale	23	4.4%	60	11.4%	120	22.8%	104	19.7%	71	13.5%	43	8.2%	22	4.2%	39	7.4%	32	6.1%	6	1.1%	7	1.3%					527
REO Sale	11	17.7%	18	29.0%	18	29.0%	5	8.1%	3	4.8%	4	6.5%	2	3.2%	1	1.6%											62
Selection Totals	36	6.0%	80	13.2%	141	23.3%	110	18.2%	75	12.4%	49	8.1%	25	4.1%	42	7.0%	33	5.5%	6	1.0%	7	1.2%					604



Report includes residential transactions only

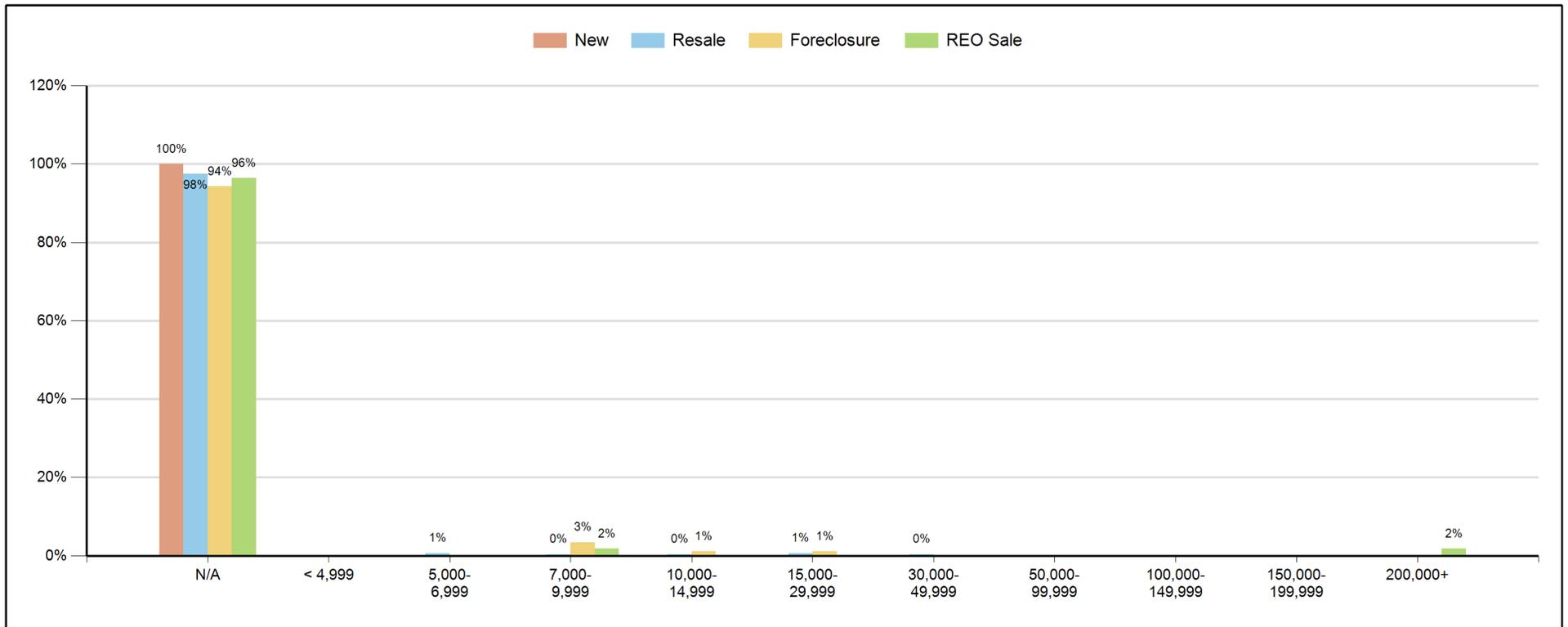
Chicago et al, IL-IN-WI (February 2014)
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Transactions by Lot Size

Census Place - St. Charles city (97% Coverage)

Date Range: 2/1/2013 - 1/31/2014

Transaction Type	N/A		< 4,999		5,000-6,999		7,000-9,999		10,000-14,999		15,000-29,999		30,000-49,999		50,000-99,999		100,000-149,999		150,000-199,999		200,000+		Total		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#		
New	9	100.0%																						9	
Resale	470	97.5%			3	0.6%	2	0.4%	2	0.4%	3	0.6%	2	0.4%										482	
Foreclosure	83	94.3%					3	3.4%	1	1.1%	1	1.1%												88	
REO Sale	54	96.4%					1	1.8%													1	1.8%		56	
Selection Totals	616	97.0%	0	0.0%	3	0.5%	6	0.9%	3	0.5%	4	0.6%	2	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	635



Report includes single family home transactions only

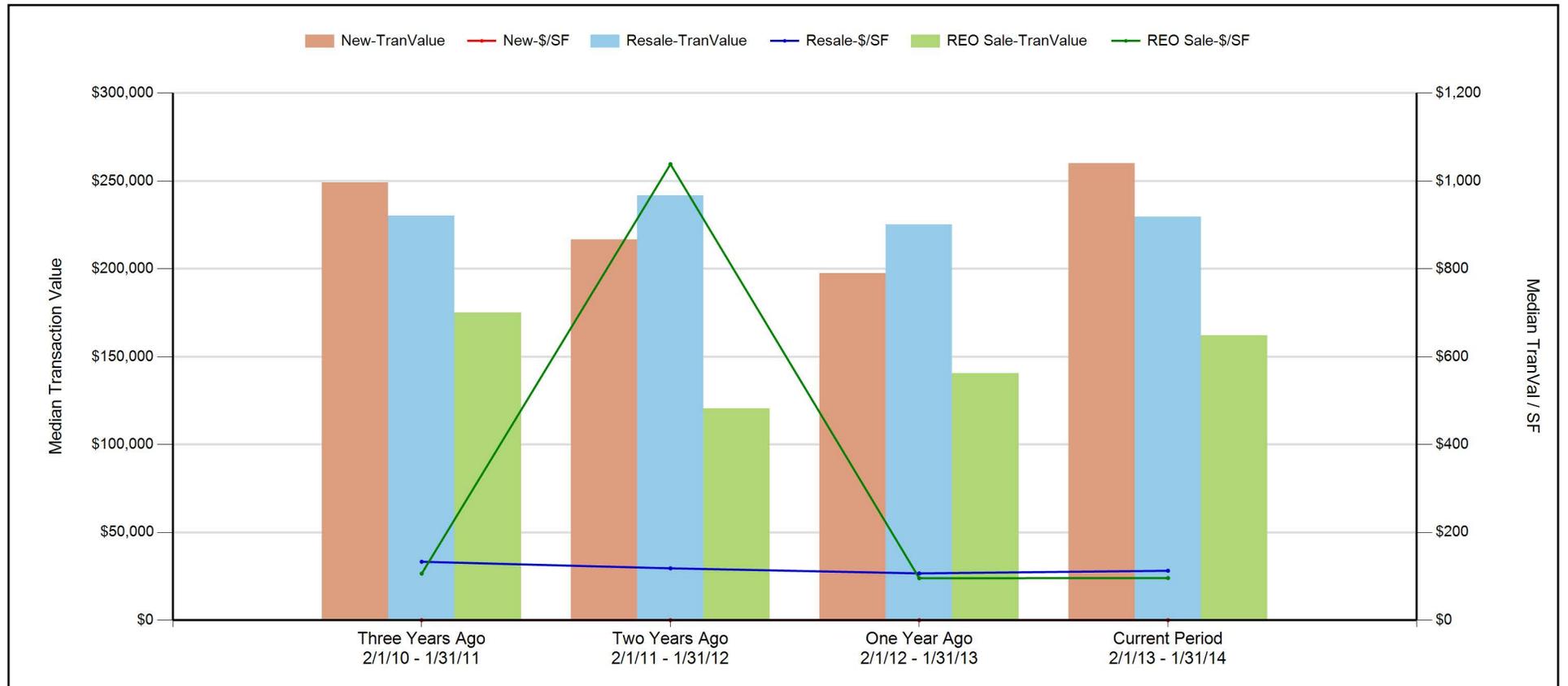
Chicago et al, IL-IN-WI (February 2014)
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Sales: 1-800-639-3777 A hanleywood Company

Transactions by Time Period

Census Place - St. Charles city (97% Coverage)

Transaction Type	Three Years Ago 2/1/10 - 1/31/11				Two Years Ago 2/1/11 - 1/31/12				One Year Ago 2/1/12 - 1/31/13				Current Period 2/1/13 - 1/31/14					Total Count			
	Count	Med \$ Val	\$/SF	MedLotSF	Count	Med \$ Val	% Chg	\$/SF	MedLotSF	Count	Med \$ Val	% Chg	\$/SF	MedLotSF	Count	Med \$ Val	% Chg		Med SF	\$/SF	MedLotSF
New	6	\$249,000		9,145	12	\$216,500	-13.1%		14,809	10	\$197,500	-8.8%		5,227	15	\$260,000	31.6%				43
Resale	312	\$230,000	\$133	10,019	321	\$241,500	5.0%	\$118	10,672	364	\$225,000	-6.8%	\$107	13,068	527	\$229,500	2.0%	1,498	\$113	10,890	1,524
Foreclosure	59	n/a		6,534	46	n/a			9,583	64	n/a			190,793	95	n/a		1,484		8,712	264
REO Sale	48	\$175,000	\$106	5,663	40	\$120,500	-31.1%	\$1,038	4,792	42	\$140,500	16.6%	\$96		62	\$162,000	15.3%	1,638	\$96	190,139	192
Selection Totals	425	\$225,000	\$129	7,840	419	\$230,000	2.2%	\$128	10,454	480	\$208,000	-9.6%	\$104	11,544	699	\$225,000	8.2%	1,484	\$109	10,019	2,023



Report includes residential transactions only

Chicago et al, IL-IN-WI (February 2014)
Copyright Metrostudy

metrostudy
Sales: 1-800-639-3777 A hanleywood Company

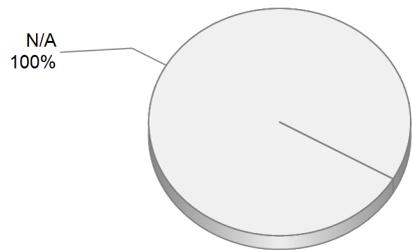
Transactions by Product Attributes

Census Place - St. Charles city (97% Coverage)

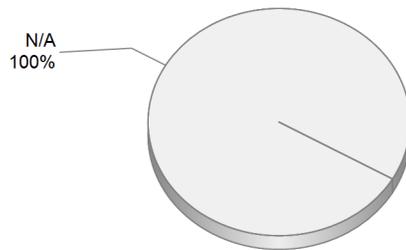
Date Range: 2/1/2013 - 1/31/2014

Transaction Type		Bedrooms					Bathrooms						Square Footage										
		n/a	1	2	3	4+	n/a	<2	2	2.5	3	3.5+	n/a	<1,000	1,000-1,499	1,500-1,999	2,000-2,499	2,500-2,999	3,000-3,499	3,500-3,999	4,000+		
New	Detached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Attached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Resale	Attached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Detached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	96.7%	0.0%	1.7%	1.5%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
REO Sale	Detached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	92.9%	0.0%	3.6%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Attached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Selection Totals	Attached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Detached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	96.3%	0.0%	1.8%	1.6%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Total	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	96.7%	0.0%	1.7%	1.5%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

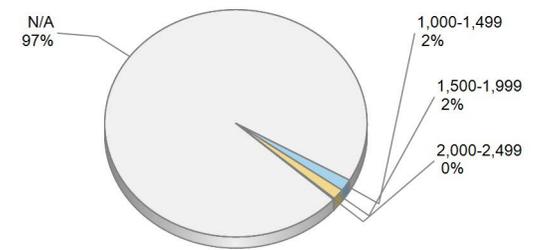
Bedroom Count Distribution



Bathrooms Count Distribution



Building Square Feet Distribution



Current Activity and Profile Summary

City of St. Charles

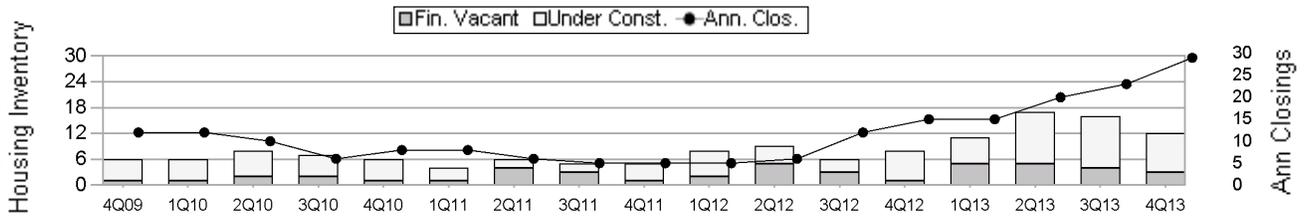


Historical Housing Activity Summary

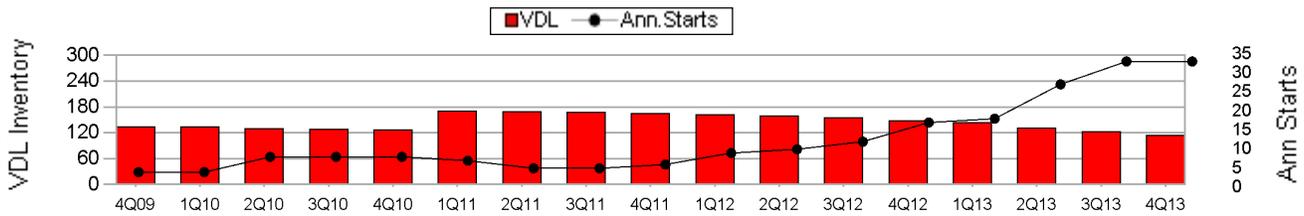
City of St. Charles

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
4Q09	1	12	0	1	5	6	6.0	2	4	135	405.0	53	-1
1Q10	1	12	0	1	5	6	6.0	1	4	134	402.0	53	0
2Q10	2	10	0	2	6	8	9.6	4	8	130	195.0	53	0
3Q10	2	6	0	2	5	7	14.0	1	8	129	193.5	53	0
4Q10	3	8	0	1	5	6	9.0	2	8	127	190.5	53	0
1Q11	1	8	1	1	3	5	7.5	0	7	171	293.1	53	44
2Q11	0	6	1	4	2	7	14.0	2	5	169	405.6	53	44
3Q11	1	5	2	3	2	7	16.8	1	5	168	403.2	142	44
4Q11	3	5	2	1	4	7	16.8	3	6	165	330.0	100	44
1Q12	1	5	1	2	6	9	21.6	3	9	162	216.0	28	0
2Q12	1	6	2	5	4	11	22.0	3	10	159	190.8	28	0
3Q12	7	12	1	3	3	7	7.0	3	12	156	156.0	26	0
4Q12	6	15	1	1	7	9	7.2	8	17	148	104.5	26	0
1Q13	1	15	1	5	6	12	9.6	4	18	144	96.0	26	0
2Q13	6	20	1	5	12	18	10.8	12	27	132	58.7	26	0
3Q13	10	23	1	4	12	17	8.9	9	33	123	44.7	26	0
4Q13	12	29	1	3	9	13	5.4	8	33	115	41.8	26	0

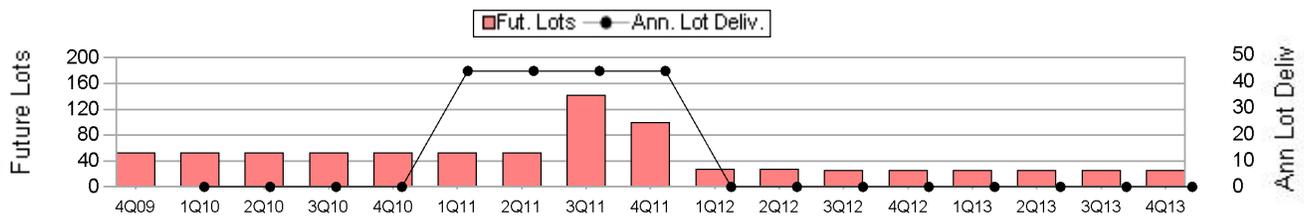
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Current Activity and Profile Report

City of St. Charles

Sorted by Subdivision

Map No	Subdivision Name	Assigned City	Status	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ	Inventory			VDL	Future	Total
											Mod	Fin Vac	U/C			
1	Artesian Springs	St. Charles	Act 1Q03	9,750	\$575-\$795	0	0	0	0	14	0	0	0	10	0	24
28	Majestic Oaks	St. Charles	Act 3Q00	11,970-15,000	\$390-\$825	0	0	0	0	126	0	0	0	12	0	138
16	Reserve of St. Charles, The	St. Charles	Act 1Q06	11,050	\$460-\$600	4	6	1	2	36	0	0	5	92	0	133
Selection Totals						4	6	1	2	176	0	0	5	114	0	295