

**AGENDA  
CITY OF ST. CHARLES  
PLANNING & DEVELOPMENT COMMITTEE  
ALD. DAN STELLATO – CHAIRMAN  
MONDAY, JANUARY 13, 2014 - 7:05 PM  
CITY COUNCIL CHAMBERS  
2 E. MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. POLICE DEPARTMENT**
  - a. Recommendation to approve a Resolution and amplification equipment for the 2014 St. Patrick's Day Parade.
- 4. FINANCE DEPARTMENT**
  - a. Recommendation to approve a Resolution Abating a Portion of the Tax Heretofore Levied for the City of St. Charles, Kane and DuPage Counties, Illinois.
- 5. COMMUNITY & ECONOMIC DEVELOPMENT**
  - a. Recommendation to Approve a Minor Change to PUD Preliminary Plan - 2057 Lincoln Hwy.
  - b. Presentation of a Concept Plan for Foxwood Square PUD.
  - c. Presentation of a Concept Plan for First Street Redevelopment PUD Phase 3.
  - d. Update on First Street Phase 3-Information only.
- 6. ADDITIONAL BUSINESS**
- 7. EXECUTIVE SESSION**
  - Personnel
  - Pending Litigation
  - Probable or Imminent Litigation
  - Property Acquisition
  - Collective Bargaining
- 8. ADJOURNMENT**



**AGENDA ITEM EXECUTIVE SUMMARY**

Title:	Recommendation to Approve a Resolution and Amplification Equipment for the 2014 St. Patrick's Day Parade
Presenter:	Deputy Chief

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (1.13.13)		City Council
	Public Hearing		

Estimated Cost:	PD \$3,324.60/PW \$4,357.72/FD \$468.00 <b>TOTAL: \$8,150.32</b>	Budgeted:	YES	X	NO
-----------------	---	-----------	-----	---	----

If NO, please explain how item will be funded:

**Executive Summary:**

A resolution is being submitted for the closing of Main Street on Saturday, March 15, 2014 for the St. Patrick's Day Parade.

In 2011, the cost to the City for this event was approximately \$6,783.32.  
 In 2012, the cost to the City for this event was approximately \$6,607.48.  
 In 2013, the cost to the City for this event was approximately \$6,607.48.

The Police Department is working with the parade committee to keep costs down and maintain safety for the parade participants and attendees.

Fourth, Fifth and Sixth Streets will be closed down in order allow for parade staging. Only two parking spaces will be coned off in the checkerboard parking lot for parade preparations. The loud speaker permit is for the music as well as the viewing stand for the parade.

The Police Department recommends approval as the Committee has met the Special Events requirements.

**Attachments:** *(please list)*

Resolution for St. Patrick's Day parade

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve a Resolution and amplification equipment for the 2014 St. Patrick's Day Parade.

*For office use only:*

*Agenda Item Number: 3a*

**City of St. Charles, Illinois**

**Resolution No. \_\_\_\_\_**

**A Resolution Requesting the Closure of Routes 64 and 31 for the St. Patrick's Day Parade**

**Presented & Passed by the City Council on \_\_\_\_\_**

WHEREAS, the Chamber of Commerce is sponsoring a St. Patrick's Day Parade in the City of St. Charles, and;

WHEREAS, this Parade will require the temporary closure of Main Street (Route 64) and Second Street (Route 31) state highways in the City of St. Charles, and;

WHEREAS, Section 4-408 of the Illinois Highway Code authorizes the Department of Transportation to issue permits to local authorities to temporarily close portions of state highways for such public purposes or needs as parades and local celebrations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Charles that permission to close Main Street (Route 64) and Second Street (Route 31) on Saturday, March 15, 2014 from 1:30 p.m. to 3:30 p.m. be requested of the Department of Transportation;

BE IT FURTHER RESOLVED that if such permission is granted by the Department of Transportation, all highway traffic during the periods of time specified shall be detoured over the following routes:

For westbound on Route 64: south on 5th Avenue (Route 25) to Illinois Avenue, west to 7th Street, north to Route 64. For southbound on Route 31: west on State Street from Route 31 to 7th Street, south on 7th Street to Illinois Street, east on Illinois Street to Route 31. For eastbound Route 64 and northbound Route 31, use the reverse route.

BE IT FURTHER RESOLVED that if such permission is granted by the Department of Transportation, the City of St. Charles assumes full responsibility for the direction, protection and regulation of the traffic during the time the detour is in effect, and all liabilities for damages of any kind occasioned by the closing of the state highway, and it is further agreed that efficient all-weather detours will be maintained to the satisfaction of the Department and conspicuously marked for the benefit of traffic diverted from the state highway.

Resolution No. \_\_\_\_\_  
Page 2

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Department of Transportation to serve as a formal request for the permission sought in this resolution.

PRESENTED to the City Council of the City of St. Charles, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

PASSED by the City Council of the City of St. Charles, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

APPROVED by the Mayor of the City of St. Charles, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Raymond P. Rogina, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:



ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Resolution Abating a Portion of the Tax Heretofore Levied for the City of St. Charles, Kane and DuPage Counties, Illinois
Presenter:	Chris Minick, Finance Director

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (01/13/14)		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	
-----------------	----	-----------	-----	--	----	--

If NO, please explain how item will be funded:

**Executive Summary:**

Consistent with direction and prior policy, staff is requesting the Council to approve abating a portion of the 2013 property tax levy. The specific abatements requested pertain to the City's General Obligation bond issues. The principal and interest payments on these bond issues are traditionally paid from general revenue sources of the City other than property tax revenues. The property tax levies for the GO Bond Series have traditionally been abated.

We do not have the final EAV numbers from the counties and therefore we cannot finalize the tax levy at this point. The numbers should be available toward the end of March or early in April and Staff will finalize the 2013 property tax levy at that time.

**Attachments:** *(please list)*

Abatement Resolution

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve a Resolution Abating a Portion of the Tax Heretofore Levied for the City of St. Charles, Kane and DuPage Counties, Illinois.

<i>For office use only:</i>	<i>Agenda Item Number: 4a</i>
-----------------------------	-------------------------------

**Resolution No. 2014 - \_\_\_\_\_**

**A Resolution Abating a Portion of the Tax Heretofore Levied for the  
City of St. Charles, Kane and DuPage Counties, Illinois.**

**Presented and Passed by the  
City Council on \_\_\_\_\_**

**WHEREAS**, the City Council of the city of St. Charles, Kane and DuPage Counties, Illinois, did on the 16th day of December, 2013, adopt an Ordinance entitled:

**"ANNUAL TAX LEVY ORDINANCE" of the City of St.  
Charles, Kane and DuPage Counties, Illinois";**

and

**WHEREAS**, a duly certified copy of said Ordinance was filed with the County Clerks of Kane and DuPage Counties, Illinois, in 2013; and

**WHEREAS**, revenue the city of St. Charles has received from other sources will be sufficient to pay expenditures without any funds for debt service purposes being levied as set forth in said Annual Tax Levy Ordinance;

**NOW, THEREFORE**, Be It Resolved by the City Council of the city of St. Charles, Kane and DuPage Counties, Illinois, as follows:

Section 1. That the tax heretofore levied in said Annual Tax Levy Ordinance, such tax being levied to pay the city's annual debt service expenditures for general obligation bonds, be abated by that amount representing revenue the city has received from other sources which will be sufficient to pay expenditures for said general obligation bonds. The purposes for which such tax was so levied in said ordinance and the amount so levied for each purpose, the amount of

such tax so levied which is to be abated for each purpose, and the remainder of such tax so levied which is to be extended for each purpose are as follows:

<b>PURPOSE OF LEVY</b>	<b>TAX LEVIED IN SAID ORDINANCE</b>	<b>AMOUNT TO BE ABATED</b>	<b>REMAINDER OF LEVY TO BE EXTENDED</b>
Fire Pension	\$1,239,000	\$0	\$1,239,000
Police Pension	\$1,507,000	\$0	\$1,507,000
Police Protection	\$2,400,000	\$0	\$2,400,000
Fire Protection	\$2,400,000	\$0	\$2,400,000
Mental Health	\$524,835	\$0	\$524,835
Street & Bridge	\$850,000	\$0	\$850,000
Corporate	\$3,134,281	\$0	\$3,134,281
SSA 21	\$230,244	\$0	\$230,244
GO Bond Series 2005 A	\$832,000	\$832,000	\$0
GO Bond Series 2006	\$47,005	\$47,005	\$0
GO Bond Series 2007 A	\$23,168	\$23,168	\$0
GO Bond Series 2007 B	\$147,275	\$147,275	\$0
GO Bond Series 2007 C	\$9,800	\$9,800	\$0
GO Bond Series 2008 A	\$91,063	\$91,063	\$0
GO Bond Series 2008 B	\$136,079	\$136,079	\$0
GO Bond Series 2008 C	\$1,130,665	\$1,130,665	\$0
GO Bond Series 2009	\$703,838	\$703,838	\$0
GO Bond Series 2010 A	\$530,331	\$530,331	\$0
GO Bond Series 2010 B	\$924,025	\$924,025	\$0
GO Bond Series 2010 C	\$222,900	\$222,900	\$0
GO Bond Series 2011 A	\$351,325	\$351,325	\$0
GO Bond Series 2011 B	\$418,100	\$418,100	\$0

GO Bond Series 2011 C	\$105,325	\$105,325	\$0
GO Bond Series 2011 D	\$322,525	\$322,525	\$0
GO Bond Series 2012 A	\$746,425	\$746,425	\$0
GO Bond Series 2012 B	\$706,100	\$706,100	\$0
GO Bond Series 2012 C	\$376,713	\$376,713	\$0
GO Bond Series 2013 A	\$894,200	\$894,200	\$0
GO Bond Series 2013 B	<u>\$375,000</u>	<u>\$375,000</u>	<u>\$0</u>
	<u>\$21,379,222</u>	<u>\$9,093,862</u>	<u>\$12,285,360</u>

Section 2. That forthwith upon the passage of this Resolution the City Clerk shall file a certified copy of this Resolution with the County Clerks to ascertain the rate necessary to produce the remainder of the tax heretofore levied and as shown herein above and to extend the same for collection on the tax books against all of the taxable property situated within the city in connection with other taxes levied in 2012 for general corporate purposes and other purposes shown above, and for 2012 such annual tax shall be computed, extended and collected in the same manner as now or hereinafter provided by law for the computation, extension and collection of taxes for general corporate purposes and other purposes shown above, and when collected such taxes shall be used solely for the purpose of paying each of aforementioned specific purposes.

Section 3. That this Resolution shall be in full force and effect forthwith upon its passage.

---

Raymond P. Rogina, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

COUNCIL VOTE:

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

Abstain:



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Minor Change to PUD Preliminary Plan - 2057 Lincoln Hwy.
Presenter:	Matthew O'Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (1/13/14)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
-----------------	-----	-----------	-----	--	----	--

If NO, please explain how item will be funded:

**Executive Summary:**

The applicant, Kolbrook Design, has submitted an application for a Minor Change to the approved Goody's PUD Preliminary Plan. The applicant intends to modify the existing building into a two-tenant building. The details of the proposal are as follows:

- Convert the existing single-tenant restaurant into a two-tenant building.
  - One proposed tenant is a Dunkin Donuts that will utilize the existing Drive-Through Facility.
  - The second space will be available for lease.
- Update the exterior appearance of the facility.
  - Updates include new signage and painting of the exterior facades.

**Attachments:** *(please list)*

Application for Minor Change to PUD Preliminary Plan, received 12/20/2013; Ordinance No. 1982-Z-6; PUD Preliminary Plans; Kolbrook Design, dated 12/19/2013

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve application for Minor Change to PUD Preliminary Plan at 2057 Lincoln Hwy.

<i>For office use only:</i>	<i>Agenda Item Number: 5a</i>
-----------------------------	-------------------------------

# Community & Economic Development

## Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
SINCE 1834

### Staff Report

**TO:** Chairman Daniel P. Stellato  
And Members of the Planning and Development Committee

**FROM:** Matthew O'Rourke, AICP  
Planner

**RE:** Proposed Minor Change to PUD Preliminary Plans for 2057 Lincoln Hwy.

**DATE:** January 2, 2014

### I. APPLICATION INFORMATION:

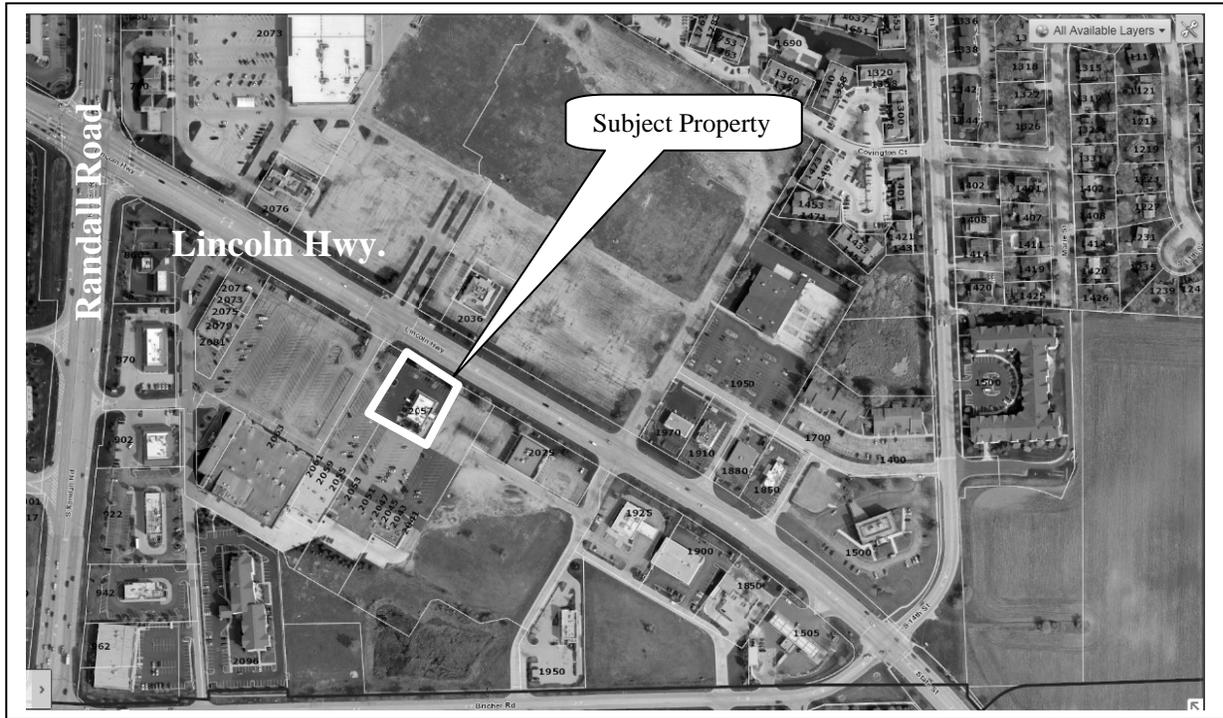
**Project Name:** 2057 Lincoln Hwy.

**Applicant:** Steven Kolber, Kolbrook Design.

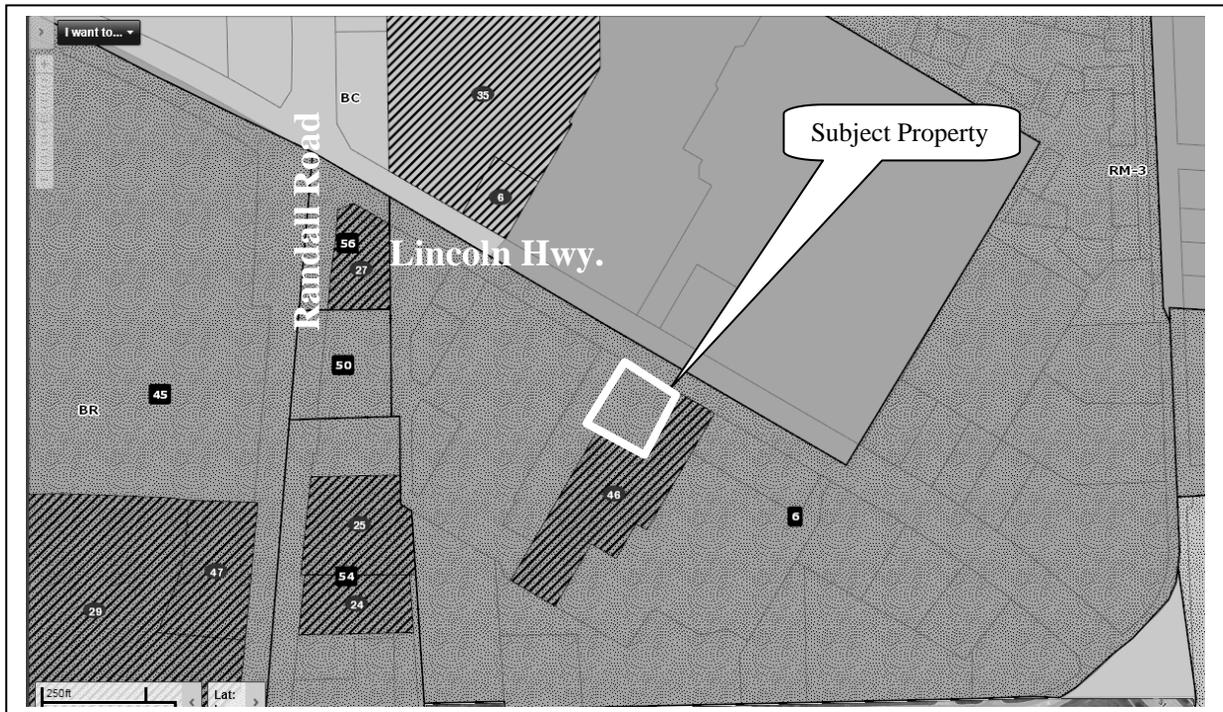
**Purpose:** Minor change to modify the existing single-tenant building into a two-tenant building and cosmetic changes to the exterior facades.

<b>General Information:</b>		
<b>Site Information</b>		
Location	2057 Lincoln Hwy.	
Acres	0.74	
Applications	<b>1) Minor Change to PUD Preliminary Plan</b>	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.06 Design Review Standards & Guidelines 17.28 Signs Ordinance No. 1982-Z-6 "An Ordinance Rezoning Property to the R-5 Multiple Residence District and B-3 Service Business District and Granting a Special Use as a Planned Unit Development for the St. Charles Commercial Center Property"	
<b>Existing Conditions</b>		
Land Use	Existing Restaurant Building	
Zoning	BR- Regional Business (St. Charles Commercial PUD)	
<b>Zoning Summary</b>		
North	BR- Regional Business	Vacant Lot/Former Mall
East	BR- Regional Business (St. Charles Commercial PUD)	Vacant Building/Former Blockbuster
South	BR- Regional Business (St. Charles Commercial PUD)	Multiple Tenant Building
West	BR- Regional Business (St. Charles Commercial PUD)	Multiple Tenant Building
<b>Comprehensive Plan Designation</b>		
Corridor/Regional Commercial		

### Aerial Photograph



### Surrounding Zoning



## II. BACKGROUND

In 1982, the City Council approved Ordinance No. 1982-Z-6 “An Ordinance Rezoning Property to the R-5 Multiple Residence District and B-3 Service Business District and Granting a Special Use as a Planned Unit Development for the St. Charles Commercial Center Property”. This ordinance established the basic framework and standards for all properties developed in the St. Charles Commercial Center PUD. 2057 Lincoln Hwy. is located on Lot 11 of the St. Charles Commercial Center PUD.

Under these provisions, Resolution No. 85-13 “Resolution Approving a Minor Change and Final Plans for St. Charles Commercial Center Unit 2 (Hardee’s Restaurant)” for a stand-alone fast food restaurant with a Drive-Through-Facility at 2057 Lincoln Hwy. was approved in 1985.

In 1997, resolution No. 1997-60 “Resolution Approving a Minor Change for St. Charles Commercial Center P.U.D Unit 2 (Goody’s)” was approved to modify the Hardee’s restaurant into the existing Goody’s.

## III. PROPOSAL

The applicant, Kolbrook Design, has submitted an application for a Minor Change to the approved Goody’s PUD Preliminary Plan. The applicant intends to modify the existing building into a two-tenant building. The details of the proposal are as follows:

- Convert the existing single-tenant restaurant into a two-tenant building.
  - One proposed tenant is a Dunkin Donuts that will utilize the existing Drive-Through Facility.
  - The second space will be available for lease.
- Update the exterior appearance of the facility.
  - Updates include new signage and painting of the exterior facades.

## IV. STAFF ANALYSIS

### A. MINOR CHANGE

Based on the details of the proposal, staff has determined that this project meets the criteria of a minor change to a PUD. **Section 17.04.430.B Minor Changes** of the Zoning Ordinance states that a change to the PUD plan constitutes a minor change under the following circumstances:

*“The City Council may, without review and recommendation of the Plan Commission, approve minor changes in the PUD plans that do not change the concept or intent of the PUD. Minor changes are defined as any change not defined as a major change (see Paragraph A above) or an authorized administrative change (see Paragraph C below).”*

### B. PROPOSED USES

The St. Charles Commercial Center PUD ordinance contains a detailed list of permitted uses pertaining to lot 11 in Exhibit “B”. Specifically, Drive-in restaurants are listed as a permitted use. Any use seeking to occupy the second tenant space will need to be listed in Exhibit “B”.

C. SITE PLAN

The applicant is not proposing any changes to the physical layout of the site. The Dunkin Doughnuts tenant will utilize the existing drive-through windows and will not alter the existing drive-through layout or stacking spaces. The applicant is not proposing any changes to the parking layout of the site.

D. BUILDING ELEVATIONS

The applicant is planning cosmetic changes to the façade of the existing building. These changes involve painting the façade and replacing the existing window/door awnings. The new color scheme is comprised of earth tone colors with small orange accent bands. The proposed modifications comply with **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts** of the City's Zoning Ordinance.

V. **RECOMMENDATION**

Staff recommends approval of the application for Minor Change to PUD Preliminary Plan.

VI. **ATTACHMENTS**

- Application for Minor Change to PUD Preliminary Plan; received 12/20/2013
- Ordinance No. 1982-Z-6
- PUD Preliminary Plans; Kolbrook Design; dated 12/19/2013

# CITY OF ST. CHARLES

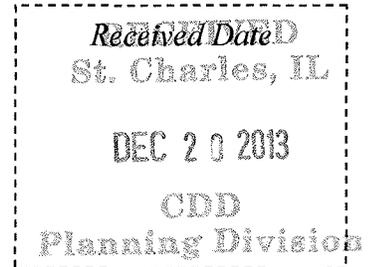
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

## MINOR CHANGE TO PUD APPLICATION



<b>CITYVIEW</b>	
Project Name:	2057 Lincoln Hwy.
Project Number:	2013 -PR- 019
Application No.:	2013 -AP- 028

**Instructions:**

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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): <b>0933351021</b>	
	Street Address: 2057 Lincoln Highway. Saint Charles, IL 60174	
<b>2. Applicant Information:</b>	Name: Steve Kolber, Kolbrook Design	Phone: 847-492-1992
	Address: 828 Davis Street, Suite 300. Evanston, IL 60201	Fax: 312-453-0699
		Email: skolber@kolbrook.com
<b>3. Record Owner Information:</b>	Name: L.R.G.A., LLC	Phone
	Address: 2057 Lincoln Highway St. Charles, IL 60174	Fax
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name: Kolbrook Design	Phone: 847-492-1992
	Address: 828 Davis Street, Suite 300 Evanston, IL 60201	Fax: 312-453-0699
		Email: skolber@kolbrook.com

**INFORMATION FOR PROPOSED MINOR CHANGE:**

NAME OF PUD: St. Charles Commercial Center

PUD ORDINANCE #: 1982-Z-6

Identify Specific PUD Plans to be changed:

- 1. Subdivide existing outlot building into two tenant spaces.
- 2. Addition of signage
- 3. \_\_\_\_\_

Description of Proposed Changes

- Interior and exterior renovation to divide existing standalone building into two leasable tenant spaces. One tenant (Dunkin Donuts) shall re-use existing drive thru.
- Replacement of exiting Drive Thru menu board with new, larger menu board and speaker tower canopy.
- Addition of building signage to support two tenants.
- Replacement of existing pylon sign to support two tenants.

***Attachment Checklist***

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
  - a) a current title policy report; or
  - b) a deed and a current title search.

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

- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- 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.

- COVER LETTER:** describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

**U PLANS:**

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

**Copies of Plans:**

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

**Plans Shall include the following:**

- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, indicate species and quantities of plant material to replace existing/approved materials.

*Additional information may be necessary depending on the specific change proposed.*

**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.**

Foreman & Alban 12-19-13  
 Record Owner Date

JK 12-19-13  
 Applicant or Authorized Agent Date

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

STATE OF ILLINOIS )  
                                  ) SS.  
KANE COUNTY      )

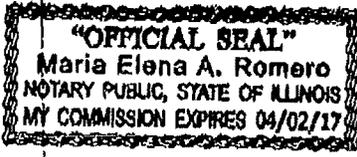
I, Lorenzo G. Alba, being first duly sworn on oath depose and say that I am  
Manager of GOODY'S L.R.G.A., LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- |                        |                         |
|------------------------|-------------------------|
| <u>Lorenzo G. Alba</u> | <u>Lorenzo G. Alba</u>  |
| <u>Luis M. Alba</u>    | <u>Luis M. Alba</u>     |
| <u>Gilberto Alba</u>   | <u>Gilberto G. Alba</u> |
| <u>Rubey Alba</u>      | <u>Rubey Alba</u>       |
| _____                  | _____                   |
| _____                  | _____                   |

By: Lorenzo G. Alba, Manager

Subscribed and Sworn before me this 19 day of  
December, 2013

[Signature]  
Notary Public





December 19, 2013

Matthew O'Rourke  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Minor Change to PUD Application  
2057 Lincoln Highway  
St. Charles, IL 60174

Dear Mr. O'Rourke:

Please consider this petition to make minor changes to the St. Charles Commercial Center PUD; specifically to the Goody's Restaurant property.

We are looking to divide this existing single tenant restaurant into a dual tenant building by demising the space approximately in half. As shown in the attached proposal, Dunkin Donuts potentially will be taking up the East portion of the building to utilize the existing drive thru amenities, leaving the East portion open for an undetermined commercial tenant. In order to accommodate two tenants, additional signage will also be required as illustrated on the attached building elevation proposals.

Given this building's unique location within the PUD, we wish to be assured that subdividing the building will be permitted, use of the existing drive thru is acceptable and that the necessary signage be allocated to provide identity for each tenant while allowing business recognition from both Lincoln Highway and the commercial shopping center to the South. We hope that you find this proposal to be acceptable upon review and we look forward to hearing your response.

Respectfully Submitted

Steven Kolber, AIA  
Principal  
Kolbrook Design, Inc.

828 Davis Street  
Suite 300  
Evanston, IL 60201

[www.kolbrook.com](http://www.kolbrook.com)

## EXHIBIT "A"

### Legal Description

Permanent Index Number(s): 09-33-351-021

Commonly Known As: 2057 Lincoln Highway, St Charles, Illinois

#### PARCEL ONE:

LOT 4 IN ST. CHARLES COMMERCIAL CENTER UNIT TWO, ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

#### PARCEL TWO:

EASEMENT FOR INGRESS AND EGRESS CONTAINED IN A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 11, 1984 AND RECORDED JUNE 8, 1984 AS DOCUMENT 1683201 MADE BY STATE BANK OF ST. CHARLES AS TRUSTEE UNDER TRUST NUMBER LT-1691 AND STATE BANK OF ST. CHARLES AS TRUSTEE UNDER TRUST NUMBER LT-1727 FOR THE BENEFIT OF PARCEL ONE OVER PARKING AREAS, DRIVEWAYS, SIDEWALKS, AISLES AND STREETS LOCATED ON THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF KNELL SUBDIVISION, ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID KNELL SUBDIVISION EXTENDED NORTHERLY 224.37 FEET TO THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE NO. 38; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 1343.42 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 156 DEGREES 53 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 54.36 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 369.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 63.0 FEET; THENCE <SLWY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 73.54 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 129.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 22.63 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE PENULTIMATE DESCRIBED COURSE 114.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 373.46 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 39.60 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 330.0 FEET TO THE EAST LINE OF BRICHER ADDITION TO ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BRICHER ADDITION 123.16 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BRICHER ADDITION 1.01 FEET TO THE SOUTHEAST CORNER OF KNELL SUBDIVISION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID KNELL SUBDIVISION 378.75 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

4/19/82

ORDINANCE NO. 1982-Z-6

AN ORDINANCE REZONING PROPERTY TO THE R-5 MULTIPLE RESIDENCE DISTRICT AND B-3 SERVICE BUSINESS DISTRICT AND GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT FOR THE ST. CHARLES COMMERCIAL CENTER PROPERTY

REFER TO:	
MINUTES	<u>4-19-82</u>
PAGE	<u>1479</u>

DATE OF PUBLICATION	<u>Not</u>
NEWSPAPER	<u>published</u>

WHEREAS, a petition for rezoning to R-5 Multiple Residence District and B-3 Service Business District with a special use as a planned unit development has been filed by the State Bank of St. Charles as Trustee under Trust No. T-303, owner of the property described in Exhibit "A" (hereafter the Subject Realty), attached hereto and made a part hereof; and

WHEREAS, the Plan Commission of the City of St. Charles has held a hearing on said petition in accordance with law; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

Section 1. That the zoning map of the City of St. Charles pursuant to Section 17.07.040, "Official Map-Adopted", of the St. Charles Municipal Code be and is hereby amended by rezoning the property legally described as Lot 1 in Exhibit "A" to R-5 Multiple Residence District and the property legally described as Lot 2, Lot 3, Lots 4 through 9 and PARCEL TWO in Exhibit "A" to B-3 Service Business District with all of the Subject Realty being granted a special use as a Planned Unit Development.

Section 2. That the development of the Subject Realty as a planned unit development pursuant to this Ordinance shall be in accordance with all applicable ordinances of the City of St. Charles as now in effect or as hereafter amended, including but not limited to, Title 17 entitled "Zoning" and Title 16 entitled "Subdivisions and Land Improvement" of the St. Charles

1614145

1982 AUG 17 PM 3:30

FILED FOR RECORD  
KANE COUNTY, ILL.

RECORNER OF DEEDS

*Sharon E. Jurgens*

31

1614145

4/19/82

Ordinance No. 1982-Z-6  
Page 2

Municipal Code (sometimes respectively referred to as the "Zoning Title" and "Subdivision Title") and in accordance with the additional procedures, definitions, uses and restrictions contained herein and set forth in Exhibits "B", "C", and "D", attached hereto and made a part hereof.

A. Concept Plan

The concept plan for the Subject Realty, attached hereto as Exhibit "C", is hereby approved. Said approval does not constitute authority to proceed with construction. Rather it is an approval of the general features of the development and is a basis for preparing more detailed preliminary plans for each phase. More restrictive standards and site design criteria than those shown on Exhibit "C" and described herein or set forth in the underlying zoning district may be required by the City Council at the time of presentation of a preliminary plan or final plan. Approval of the concept plan in no way obligates the City Council to approve preliminary plans and final plans which do not conform to this Ordinance and all other ordinances of the City and such additional standards and site design criteria required by the City except for the standards set or variations granted herein at the time of City Council action on such preliminary and final plans

B. Uses

Only those uses listed in Exhibit "B", Paragraph I, "Permitted Uses", shall be permitted.

C. Phases

The Planned Unit Development shall be developed in no more than eleven (11) phases in the order shown and described in Exhibit "D".

D. Density

The maximum density for residential uses and the maximum total square footage of buildings for non-residential uses allowed for each lot shall be as provided in Exhibit "B".

161445

*R*

E. Building Permits

No building permit shall be issued for construction or reconstruction of any structure or addition until after the preliminary plans, engineering plans, landscaping plans, architectural plans and final plans have been approved and a final plat recorded for the phase or subphase in which the building permit or permits are requested. Plans and specifications for any construction shall in all respects conform to the applicable ordinances of the City of St. Charles. At his option, the Building Commissioner of the City of St. Charles may require submission of plans to and the approval of Building Officials and Code Administrators International, Inc, (BOCA), or comparable organization before a building permit shall be issued. The cost of such BOCA review shall be borne by the applicant and shall be paid prior to the issuance of a building permit.

F. Curb Cuts

Curb cuts shall be permitted only as shown on the Concept Plan shown in Exhibit "D". Specifically, no more than one (1) curb cut shall be allowed on Prairie Street. No more than two (2) curb cuts shall be allowed on 14th Street and no more than three (3) curb cuts shall be allowed on Bricher Road (not shown on Concept Plan). Curb cuts allowed on Illinois Route 38 shall be as follows:

1. One (1) access to the southerly side as a "right-in, right-out" approximately 430 feet easterly of Randall Road centerline.
2. One (1) full access main entry way to the southerly side directly aligned with the existing main entrance to the north which is approximately 950 feet easterly of the Randall Road centerline.
3. One (1) full access main entry way to the southerly side aligned with the existing entrance to the north which is approximately 1650 feet easterly of the Randall Road centerline.

4. One (1) "right-in, right-out only" access to the northerly side with the centerline between Lots 6 and 7 approximately 1890 feet easterly of the Randall Road centerline. A barrier curb island to control unauthorized entry shall be provided by Owner.

5. One (1) full access to the northerly side having a centerline coinciding with the lot line between Lots 4 and 5 approximately 440 feet westerly of 14th Street.

6. One (1) full access to the southerly side having a centerline coinciding with the extension of the lot line between Lots 4 and 5 approximately 440 feet westerly of 14th Street.

G. Access

Emergency access for fire and police vehicles shall be provided on all sides of all buildings.

H. Off-Street Loading and Parking

Loading berths and parkings spaces shall be provided in accordance with the provisions set forth in the Zoning Title except as otherwise provided in Exhibit "B".

I. Yards

No yard or setback shall be less than the requirements of the Zoning Title or as shown in Exhibit "B", as the case may be, unless the City Council shall have determined otherwise at the time of approval of the preliminary plan. The City Council may reasonably require a greater yard or setback than shown in the Zoning Title or Exhibit "B".

J. Streets

1. The Owner shall be responsible for the construction and cost of all required street improvements for a 38-foot wide street in accordance with the standards for subdivision streets as set forth

4/19/82

Ordinance No. 1982-Z-6  
Page 5

in the Subdivision Title including pavement and the curbs, gutters, storm sewers, sidewalks, street lights, street trees and other related improvements on the following streets:

- a. The south half of Prairie Street between the west property line of Lot 1 and the easterly line of 14th Street including acceleration and deceleration lanes, if required by City, and not including sidewalks east of the east property line of Lot 1 on Prairie Street.
- b. The west half of 14th Street between the northerly line of Prairie Street and the southerly line of Illinois Route 38 including acceleration and deceleration lanes, if required by City.
- c. The north half of Bricher Road between the westerly property line of Lot 11 and the easterly line of the intersection of Bricher Road, Illinois Route 38 and 14th Street including acceleration and deceleration lanes.

The City may at its option delay installation of the improvements on Bricher Road by requiring the Owner to establish an escrow account based on the developer's consulting engineer's estimated cost to be approved by the City Council. Such escrow account shall be in a form and amount acceptable to the City Council to allow the City to procure the funds solely for the construction of improvements on Bricher Road and shall be established prior to execution of a final plat. Owner shall not be required to pay any additional funds once the escrow account has been established nor shall Owner be entitled to interest on the escrow or to any refund of funds in excess of actual cost of construction.

1614145

5

4/19/82

Ordinance No. 1982-Z-6  
Page 6

A required street improvement shall be made at the time a phase or subphase which abuts that street is developed and the entire length of the street shall be improved regardless of whether or not the phase being developed abuts the entire length of the street. Prior to the construction of any improvements, or the escrowing of funds in the case of Bricher Road, the Owner shall dedicate the additional right-of-way required to provide at least forty (40) feet of right-of-way along the southerly and easterly edge of Subject Realty unless more or less than one-half ( $\frac{1}{2}$ ) of the road right-of-way is on Subject Realty in which event Owner shall dedicate the right-of-way for all of the road and right-of-way easterly and southerly of the centerline which is part of Subject Realty. Owner shall, however, be responsible only for the installation of improvements along the northerly one-half ( $\frac{1}{2}$ ) of Bricher Road. In the event Owner is able to obtain an agreement with the property owner southerly of Subject Realty for purposes of centering the improved Bricher Road and installation of same and provided such agreement is acceptable to City, the location of Bricher Road as improved in relation to Subject Realty may be modified. Owner shall not be required to pay for acquisition costs of additional right-of-way not on Subject Realty as part of the development.

2. The Owner shall be responsible for the construction and cost of all street improvements on Illinois Route 38 required by the City or the Illinois Department of Transportation including entranceway improvements and the following;

1614145

6

4/19/82

Ordinance No. 1982-Z-6

Page 7

- a. Additional widening of pavement to 38 feet at 14th Street to install an east-bound left-turn lane.
- b. Painted median striping modifications and additions to delineate the left-turn lanes as phasing of the development requires.

K. Utilities

1. As necessary for this development, the Owner shall construct and pay for all on-site and off-site extensions and improvements for:
  - a. water mains;
  - b. sanitary sewer lines;
  - c. storm water facilities;
  - d. retention and detention basins;
  - e. surface drainage ways and facilities;
  - f. electric facilities in accordance with City policy in effect at time of construction.

Owner shall also construct and pay for related appurtenances for the foregoing, and shall obtain for and grant to or cause to be granted to the City, at no cost to the City, on-site and off-site easements for said utilities and for any other utilities and communication facilities that the City may request. Prior to the approval of a final plat for a phase, the City shall have the right to designate which easements, on-site and off-site extensions, and improvements for water mains, sanitary sewers, storm sewers, surface drainage facilities, retention and detention basins and other utilities will be accepted by the City for that phase. For those easements and improvements accepted, the Owner shall transfer to the City or cause to be transferred to the City (free and clear of all liens and encumbrances ) title to all on-site and off-site exten-

1614145

7

4/19/82

Ordinance No. 1982-Z-6  
Page 8

sions (except domestic service connections) for water mains, sanitary sewer lines and storm sewer lines, electric lines and the related appurtenances for each of the foregoing.

2. For those improvements not to be accepted by the City, Owner shall, however, comply with all provisions of the Subdivision Title including the posting of a proper guarantee and collateral to assure installation.

3. As of the date of this Ordinance, the Subject Realty has been placed on restrictive status by the Illinois Environmental Protection Agency (IEPA), prohibiting future sanitary sewer extensions in certain areas. No sanitary sewer extensions requiring IEPA permits shall be extended to serve the Subject Realty without the approval of the Illinois Environmental Protection Agency. The City shall have no obligation to assist or participate in any proceedings, construction of improvements, or other activities for the purposes of expediting the receipt of a permit for sanitary sewer or water extension or connection from the Illinois Environmental Protection Agency or other regulatory agencies. The Owner of the Subject Realty or its agent shall have no right to enforce speedier action by the City on projects related to such Illinois Environmental Protection Agency approval or such other regulatory agency approval.

4. Except as provided in Paragraph K, 5, below, in the event the City requests Owner to over-size certain on-site water mains installed on Subject Realty, such over-sizing shall take place on the following basis: the developer's consulting engineer shall have prepared cost estimates subject to City Council approval indicating the cost for the normal sewer or water main size and that requested by

1614145

8

4/19/82

Ordinance No. 1982-Z-6

Page 9 :

the City for over-sizing. Such actual cost difference and no more will be assumed by the City, and such reimbursement made upon acceptance by the City Council and receipt of a Bill of Sale conveying title to such mains to the City free and clear of all liens and encumbrances. At City's election, Owner shall pay for over-sizing provided City shall enter a recapture agreement pursuant to Chapter 24, Section 9-5-1, of the Illinois Revised Statutes, providing for recovery of the over-sizing costs with a maximum time period of six (6) years with interest at the rate of eight percent (8%) per annum on the amount unpaid. At the end of six (6) years, the City shall pay for any unrecovered over-sizing costs. City may, however, recover such payment from those properties which would have been required to pay but for the 6-year payoff by City. All engineering and construction costs shall be paid by Owner.

5. The Owner shall procure an easement for City and construct a 12-inch sanitary sewer from the existing sanitary sewer on Gray Street to the east property line of the Subject Realty. The City shall reimburse the Owner for one-half ( $\frac{1}{2}$ ) the cost of installing said sanitary sewer or \$25,000, whichever is less provided Owner shall have obtained an easement for City in a form acceptable to City extending easterly from 14th Street to Gray Street at or prior to the time of presentation of engineering plans. In the event such easement shall not have been procured, Owner shall pay for the necessary extensions to alternative sewer lines.

6. In the event the City desires to install utilities to service areas beyond the Subject Realty sooner than the Owner is required to install such utilities, the Owner shall grant the necessary easements on or across the Subject Realty at such time as City shall request.

The City shall pay for and install such utilities and be reimbursed

161445

9

4/19/82

Ordinance No. 1982-Z-6

Page 10 :

by Owner for Owner's share of the cost of installation of such utilities at or prior to the time of approval of a final plat or plats for portions of the subject property benefiting from the utilities. Owner shall pay City eight percent (8%) interest per annum on Owner's share of such cost.

7. Owner shall not object to the establishment of a special service area covering Subject Realty for the purpose of care, maintenance, replacement and reconstruction of storm water distribution system and storm water facilities and sanitary sewers or for the engineering and construction of traffic signals with the maximum levy of \$.10 per \$100.00 of assessed value per year.

8. Prior to the approval of a final plat for any phase of the planned unit development, the Owner shall have provided City a release in a form acceptable to City, releasing City from any and all obligations of certain agreements if applicable to the real estate involved it would have acquired by virtue of accepting land within the planned unit development and any amendments to said agreements, said agreements being an agreement entitled "Declaration of Easements and Agreement for Use and Maintenance of Storm Drainage System" recorded February 13, 1979, as Document No. 1494073 and agreement entitled "Reciprocal Construction Operating and Easement Agreement" recorded February 13, 1979, as Document No. 1494080.

L. Signalization

Prior to approval of a final plat for any phase of the planned unit development, Owner and any mortgagee or other encumbrancer shall have approved and executed a recordable document signifying their approval of and the Owner's agreement to pay for the proportionate share of the cost of signalization for the intersection on Illinois Route 38 approximately 950 feet easterly of Randall Road based on standard origin/destination procedures at such time as warranted. Said

1614145

10

4/19/82

Ordinance No. 1982-Z-6  
Page 11

agreement shall create a lien against Lot 11 as shown on Exhibit "C" which shall be enforceable as a foreclosure of a mortgage and shall be in a form acceptable to City.

M. Signs

Upon submittal of the final plans for each phase, the Owner and/or Developer shall submit written and graphic descriptions of the sign standards, including location, for each phase. Such sign standards shall be subject to the review and approval of the City Council and shall be as set forth in Exhibit "B" and provisions of all City ordinances.

N. Landscaping

All unpaved areas shall be landscaped in accordance with the plans reviewed by the Plan Commission and approved by the City Council. Landscaping for a phase or subphase shall be completed prior to the occupancy of any structure for that phase or subphase. However, if conditions beyond the control of the Developer prohibit the installation of the landscaping prior to a request for occupancy of a structure, a performance bond or irrevocable letter of credit in a form and amount given by a firm acceptable to the City shall be posted until such time as the landscaping is completed.

O. Land/Cash Donation

The Owner shall dedicate land or cash in accordance with the provisions of Chapter 16.32 entitled "Dedications" of the St. Charles Municipal Code as in effect at the time a final plat is completed for any phase.

P. Variations Granted

The following variations from the Zoning Title and Subdivision Title are granted:

1. A variation from Section 16.16.040 of the St. Charles Municipal Code, "Proposed Subdivision Design Features", paragraph A, 2, to

1614145

11

permit private streets to serve the project as shown on the Concept Plan. For those improvements not to be accepted by the City, Owner shall, however, comply with all provisions of the Subdivision Title including the posting of a proper guaranty and collateral to assure installation.

2. A variation from Section 16.16.040, C, 3, to allow Lot 9 to not abut a publicly dedicated street, provided there are easements for ingress and egress which are in conformity with State law.

3. A variation to eliminate the installation of sidewalks along the north and south sides of Illinois Route 38, provided there is a network of sidewalks within the Subject Realty and provided there shall be a continuous sidewalk along 14th Street, Prairie Street and Bricher Road for the full frontage of Subject Realty, all in a form acceptable to the City Council.

4. A variation to permit one (1) sign for Lot 9 to be located on Lot 8.

Q. Dedication of Land

Upon request by the City, the Owner shall dedicate to the City a 33-foot wide strip of land along the westerly edge of Lot 11 between Illinois Route 38 and Bricher Road. Such dedication shall be for street purposes and those public and quasi-public utilities deemed necessary by the City Council. Such dedication shall be free and clear of all liens and encumbrances, covenants and restrictions, and at no cost to the City.

Section 3. Hold Harmless and Indemnification. In the event a claim is made against the City, or if the City is made a party-defendant in any legal proceeding arising out of the approval of this Ordinance or the development of the Subject Realty, the Owner shall at City's election defend the City and

1614145

12

Ordinance No. 1982-Z-6  
Page 13

hold the City harmless from all losses, judgments, costs, fees, including attorney fees, and expenses in connection therewith. The City shall reasonably cooperate in the defense of such proceedings.

Section 4. List of Exhibits

- A. Legal Description of the Subject Realty
- B. Standards and Site Design Criteria
- C. Concept Plan for the Subject Realty
- D. Phasing Schedule
- E. Consent

Section 5. The provisions of this Ordinance shall be deemed not to be separable and if any provision which limits Owner or requires payment to City shall be held invalid, then at the option of the City, any unplatted areas of Subject Realty shall not be developed other than at a density or for the non-residential uses permitted in the R-1 Single Family Residence District.

Section 6. Upon petition and full compliance with all applicable ordinances, the City at its sole discretion may amend this Ordinance for all of Subject Realty or a portion thereof.

Section 7. This Ordinance shall constitute a covenant running with the land and is binding upon the owners, lessees, other grantees, successors in interest, and assigns. This Ordinance may be recorded in the Recorder of Deeds Office, Kane County, Illinois.

Section 8. This Ordinance shall be in full force and effect from and after its passage and approval in accordance with law, but only if all owners, lessees, and mortgagees of Subject Realty shall have consented in writing and delivered such written consent in the form attached as Exhibit "E" to the City within thirty (30) days after the date hereof.

1614145

13

4/19/82

Ordinance No. 1982-Z-6  
Page 14

PRESENTED to the City Council of the City of St. Charles, Kane and  
DuPage Counties, Illinois, this 19th day of April, 1982.

PASSED by the City Council of the City of St. Charles, Kane and  
DuPage Counties, Illinois, this 19th day of April, 1982.

APPROVED by the Mayor of the City of St. Charles, Kane and  
DuPage Counties, Illinois, this 19th day of April, 1982.

  
\_\_\_\_\_  
MAYOR

  
ATTEST:  
  
\_\_\_\_\_  
CITY CLERK

Council Vote:  
Ayes: 9  
Nays: 0  
Absent: 1

This document prepared by:  
Allen L. Landmeier  
City Attorney  
City of St. Charles  
2 East Main Street  
St. Charles, IL 60174

1614145

14



DONAHUE and THORNHILL  
 REGISTERED LAND SURVEYORS  
 SUBDIVISION — INDUSTRIAL — FARMS  
 TOPOGRAPHICAL — RESIDENTIAL — MORTGAGE  
 CALCULATING — LEGAL DESCRIPTIONS — MAPPING  
 RIGHT-OF-WAY  
 ELECTRONIC DISTANCE MEASUREMENT  
 20 SOUTH SECOND STREET  
 GENEVA, ILLINOIS 60134  
 232-7418

RECEIVED

APR 06 1982

PLANNING OFFICE  
 ST. CHARLES, ILL.

March 18, 1982

PARCEL ONE

Lot 1

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Joe Keim's Randall Road Subdivision, St. Charles Township, Kane County, Illinois; thence southeasterly along the northeasterly line of Illinois State Route No. 38, 1440.0 feet; thence northeasterly at right angles to the last described course 935.0 feet for a point of beginning; thence southwesterly along the last described course 275.0 feet; thence southeasterly at right angles to the last described course 310.0 feet; thence southeasterly along a line forming an angle of  $175^{\circ}42'43''$  with the last described course (measured clockwise therefrom) 217.38 feet to the west line of Fourteenth Street South; thence northerly along said west line 1024.06 feet to a point that is 208.67 feet southerly of the center line (measured along said west line) of Prairie Street; thence westerly parallel with said center line 283.67 feet; thence northerly parallel with said west line 168.67 feet to a point that is 40.0 feet southerly of said center line (measured at right angles thereto); thence westerly parallel with said center line 581.84 feet to a point that is 1134.54 feet easterly of the east line of said Subdivision (measured along said center line); thence southerly parallel with said east line 321.03 feet to a line drawn parallel with said northeasterly line from the point of beginning; thence southeasterly parallel with said northeasterly line 677.64 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 13.782 acres.\*

Lot 2

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Joe Keim's Randall Road Subdivision, St. Charles Township, Kane County, Illinois; thence southeasterly along the northeasterly line of Illinois State Route No. 38, 1440.0 feet; thence northeasterly at right angles to the last described course 660.0 feet; thence southeasterly at right angles to the last described course 310.0 feet; thence southeasterly along a line forming an angle of  $175^{\circ}42'43''$  with the last described course (measured clockwise therefrom) 217.38 feet to the west line of Fourteenth Street South for a point of beginning; thence northwesterly along the last described course 217.38 feet; thence southwestwesterly along a line drawn at right angles to said northeasterly line 450.0 feet; thence southeasterly at right angles to the last described course 230.05 feet; thence easterly along a line forming an angle of  $147^{\circ}24'40''$  with the last described course (measured clockwise therefrom) 239.93 feet to said west line of Fourteenth Street South; thence northerly along said west line 400.0 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 3.452 acres.\*

Lot 3

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Joe Keim's Randall Road Subdivision, St. Charles Township, Kane County, Illinois; thence southeasterly along the northeasterly line of Illinois State Route No. 38, 1440.0 feet; thence northeasterly at right angles to the last described course 210.0 feet; thence southeasterly at right angles to the last described course 510.0 feet; thence southwestwesterly at right angles to the last described course 227.60 feet to said north-

\*and also that part of the west half of 14th Street South, lying easterly of and adjacent to the foregoing described tract.

1614145

15

easterly line for a point of beginning; thence northeasterly along the last described course 227.60 feet; thence southeasterly at right angles to the last described course 30.05 feet; thence easterly along a line forming an angle of  $147^{\circ}24'40''$  with the last described course (measured clockwise therefrom) 239.93 feet to the west line of Fourteenth Street South; thence southerly and southwesterly along said west line 445.70 feet to said northeasterly line; thence northwesterly along said northeasterly line 331.37 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 2.416 acres.\*

Lots 4 through 9

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Joe Keim's Randall Road Subdivision, St. Charles Township, Kane County, Illinois; thence southeasterly along the northeasterly line of Illinois State Route No. 38, 1440.0 feet for a point of beginning; thence northeasterly at right angles to the last described course 660.0 feet; thence southeasterly at right angles to the last described course 310.0 feet; thence southwesterly at right angles to the last described course 450.0 feet; thence southeasterly at right angles to the last described course 200.0 feet; thence southwesterly at right angles to the last described course 227.60 feet to said northeasterly line; thence northwesterly along said northeasterly line 510.61 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 5.706 acres.

PARCEL TWO

Tract Lying South of Route 38

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the northeast corner of Knell Subdivision, St. Charles Township, Kane County, Illinois; thence northerly along the easterly line of said Knell Subdivision extended northerly 224.37 feet to the southwesterly line of Illinois State Route No. 38; thence southeasterly along said southwesterly line 1541.09 feet to a point of curvature; thence continuing southeasterly along said southwesterly line, being along a curve to the right having a radius of 3123.23 feet that is tangent to the last described course at the last described point 630.73 feet to the most northerly corner of tract No. 91C as described in Circuit Court Case 64-1473; thence southwesterly along the northwesterly and northerly lines of said tract 308.65 feet to the most westerly corner of said tract; thence westerly along the south line of said Quarter 1546.31 feet to the easterly line of Bricher Addition to St. Charles Township, Kane County, Illinois; thence northerly along the easterly line of said Bricher Addition 689.79 feet to the northeast corner thereof; thence westerly along the northerly line of said Bricher Addition 1.01 feet to the southeast corner of Knell Subdivision; thence northerly along the easterly line of said Knell Subdivision 378.75 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 30.352 acres.

\*and also that part of the west half of 14th Street South, lying easterly of and adjacent to the foregoing described tract.

## EXHIBIT "B"

STANDARDS AND SITE DESIGN CRITERIAI. PERMITTED USES

- A. The following uses are permitted on Lots 4, 5 6, 7, 8, 9, 10 and 11 as shown on the Concept Plan:
1. Amusement establishments including bowling alleys, pool halls, dance halls, skating rinks
  2. Animal hospitals
  3. Antique shops
  4. Art galleries and museums
  5. Art and school supply stores
  6. Auction rooms
  7. Automobile accessory stores
  8. Automobile laundries
  9. Automotive vehicle and automotive equipment sales
  10. Bakeries where not more than 50% of the floor area is devoted to processing, and not employing more than eight (8) persons
  11. Banks and financial institutions
  12. Barber shops
  13. Beauty parlors
  14. Bicycle stores, sales, rental and repair
  15. Blueprinting and photocopying establishments
  16. Book and stationery stores
  17. Business machine sales and service
  18. Camera and photographic supply stores
  19. Candy and ice cream stores
  20. Carpet and rug stores
  21. Caskets and casket supplies
  22. Catering establishments
  23. China and glassware stores
  24. Churches, rectories and parish houses
  25. Clothing establishments
  26. Clubs and lodges, private, fraternal or religious
  27. Coin and philatelic stores
  28. Contractors and construction offices
  29. Costume rental
  30. Currency exchanges
  31. Custom dressmaking
  32. Department stores
  33. Drive-in restaurants
  34. Drugstores
  35. Dry cleaning establishments, retail, employing not more than four persons
  36. Dry goods store
  37. Electrical and household appliance stores including radio and television sales
  38. Employment agencies
  39. Exterminating shops
  40. Flower shops and conservatories
  41. Food stores, including grocery stores, meat markets, bakers and delicatessens (retail sales only)

4/19/82

Exhibit "B" (cont.)

Page 2

42. Frozen food stores, including locker rental in conjunction therewith
43. Fuel and ice sales, retail only
44. Furniture stores, including upholstery
45. Furrier shops, including the incidental storage and conditioning of furs
46. Garden supply, tool and seed stores
47. Accessory uses
48. Gift shops
49. Greenhouses
50. Haberdasheries
51. Hardware stores
52. Health centers
53. Hobby shops
54. Hospital
55. Interior decorating shops, including upholstery and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operations and secondary to the principal use
56. Hotels
57. Jewelry stores, including watch repair
58. Job printing shops, using presses having beds of not more than 14 inches and 20 inches
59. Laboratories, medical and dental, also research and testing
60. Laundries, coin-operated or automatic self-service type or hand, employing not more than two persons in addition to one owner or manager
61. Leather goods and luggage stores
62. Libraries
63. Liquor stores, retail sales
64. Loan offices
65. Locksmith shops
66. Machinery and equipment sales, but not including service repair or reconditioning and storage of all machinery shall be within enclosed buildings
67. Mail order service storage
68. Meat markets, including the sale of meat and meat products to restaurants, motels, clubs, and other similar establishments when conducted as part of the retail business on the premises
69. Meeting halls
70. Medical and dental clinic
71. Millinery shops
72. Musical instrument sales and repair
73. Newspaper offices, but not including printing
74. Offices, business, professional and public
75. Office machine sales and servicing
76. Office supply stores
77. Open sales lots
78. Opticians and optometrists
79. Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles
80. Paint and wallpaper

1614145

18

81. Pet shops
82. Phonograph record and sheet music stores
83. Photography studios, including developing and printing of photographs when conducted on the premises as a part of the retail business
84. Physical culture and health services, gymnasiums
85. Picture framing when conducted on the premises for retail trade
86. Plumbing showrooms and shops
87. Post offices
88. Radio and television broadcasting studios and towers
89. Radio and television service and repair shops
90. Recording studios
91. Restaurants, including live entertainment and dancing
92. Restricted production and repair limited to the following: art needlework, clothing, custom manufacturing and alterations for retail only
93. Schools, commercial or trade not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences
94. Schools of music, dance or business
95. Second-hand stores and rummage shops
96. Sewing machine sales and services, household machines only
97. Shoe stores
98. Shoe and hat repair stores
99. Signs as regulated in this Ordinance
100. Sporting Goods stores
101. Tailor shops
102. Taverns and cocktail lounges
103. Taxidermists
104. Telegraph offices
105. Temporary buildings for construction purposes for a period not to exceed the duration of such construction
106. Theaters - indoor
107. Ticket agencies, amusements
108. Tobacco shops, retail sales
109. Toy shops
110. Travel bureaus and transportation ticket office
111. Typewriter and adding machine sales and service establishments
112. Undertaking establishments and funeral parlors
113. Variety stores
114. Wearing apparel shops

B. The following uses are permitted on Lot 1 as shown on the Concept Plan:

1. Multiple-family dwellings

C. The following uses are permitted on Lot 2 as shown on the Concept Plan:

Business service establishments which perform services on the premises:

1. Better business bureau

4/19/82

Exhibit "B" (cont.)  
Page 4

2. Business and/or management consultant
3. Business office, in which chattels or goods, wares or merchandise are not displayed or sold on the premises
4. Chamber of commerce
5. Credit agency
6. Funeral parlor or undertaking establishment
7. Insurance office
8. Interior decorating studio
9. Investment company
10. Labor union and/or organization
11. Mail order house
12. Photographic studio
13. Real estate office
14. Secretarial service
15. Social and fraternal association
16. Trade association

Professional office establishments:

1. Accounting, auditing and bookkeeping
2. Architect's office
3. Artist and industrial designer's office
4. Attorney and law office
5. Chiropodist's office
6. Chiropractor's office
7. Dentist's office
8. Doctor's, surgeon's and/or physician's office
9. Engineering office
10. Landscape architect's office
11. Land surveyor's office
12. Minister's office.
13. Optician's office
14. Osteopath's office

Retail business, which supply commodities on the premises limited to:

1. Art gallery
2. Antique shop
3. Bookstore
4. Gift shop
5. Flower shop
6. Leather and luggage goods stores
7. Equestrian riding apparel shops

Public, quasi-public and governmental buildings or facilities:

1. Church
2. Off-street parking facility
3. Museums, art gallery

D. The following uses are permitted on Lot 3 as shown on the Concept Plan:

1. The uses permitted on Lot 2 listed in Paragraph I, C, above

1614145

20

2. Antique shop
3. Art galleries or collector shop
4. Camera and photography store
5. Clock shop
6. Clothing stores -- men's, women's
7. Clothing stores -- sports
8. Crystal, china or glass shop
9. Furniture stores
10. Gift shop with specialty theme
11. Home entertainment center store
12. Jewelry
13. Leather goods and luggage stores
14. Linen or lace shop
15. Restaurant
16. Shoe stores
17. Tobacco shop
18. Travel bureaus
19. Banks and financial institutions

## II. DENSITY

The maximum density for residential use and the maximum total square footage of building for non-residential use allowed for each lot shown on the Concept Plan shall be as follows:

- A. Lot 1 - 15 units per acre for a maximum of 210 units
- B. Lot 2 - 12,000 square feet
- C. Lot 3 - 25,000 square feet
- D. Lot 4 - 10,000 square feet
- E. Lot 5 - 10,000 square feet
- F. Lot 6 - 10,000 square feet
- G. Lot 7 - 10,000 square feet
- H. Lot 8 - 10,000 square feet
- I. Lot 9 - 19,000 square feet
- J. Lot 10 - 75,000 square feet
- K. Lot 11 - 180,000 square feet

## III. YARDS

There shall be a minimum setback of thirty feet (30') from Prairie and 14th Streets and twenty feet (20') from Route 38. No parking or structures, including but not limited to, all accessory buildings, swimming pools, signs and fences over six feet (6') tall shall be permitted within said setback areas. Said setback areas shall be suitably landscaped and planted so as to provide open green space. Buildings shall be set back at least thirty feet (30') from all public rights-of-way.

1614145

21

Any yard adjoining residential property shall be a minimum of thirty feet (30') in depth.

#### IV. SIGNS

All signs exceeding 12 square feet in surface area shall be submitted to the Plan Commission for review and approval prior to issuance of a building permit.

- A. Non-flashing but illuminated business signs with no moving parts, awnings and marquees are permitted on Lots 4, 5, 6, 7, 8, 9, 10 and 11 subject to regulations set forth elsewhere in City ordinances and the following:
1. The illumination of any exterior sign shall be only during business hours or 11:00 pm - whichever is later. Where a sign is illuminated by light reflected upon it, direct rays of light shall not beam upon any part of any existing residential buildings, nor into a Residence District, nor into a street. A sign in direct line of a traffic signal shall not be in red, green, or amber illumination.
  2. The gross surface area in square feet of all signs on a lot or building shall not exceed three (3) times the number of lineal feet of the building frontage; and each side of a building which abuts a street or frontage road shall be considered as a separate frontage; and the gross area of all signs located on a side of a lot or building abutting a street shall not exceed the number of lineal feet of such building frontage.
  3. Signs shall not project into the public way.
  4. Any sign located within ten feet (10') of the paved surface of a street or within ten feet (10') of a sidewalk or driveway, or within fifty feet (50') of the intersection of two (2) or more streets shall have the lowest elevation at least twelve feet (12') above curb level.
  5. A sign affixed to a building shall not project higher than the building height, or thirty feet (30') above the curb level, whichever is lower, except in the case of a one-story building where the sign may project not more than three feet (3') above the building height. A ground sign shall not exceed forty feet (40') in height above curb level.
  6. No more than one (1) free standing ground sign may be erected on each of the following lots: 4, 5, 6, 7, 8, 9, and 10 and no more than four (4) such signs on Lot 11, one (1) of which may be erected having a total gross display area of not more than .75/1.00 of the gross

floor area of the building situated on the property, provided, however, that no one display surface shall contain more than 300 square feet, and the total area of all display surfaces shall not exceed 600 square feet; such sign structure shall be set back at least half the required yard depth from the abutting street, and the bottom edge of any display surface shall be at least eight feet (8') above the level of the ground, and its overall height shall not exceed 24 feet above the curb level. Its overall width shall not exceed twenty feet (20').

- B. Non-flashing but illuminated business signs with no moving parts are permitted on Lots 2 and 3 subject to all City Ordinances and the following:
1. The illumination of any sign shall be only during business hours. Where a sign is illuminated by light reflected upon it, the lighting shall be shielded in such a manner as to prevent direct rays of light from shining on buildings other than those on the immediate premises, or from shining into a street.
  2. The gross surface area in square feet of all signs on a lot or building shall not exceed the number of lineal feet of the building frontage; except, that on a corner lot the gross surface area of all signs on a side street frontage shall not exceed one-half square foot area for each lineal foot of the building frontage on such side street. Each street frontage shall be considered a separate frontage and the separate permitted gross surface sign areas shall not be combined.
  3. Signs shall be affixed flat against the building walls and shall not project therefrom for more than twelve inches (12") except in the case of a yard sign.
  4. A single free-standing yard sign on each of the said two lots is permitted. Such yard sign shall not exceed thirty-two (32) square feet in gross surface area, nor shall it exceed the gross surface area permitted in Subsection 2 of this Section. No yard sign shall be permitted within the required setback adjoining a street.
  5. No sign shall project higher than twelve feet (12') above the established grade of the building.
- C. Signs located on Lot 1 shall be in accordance with the underlying zoning district.

4/19/82

Exhibit "B" (cont.)

Page 8

V. OFF-STREET PARKING AND LOADING

Off-street parking spaces and loading berths shall be provided in accordance with the provisions set forth in the Zoning Title except the parking spaces for uses other than grocery stores and multiple family dwellings may be 9 feet by 18½ feet. The size of parking spaces for grocery stores and multiple family dwellings shall conform to the provisions of the Zoning Title.

1614145

24

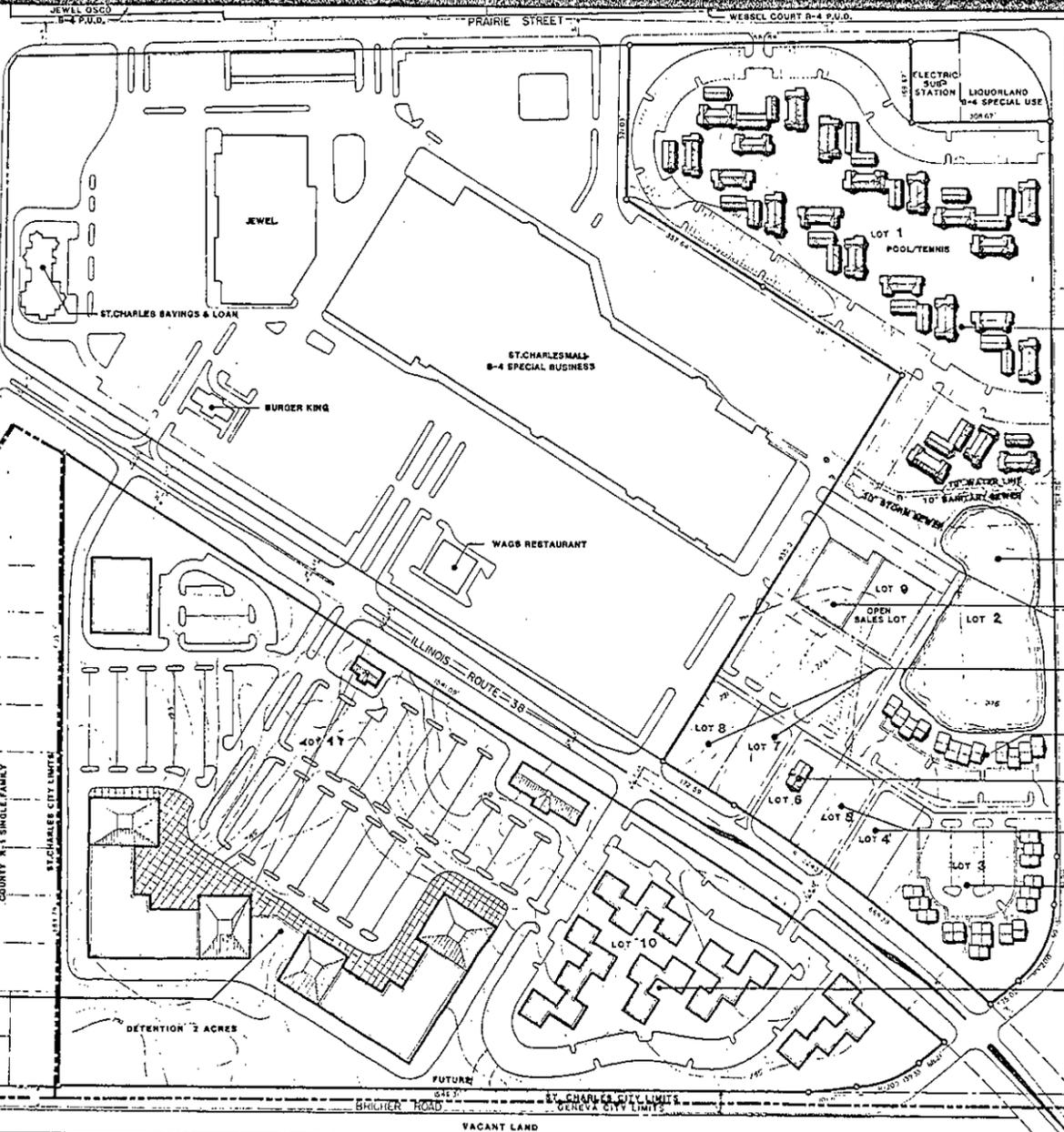
**RECEIVED**  
APR 06 1982

PLANNING OFFICE  
ST. CHARLES, ILL.

EXHIBIT "C"

COMMERCIAL/OFFICE/  
RESTAURANT/  
SPECIALTY CENTER  
21.1 acre LOT  
180,000 - 180,000 sq. ft. bldg.

BIRCHER ADDITION  
KILLI BARRACKS  
COUNTY #1 SINGLE-FAMILY



- R-2 SINGLE FAMILY
- MILLBURN GREEN APARTMENTS  
R-4 GENERAL RESIDENCE
- APARTMENTS  
14.0 acres 210 units  
1.76 PARKING SPACES/UNIT
- DETENTION
- FRANKS NURSERY  
3.2 acre LOT 16,000 sq. ft. bldg.
- GAS STATION / FAST FOODS / COMMERCIAL  
65,100 sq. ft. bldg. (THREE USERS)
- OFFICE  
3.5 acres 12,000 sq. ft. bldg.
- TACO BELL (FAST FOODS)  
21,300 sq. ft. LOT 1,655 sq. ft. bldg.
- GAS STATION / FAST FOODS / COMMERCIAL  
27,000 sq. ft. LOT
- OFFICE / COMMERCIAL / SPECIALTY CENTER  
2.46 acre LOT 26,000 sq. ft. bldg.
- OFFICE  
9.2 acre LOT 72,000 sq. ft. bldg.
- COUNTY VACANT LAND

ROBERT H. ANDERSON & ASSOCIATES  
CONSULTING ENGINEERS 18 NORTH STATE AVENUE, ST. CHARLES, ILLINOIS

**SHO-DEEN CONSTRUCTION CO**  
OWNER/DEVELOPER  
13 SOUTH SEVENTH STREET, GENEVA, ILLINOIS 60135  
**J. CHRISTOPHER LANNERT, LTD.**  
LAND PLANNERS ARCHITECTS/INTERIOR DESIGNERS/DEVELOPMENT CONSULTANTS  
1220 EXECUTIVE PLACE, SUITE 401 GENEVA, ILLINOIS 60134

**ST. CHARLES COMMERCIAL CENTER**

**CONCEPT PLAN**

JOB NO. 8124  
COMPLETED 10/10/81  
PLNSD 11/24/81

SCALE: 1" = 100 FEET

SHEET NUMBER

4/19/82

EXHIBIT "D"

P H A S I N G

The Subject Realty shall be developed in no more than eleven (11) phases. A phase shall consist of one or more lots as described on the Concept Plan. Subject to Council approval, there may be subphases, in which case the final plan shall constitute only that portion of the approved preliminary plan which the applicant proposes to record and develop. For any subphase all improvements shall be completed for the entire phase unless the City Council approves otherwise.

The Owner may vary the following phasing schedule provided all off-site extensions and improvements for streets, access drives, water mains, sanitary sewers, storm water facilities, retention and detention basins, surface drainage ways and facilities and electrical facilities necessary, as determined by the City Council, to service the phase being presented shall be completed and paid for by Owner as part of that phase, including the applicant's obtaining and granting all necessary off-site easements and dedication of rights-of-way. If there is concurrent phasing or subphasing, the completion schedule of all the aforesaid extensions and improvements shall require a sequence which provides for usage by the phase or subphase furthest from the existing utilities at the time such phase or subphase is completed. If there are two or more phases being developed at one time the sequence shall provide for service to the phase first requiring such service.

All on-site and off-site extensions and improvements for water mains, sanitary sewers, storm water facilities, retention and detention basins, surface drainage ways and facilities and electrical facilities shall be installed as necessary to serve each phase. In addition certain on-site and off-site improvements shall occur in accordance with the following schedule:

1. The development of Lots 9 and 6 (Phase 1) shall include the following improvements:
  - a. Construction of the full width access road between Lot 9 and Lots 6, 7 and 8.
  - b. Construction of the full width access road between Lots 6 and 7 and installation of the barrier curb and necessary widening of Illinois Route 38 for the "right-in, right-out" curb cut on Route 38.
  - c. Completion and restoration of detention basin on Lots 1 and 2 in accordance with the requirements of the City.
2. The development of Lot 10 shall include the following improvements:
  - a. All required improvements to Illinois Route 38 along the frontage of Lot 10 or a subphase of Lot 10, including intersection improvements on Route 38 at Bricher Road.

1614145

26

4/19/82

Exhibit "D" (cont.)  
Page 2

- b. Dedication of right-of-way and escrowing of funds for future Bricher Road improvements based on the frontage of Lot 10 or a subphase of Lot 10 along Bricher Road as more fully described in the body of this Ordinance.
3. The development of Lot 11 shall include the following improvements:
  - a. All remaining improvements to Illinois Route 38.
  - b. All remaining dedications of right-of-way and escrowing of funds for the future improvement of Bricher Road.
  - c. The dedication of a 33-foot wide strip of land along the west property line of Lot 11.
4. When Lots 1, 2 or 3 are developed, or the access drive between Lots 2 and 3 is completed to 14th Street, whichever occurs first, the Owner shall complete the following improvements:
  - a. The dedication of right-of-way and improvement to the west half of 14th Street from Illinois Route 38 to Prairie Street. In the event the necessary right-of-way along the east side of 14th Street is attained and the City Council decides the full width of 14th Street should be improved, the Owner shall improve the full width of 14th Street and be reimbursed by the City for the costs of improving the east half of 14th Street.
  - b. Installation of the water main loop along 14th Street.
5. The development of Lot 1 shall include the improvement of the south half of Prairie Street along the north property line of Lot 1.
6. The development of Lots 3 or 4, whichever occurs first, shall include the construction of the full width of the access drive between Lots 3 and 4 including any required improvements to Illinois Route 38 for said access drive.

161445

27

4/19/82

EXHIBIT "E"

C O N S E N T

We, the Owners and Lessees of the Subject Realty described in Exhibit "A", approve of accept and agree to the terms and conditions set forth in the Ordinance to which this Consent is attached.

State Bank of St. Charles as Trustee  
under the Provisions of a Trust  
Agreement dated November 22, 1972, and  
known as Trust No. T-303

BY: [Signature]  
VICE PRESIDENT & TRUST OFFICER

(SEAL)

ATTEST:

[Signature]  
ASST. CASHIER  
STATE OF ILLINOIS )  
COUNTY OF KANE )

I, THE UNDERSIGNED, a NOTARY PUBLIC in and for said County, in the state aforesaid, DO HEREBY CERTIFY that CARL W. RUDOLPH Vice President - Trust Officer of STATE BANK OF ST. CHARLES AND SYLVIA M. ZOCHER and ASST. CASHIER Assistant Secretary of said bank, personally known to me to be the said persons whose names are subscribed to the foregoing instrument as such Vice President - Trust Officer and ASST. CASHIER ~~Assistant Secretary~~ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth and the said ASST. CASHIER ~~Assistant Secretary~~ did also then and there acknowledge that he as custodian of the corporate seal of sad bank, did affix the said corporate seal of said bank to said instrument as his own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13<sup>th</sup> day of May, 1982.  
[Signature] NOTARY PUBLIC

1614145

28

4/19/82

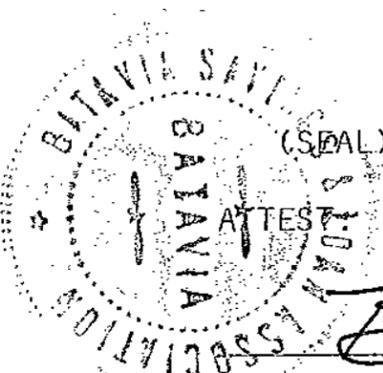
Exhibit "E" (cont.)  
Page 2 of 3

C O N S E N T

We, the Mortgagees of the Subject Realty described in Exhibit "A", approve, accept and consent to the terms, and conditions set forth in the Ordinance to which this Consent is attached.

Batavia Savings & Loan Association as Mortgagee under Document No. 1537805, dated this 14<sup>th</sup> day of May, 1982.

By: \_\_\_\_\_

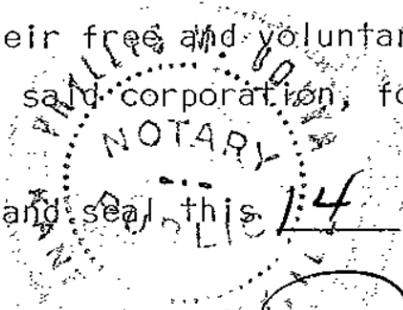


Bob A. Ross

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF Kane )

I, the undersigned, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary E. Orr personally known to me to be the President of the Batavia Savings & Loan Association corporation, and Bob A. Ross personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 14 day of May, 1982.



Phyllis M. Souza

NOTARY PUBLIC

1614145

29

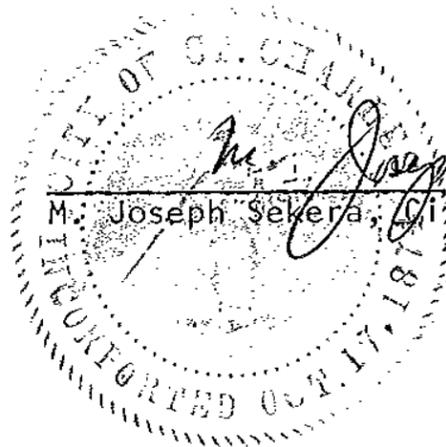


STATE OF ILLINOIS )  
COUNTIES OF KANE AND DUPAGE ) SS.  
CITY OF ST. CHARLES )

This is to certify that the foregoing is a true and correct copy of Ordinance No. 1982-Z-6 entitled AN ORDINANCE REZONING PROPERTY TO THE R-5 MULTIPLE RESIDENCE DISTRICT & B-3 SERVICE BUSINESS DISTRICT & GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT FOR THE ST. CHARLES COMMERCIAL CENTER PROPERTY

passed by the City Council of the City of St. Charles on the 19th day of April, 19 82 A.D., as morefully appears from the records and files of said City in my custody.

Given under my hand and the official seal of said City of St. Charles, this 17th day of May, 1982 A.D.



*Mr. Joseph Sekera*  
\_\_\_\_\_  
M. Joseph Sekera, City Clerk

jrj  
11/19/80  
1614145

FILED FOR RECORD  
KANE COUNTY, ILL.

1614145

1992 AUG 17 PM 3:30

*Blanche E. Jurgens*

REGISTRAR OF DEEDS

*Copy of A. ...  
...  
...  
...  
...*

*PD 3410*



EXISTING STREET FRONTAGE



EXISTING PYLON SIGN

CONTENTS:

1. COVER SHEET AND SITE PHOTOS
2. ADDITIONAL SITE PHOTOS
3. PLAT OF SURVEY
4. PROPOSED SITE PLAN
5. EXISTING ELEVATIONS
6. EXISTING ELEVATIONS
7. PROPOSED ELEVATIONS
8. PROPOSED ELEVATIONS
9. DRIVE THRU SIGNS
10. DRIVE THRU MENU
11. BUILDING SIGNAGE



EXISTING EXTERIOR FRONTAGE



EXISTING MAIN ENTRANCE



EXISTING DRIVE THRU



EXISTING DRIVE THRU MENU

ARCHITECT:

**Kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

PROJECT:

Dunkin Donuts - St. Charles  
2057 Lincoln Highway  
St. Charles, IL 60174

ADDITIONAL SITE  
PHOTOS

Project Number

1425.010

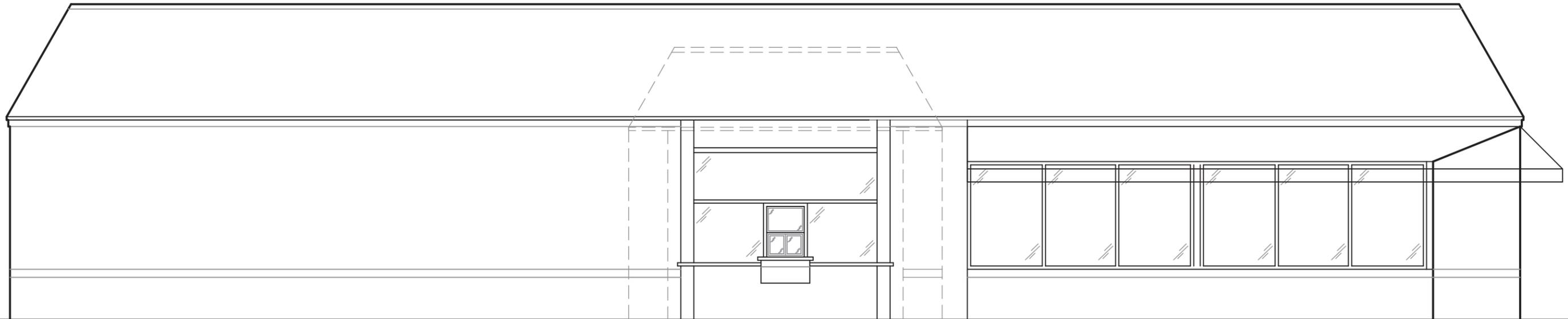
Issue Date

12/19/2013

Page Number

02





2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

ARCHITECT:



828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

PROJECT:

Dunkin Donuts - St. Charles

2057 Lincoln Highway  
St. Charles, IL 60174

EXISTING ELEVATIONS

Job Number.

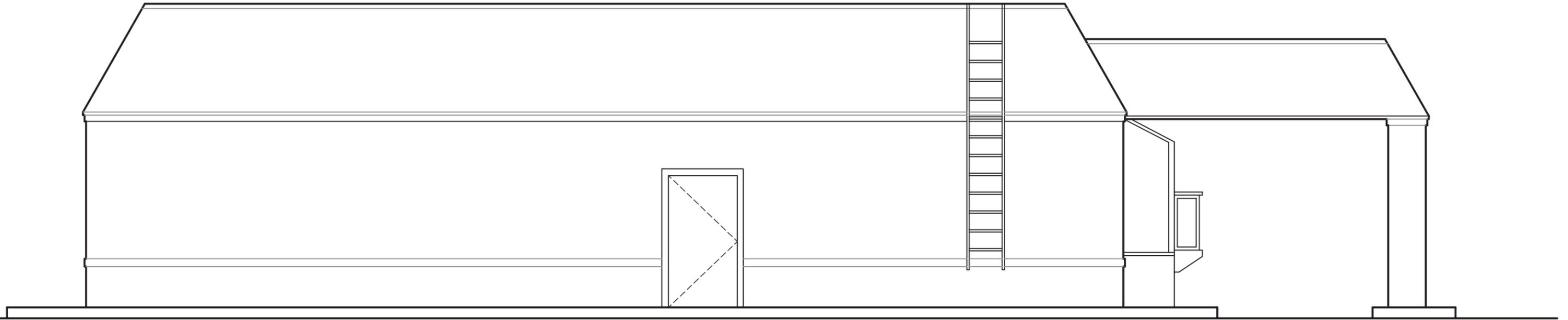
1425.010

Issue Date

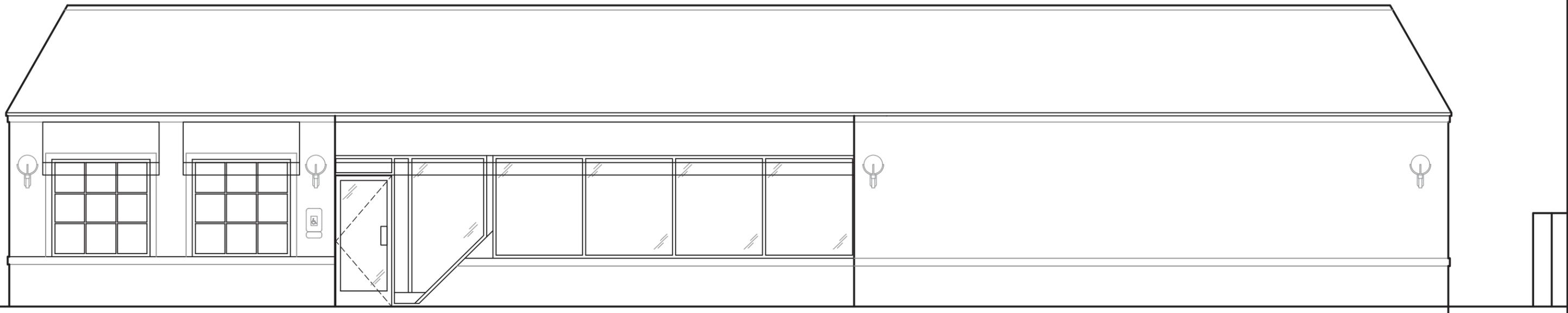
12/19/2013

Page Number

05



2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

ARCHITECT:



828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

PROJECT:

Dunkin Donuts - St. Charles

2057 Lincoln Highway  
St. Charles, IL 60174

EXISTING ELEVATIONS

Job Number.

1425.010

Issue Date

12/19/2013

Page Number

06



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

ARCHITECT:

**kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

PROJECT:

Dunkin Donuts - St. Charles  
2057 Lincoln Highway  
St. Charles, IL 60174

PROPOSED ELEVATIONS

Project Number

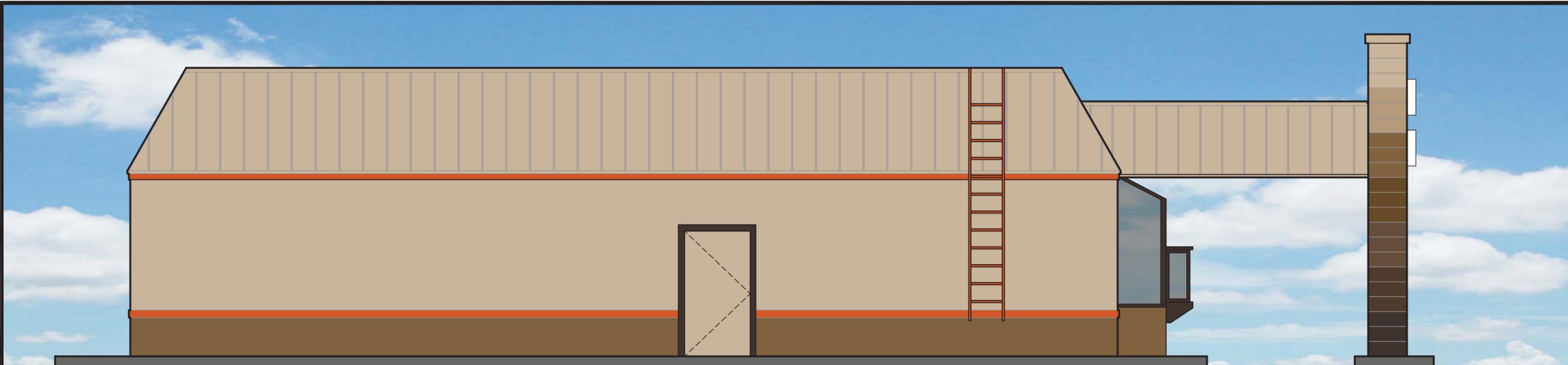
1425.010

Issue Date

12/19/2013

Page Number

07



2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

ARCHITECT:

**Kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

PROJECT:

Dunkin Donuts - St. Charles  
2057 Lincoln Highway  
St. Charles, IL 60174

PROPOSED ELEVATIONS

Project Number

1425.010

Issue Date

12/19/2013

Page Number

08

		<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

---

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  
 Planning Division

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



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

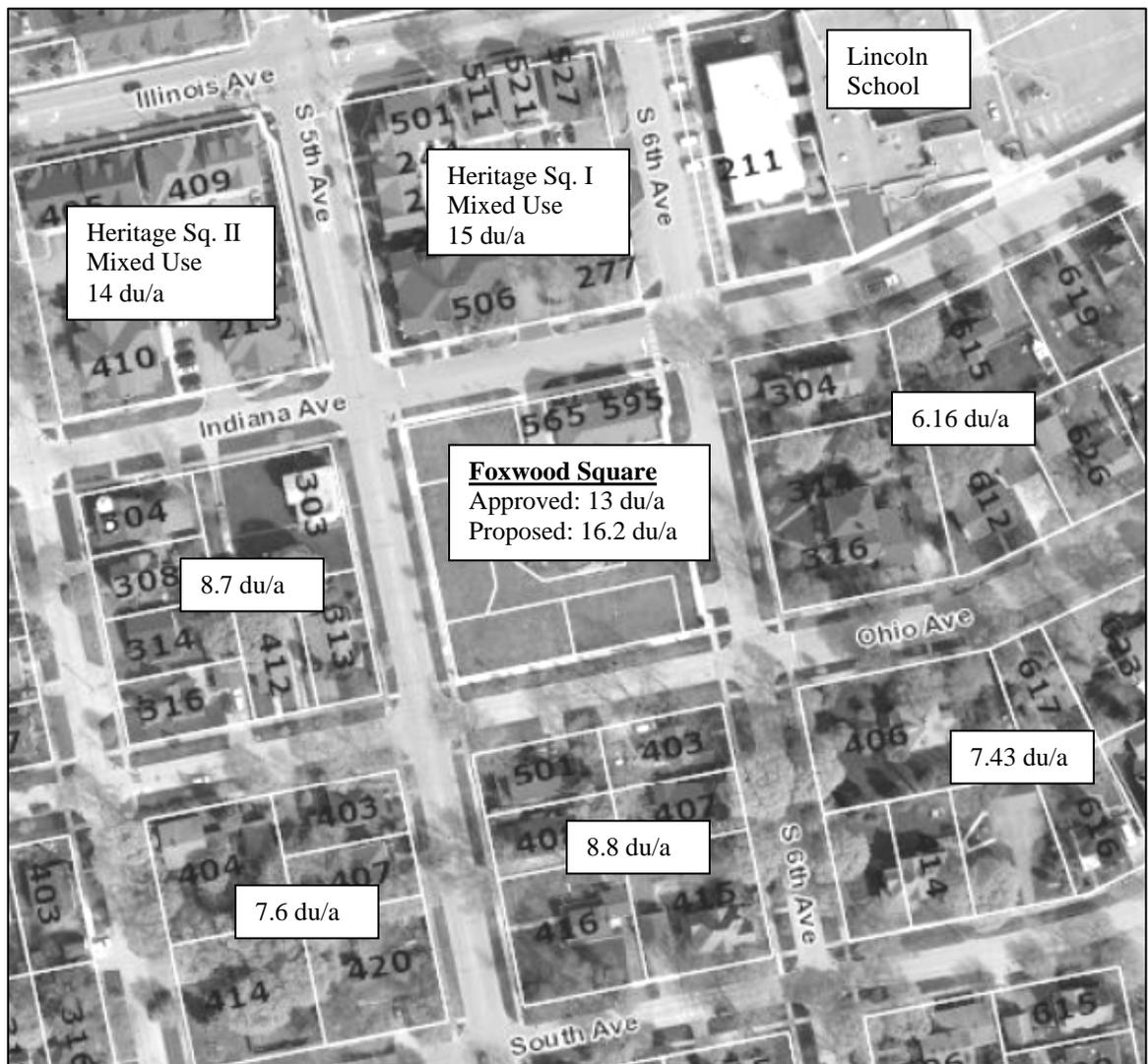
Zoning District and Use Category:

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.
	Address	P.O BOX 965 ELBURN IL 60119
	Phone	630-772-7975
<b>3. Record Owner Information:</b>	Name	Home State Bank.
	Address	40 GRANT ST CRYSTAL LAKE IL 60014
	Phone	815-459-2000
	Fax	
	Email	
<b>4. Billing:</b> To whom should costs for this application be billed?	Name	SIXTH AVE LLC.
	Address	P.O BOX 965 ELBURN IL 60119
	Phone	630 772-7975
	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

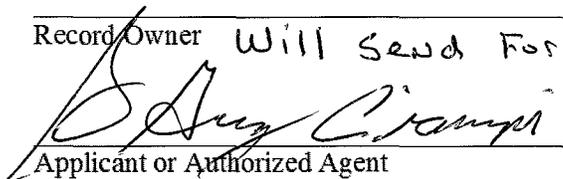
**SUMMARY OF DEVELOPMENT:**

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

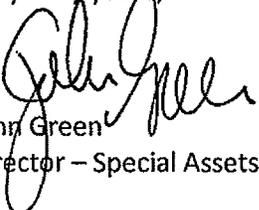
Dear Michael:

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         )

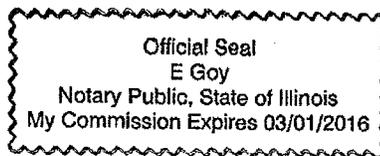
I, Keith Leathers, being first duly sworn on oath depose and say that I am the  
Senior VP of Home State Bank, N.A., an  
(Illinois) ( \_\_\_\_\_ ) Corporation and that the following persons are all of the shareholders  
of 7% or more of the common stock of said Corporation:

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

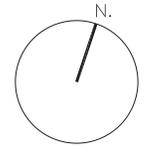
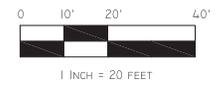
RAYMOND ROGINA Mayor  
MARK KOENEN City Administrator



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

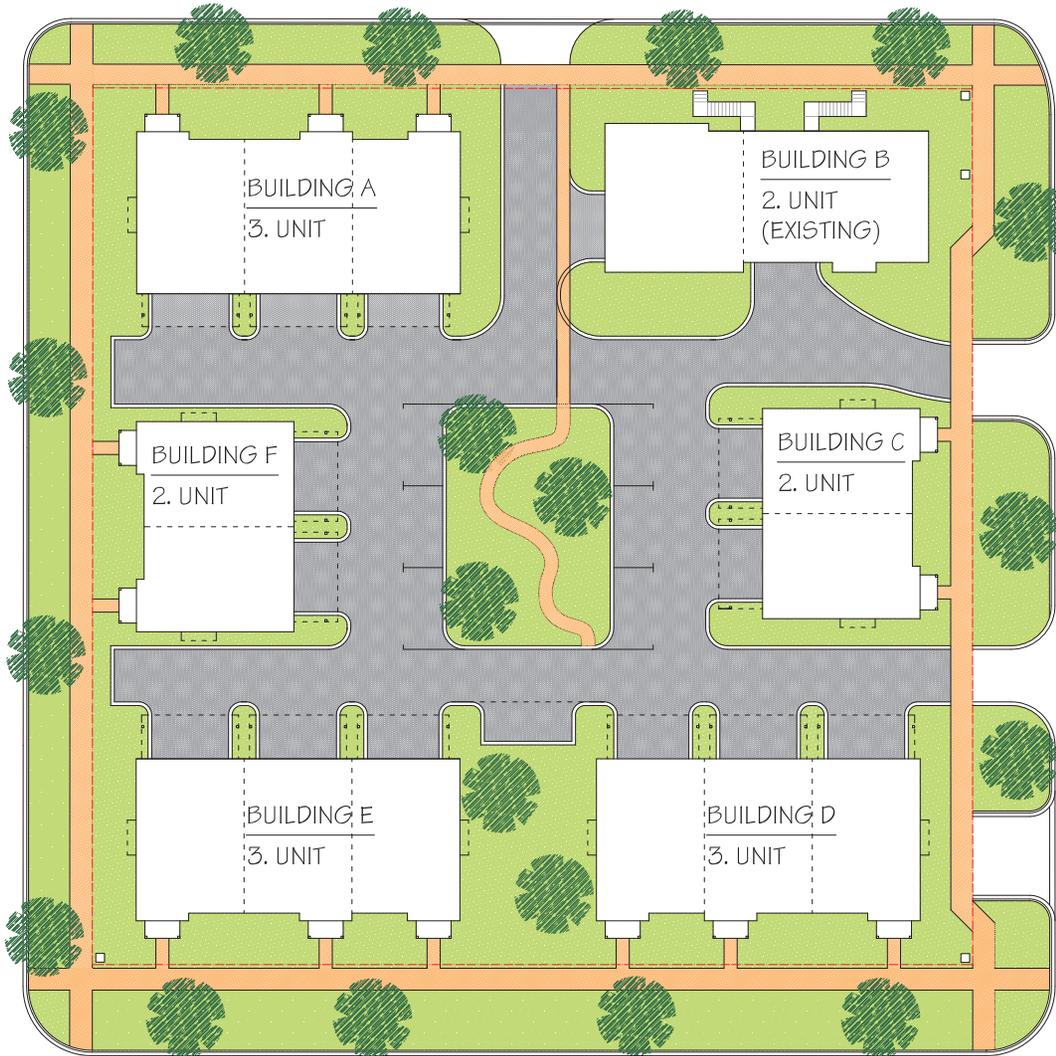


This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174.  
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

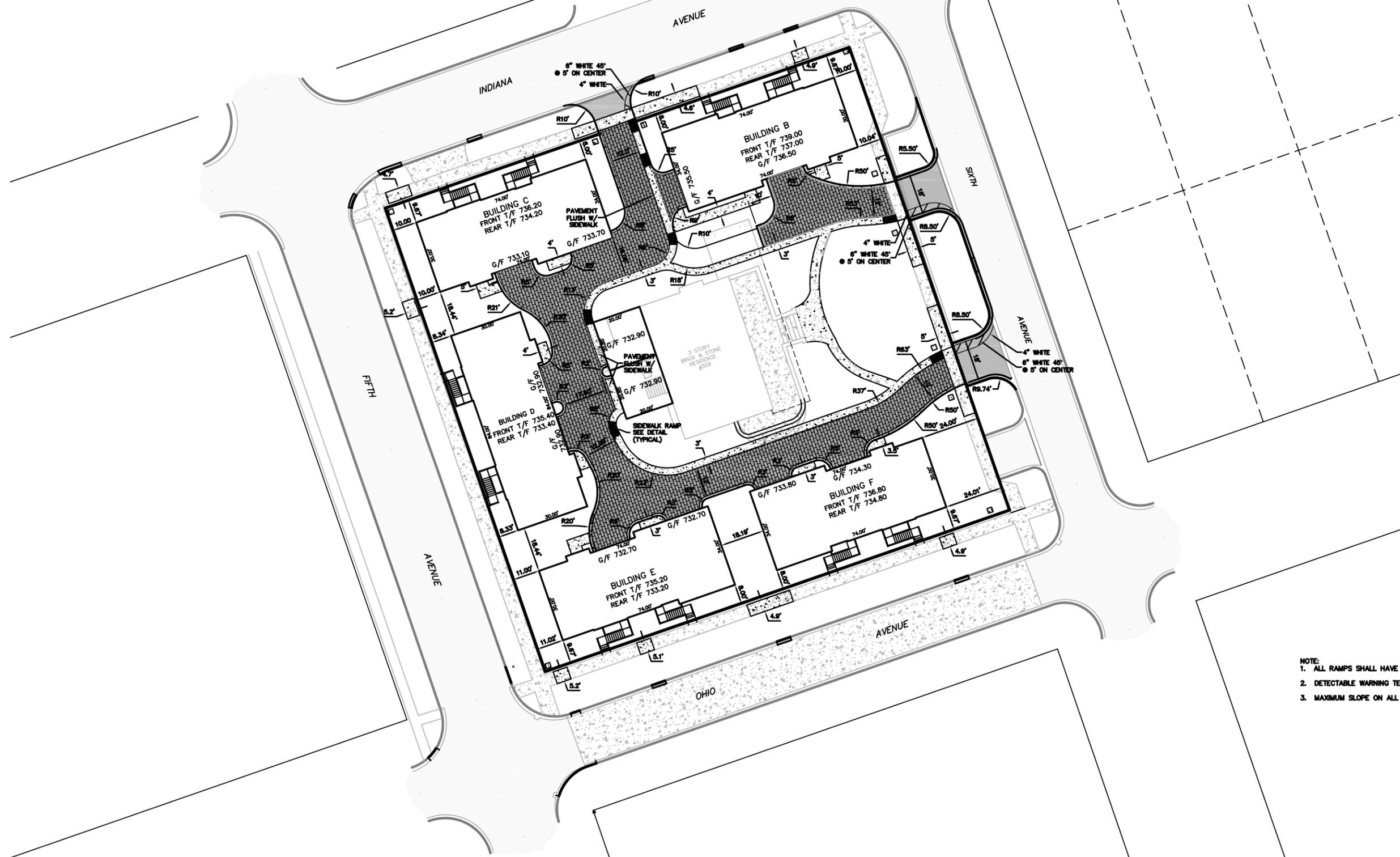
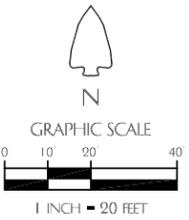


PROPOSED 2-UNIT TOWNHOUSE • FOXWOOD SQUARE • ST. CHARLES, FL.

MARSHALL ARCHITECTS

3.10.13

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  
 COPYRIGHT © 2007, WESTERN SURVEYING & ENGINEERING, P.C.

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**

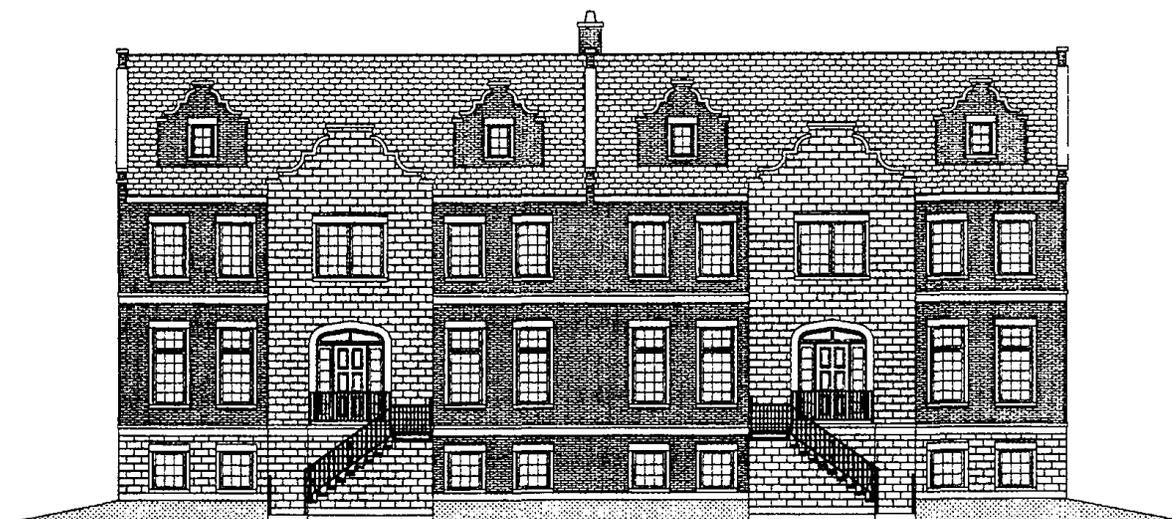
Photos of Judd House (2012)





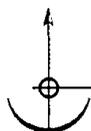






FRONT ELEVATION

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



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

D

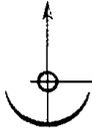
**arsa** associates

ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE, SUITE 209  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-698-4438 FAX: 847-698-9869



REAR ELEVATION

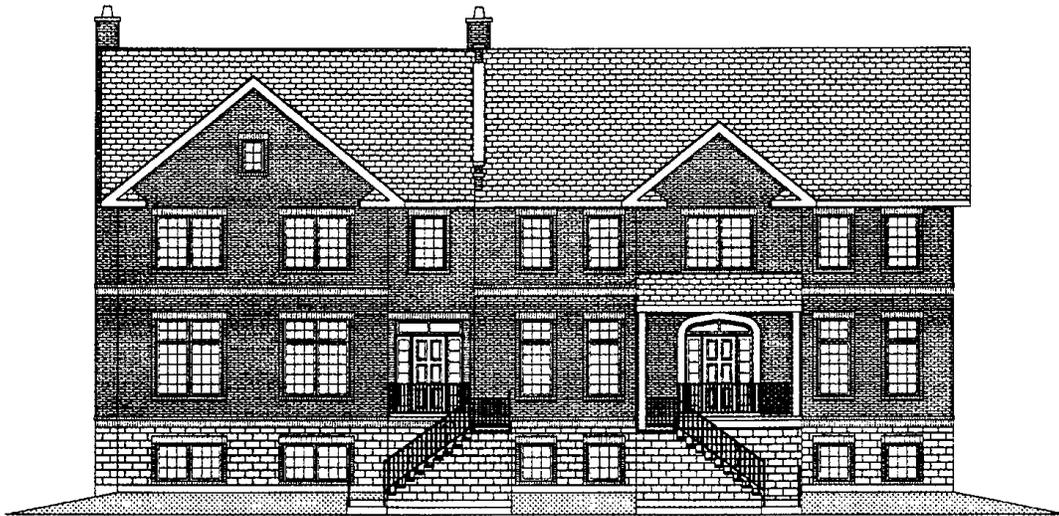
SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT



**arsa** associates  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE SUITE 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

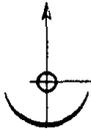
E, C

**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

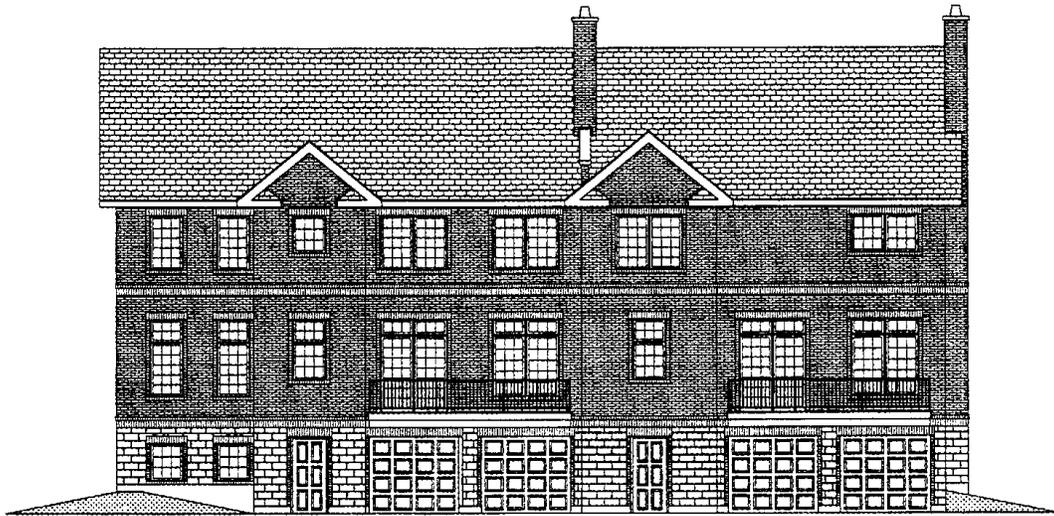
SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

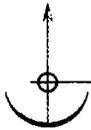
E, C

**arsa** associates  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PATTERSON AVENUE SUITE 200  
PARK RIDGE, ILLINOIS 60068  
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  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE, SUITE 203  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-638-4438 FAX: 847-636-3689

**City of St. Charles, Illinois**

**Ordinance No. 2007-Z-4**

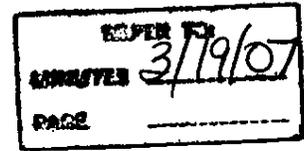
**An Ordinance Granting an Amendment to Special Use  
and PUD Preliminary Plan Approval (Foxwood Square  
PUD - 309 S 6th Avenue)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
March 19, 2007**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, March 23, 2007**

*Nancy Garrison*  
City Clerk





**ORDINANCE NO.** 2007-Z-4

**PRESENTED AND PASSED BY THE  
CITY COUNCIL ON** March 19, 2007

**AN ORDINANCE GRANTING AN AMENDMENT TO SPECIAL USE  
AND PUD PRELIMINARY PLAN APPROVAL  
(Foxwood Square PUD – 309 S. 6<sup>th</sup> Avenue)**

**WHEREAS**, a petition to amend Special Use Ordinance 2002-Z-19, and approval of PUD Preliminary Plans for the real estate legally described in Exhibit "A" attached hereto (hereinafter referred to as "SUBJECT REALTY") has been filed by Northface Builders ("APPLICANT"); and,

**WHEREAS**, Notice of Public Hearing on said applications for the Special Use Amendment was published on or about October 17, 2006, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

**WHEREAS**, pursuant to said Notice, the Plan Commission of the City of St. Charles conducted a Public Hearing on or about November 7, 2006, all as required by the statutes of the State of Illinois and the ordinances of the City; and continued the Public hearing to November 21, 2006, and

**WHEREAS**, at said Public Hearing, the Applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and,

**WHEREAS**, the Subject Realty is located within a designated City Historic Preservation District, and the Historic Preservation Commission reviewed the application provided its recommendations (Resolution 11-2006) to the Plan Commission;

**WHEREAS**, the Plan Commission made the required Findings of Fact and recommended denial of the petitions on February 6, 2007 as per Plan Commission Resolution 1-2007, attached herein as "Exhibit B"; and,

**WHEREAS**, the Planning and Development Committee recommended approval of the Special Use on February 12, 2007 based Findings of Fact for Special Use, attached herein as "Exhibit C" and Findings of Fact for PUD Amendment, attached herein as "Exhibit D"; and,

**WHEREAS**, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and the Planning and Development Committee and has considered the same; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:**

**SECTION 1.** The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

**SECTION 2.** That Ordinance 2002-Z-19 is hereby amended by deleting its provisions in their entirety, and by substituting the provisions hereof, governing the Special Use as a Planned Unit Development for the Subject Property. In connection with such approval, and based upon the application and the evidence presented at the public hearing, the City Council hereby finds that the Special Use Amendment and the PUD Preliminary Plan is in the public interest and adopts the Findings of Fact set forth in Exhibits "C" and "D" attached hereto and incorporated herein.

**SECTION 3.** That the Subject Realty may be developed only in accordance with all ordinances of the City as now in effect or hereafter amended (except as specifically varied herein), and in accordance with the following additional definitions, uses, procedures, and restrictions contained herein.

**A. PRELIMINARY PLAN APPROVAL**

That approval is hereby granted with respect to the Subject Realty subject to substantial compliance with the PUD Preliminary Plans attached hereto and incorporated herein as “Exhibit E” including the following:

- PUD Preliminary Engineering Plan dated 2/12/07 and received 2/27/07
- Landscape Plan dated 10/30/06
- Architectural Elevations received 9/21/06

Changes to the Preliminary Plan may be approved by the City Council without amending this Ordinance, if such changes conform to the provisions hereof and do not constitute a Major Change as defined in Section 17.04.430 B. of the St. Charles Municipal Code, as determined by the City Council.

**B. ZONING REQUIREMENTS AND STANDARDS**

The provisions set forth in the St. Charles Zoning Ordinance for property in the RT-4 District in effect as of the date of this Ordinance shall apply to the Subject Realty, except as specifically provided in this Section.

That there are hereby granted certain exceptions and deviations from the provisions of Title 17 of the St. Charles Municipal Code, as amended, as set forth in “Exhibit F”.

**SECTION 4.** That the Subject Realty may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted, and in accordance with the following conditions, requirements and restrictions hereinafter provided all of which must be satisfied, prior to the issuance of building permit:

That a fee-in-lieu of an affordable unit is paid prior to issuance of the building permit per the policy recommendation in place at the time of PUD approval or per the Inclusionary Zoning Ordinance which may be in place prior to the issuance of a building permit, whichever is lower.

**SECTION 5.** That this Ordinance shall become effective from and after its passage and approval in accordance with law.

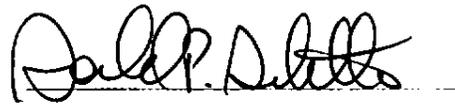
**PRESENTED** to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.

**PASSED** by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.

**APPROVED** by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.



*Nancy Garrison*  
CITY CLERK



MAYOR Donald P. DeWitte

**COUNCIL VOTE:**  
AYES: 9  
NAYS: 1  
ABSENT: —

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 1 of Riverside Community Church, a resubdivision of Block  
21 in Minard, Ferson and Hunt's addition to St. Charles, St.  
Charles Township, Kane County, Illinois.

"EXHIBIT B"

**RESOLUTION NO. 1-2007**

**RECOMMENDING DENIAL OF AMENDMENT TO SPECIAL USE  
AND PUD PRELIMINARY PLANS  
(FOXWOOD SQUARE)**

**Passed by Plan Commission February 6, 2007**

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

**WHEREAS**, the Plan Commission held a public hearing and has reviewed the petition for an Amendment to Special Use; and

**WHEREAS**, the Plan Commission finds denial of said amendment to be in the best interest of the City of St. Charles;

**NOW, THEREFORE**, be it resolved by the St. Charles Plan Commission to recommend to City Council denial of the proposed amendment to the Special Use Ordinance 2002-Z-19 for Foxwood Square, 309 S. Sixth Avenue, North Face Builders because: 1) the proposed amendment does not fulfill the purpose of the PUD process identified in Section 17.04.400 A of the municipal code for a PUD; and 2) the proposed amendment does not meet the Finding of Fact 17.04.330 C-2 for Special Uses, because it would weaken the intended location and neighborhood by allowing for unacceptably high residential unit density per acre and an unacceptable building coverage ratio for the PUD, and allowing for construction of unacceptably tall building heights, as well as not protecting PUD or neighborhood zoning yard requirements. These deviations from the existing PUD in force and the current zoning of the effective neighborhood (east, south and west of the subject site) and the St. Charles comprehensive plan do not meet required findings of fact.

**Roll Call:**

**Ayes:** Lencioni, Murphy, Kreiner  
**Nays:** Wallace, Bessner  
**Absent:** Amatangelo, Hanlon, Spear, Kessler  
**Motion Carried.**

**Resolution 1-2007**

**PASSED**, this 6th day of February, 2007.

---

**Chairman**  
**St. Charles Plan Commission**

---

**Secretary**  
**St. Charles Plan Commission**

**“EXHIBIT C”**

**FINDINGS OF FACT FOR SPECIAL USE AMENDMENT:**

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

The proposed amendment will provide a well designed residential development with sidewalks with all its parking requirements being met on site, as compared to the currently approved church which would have demanded additional off-site parking.

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

The proposed Preliminary Engineering plans show provision of adequate utilities, drainage and access. The site is located in an area served by a traditional grid system of streets.

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

The proposed residential use will reinforce and continue the residential character of the neighborhood. With the proposed well-designed buildings, it is not anticipated that property values of the neighborhood will be negatively impacted. Additionally, the restoration and rehabilitation of an existing historic structure will serve an overall public purpose of historic preservation.

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

The subject property is surrounded by established uses, which are already developed.

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

The existing special use currently allows the construction of a church at this location. The proposed amendment to the special use will provide for a residential development, more in keeping with its surroundings, which also contain the same use, and therefore will not be detrimental to public health, safety, comfort or general welfare.

6. **Design Review: That the proposed Special Use meets or exceeds the applicable Design Review Standards of Chapter 17.06 and other applicable provisions of this Title.**

The site plan meets the design review standards for landscaping, parking and utility and emergency access. A tree preservation plan has been provided. Building facades are articulated towards the streets. Parking and vehicular access is provided in the rear.

**“EXHIBIT D”**

**FINDINGS OF FACT FOR PUD AMENDMENT:**

The City Council of the City of St. Charles hereby makes the following findings of fact based on the application and the evidence presented at the public hearing that the amendment to the PUD is in the public interest, based on the following criteria:

- i. The proposed PUD advances the purposes of the Planned Unit Development procedure stated in Chapter 17.04 of the Zoning Code.**

The proposed PUD promotes the following purpose: “To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community”. With the preservation of the historic structure, the sense of place has been retained. The articulation of the new buildings to the street and the surrounding neighborhood speaks to integration into the community.

- ii. The proposed PUD Preliminary Plans conform to the applicable Design Review Standards (Chapter 17.06).**

As indicated in Special Use Finding #6, the applicable design review standards are met.

- iii. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330).**

PUD conforms to the Findings of Fact for Special Use Amendment as indicated in Section IV above.

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

The proposed PUD preserves a historic structure, and provides two-family dwelling units, adding to the diversity of the housing types in the neighborhood, which currently provides multi-family and single-family housing.

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

While the density exceeds the limits recommended in the Comprehensive Plan, the PUD follows the intent of “creating higher density residential areas close to downtown”, as mentioned in the Planning Component 2 of the Comprehensive Plan.

- vi. The proposed PUD conforms to all existing Federal, State and local legislation and regulation.**

The PUD will conform to all applicable federal, state and local regulations.

**“EXHIBIT E”**

PUD Preliminary Plans including the following:

- PUD Preliminary Engineering Plan dated 2/12/07 and received 2/27/07
- Landscape Plan dated 10/30/06
- Architectural Elevations received 9/21/06

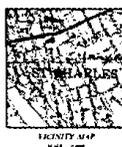
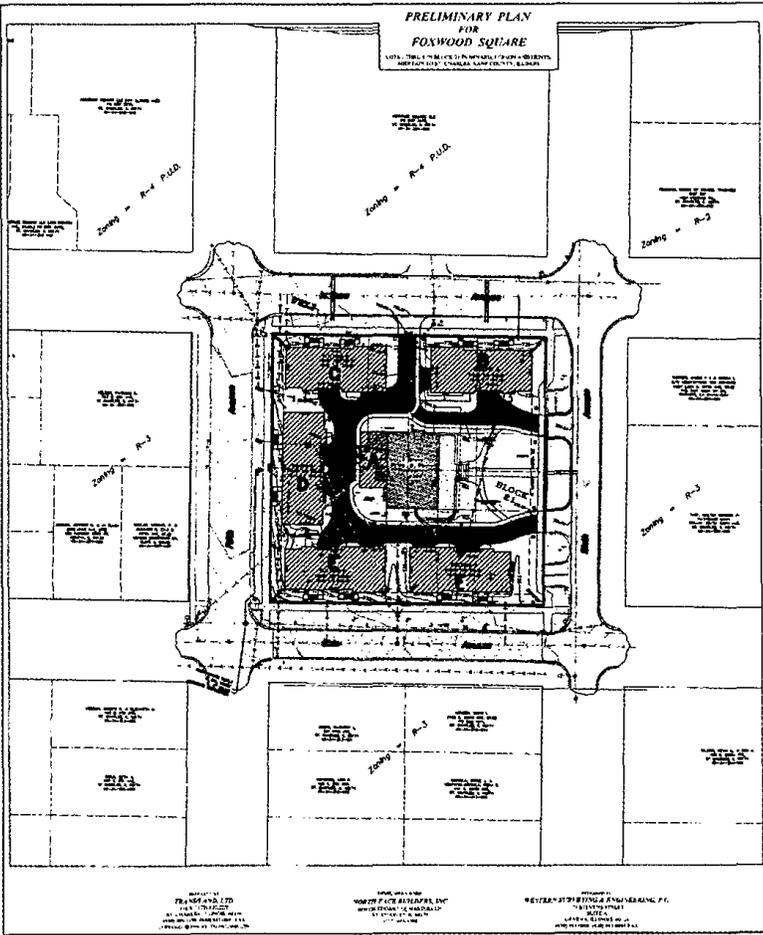
**“EXHIBIT F”**

**DEVIATIONS FROM THE ZONING REQUIREMENTS**

<b>Provisions per Table 17.12.2</b>	<b>Required per RT-4 Trad Single/ 2-family Resi. Dist</b>	<b>Deviation granted for:</b>
Minimum Lot Area per unit	Two-Family: 3,750 sq. ft./unit.	3340 sq. ft./unit
Minimum Front Yard (Along 6 <sup>th</sup> Avenue)	20 ft.	10 ft.
Minimum Exterior side yard (Along Ohio and Illinois Avenues)	20 ft.	8 ft.
Minimum Rear yard (Along 5 <sup>th</sup> Avenue)	30 ft.	8 ft.
Max. Building Height	32 ft or 2 stories, whichever is less	37.73 ft
Maximum Building Coverage	25% - For bldgs over 1 ½ stories	38%
Section 17.22.10 A-1 No. of buildings on a lot	One	Six

**PRELIMINARY PLAN  
FOR  
FOXWOOD SQUARE**

LOTS, TRACTS, BLOCKS, PLANNING ZONING DISTRICTS,  
MUNICIPALITY (LOCAL GOVERNMENT) BOUNDARIES



LEGEND MAP  
SCALE: 1" = 100'

**SITE DATA TABLE**

TOTAL SITE AREA	494,100 SF
EXISTING ZONING	R-2 P.U.D.
PROPOSED ZONING	R-2 P.U.D.
LANDS ACROSS	1,004.00 ACRES
PARKING DATA	
TOTAL NO. OF STAFF PARKING: 20 SPACES	
PROPORTION OF STAFF PARKING: 20 SPACES	



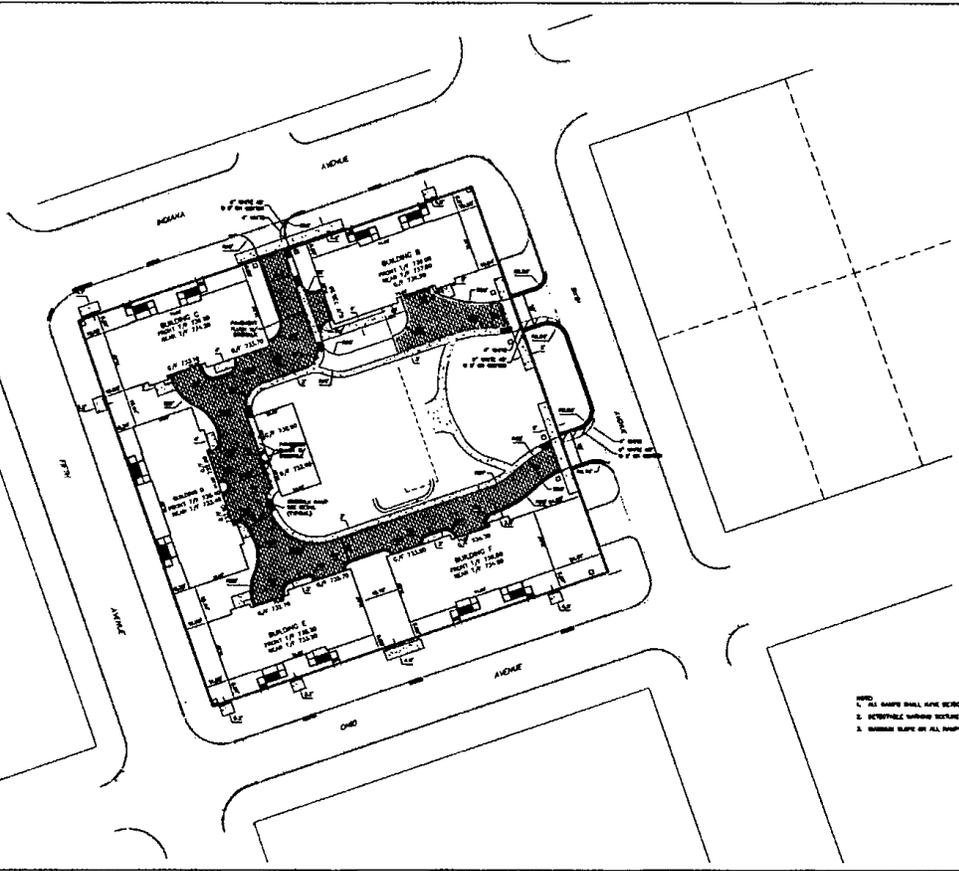
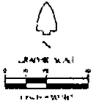
SCALE: 1" = 20'

THESE PLANS, DATA AND TESTING DATA  
DO NOT CONSTITUTE A GUARANTEE OF  
THE ACCURACY OF THE INFORMATION  
CONTAINED HEREIN. THE USER OF THESE  
PLANS AND DATA SHALL BE RESPONSIBLE  
FOR OBTAINING ALL NECESSARY  
PERMITS AND APPROVALS FROM THE  
APPLICABLE AGENCIES.

DESIGNED BY  
FRANK AND JOY  
1415 17TH AVENUE  
DENVER, COLORADO 80202  
PHONE: 303.733.1111  
FAX: 303.733.1112

OWNER  
HOMER PLACE DEVELOPMENT, INC.  
10000 17TH AVENUE  
DENVER, COLORADO 80202  
PHONE: 303.733.1111

ENGINEER  
WESTERN STEEL DESIGN ENGINEERING, P.C.  
10000 17TH AVENUE  
DENVER, COLORADO 80202  
PHONE: 303.733.1111



- NOTES:
1. ALL SHOPS SHALL HAVE SEPARATE HANDING SYSTEMS.
  2. RETAILABLE CURBING SYSTEM SHALL CONSIST OF 400' TRANSPARENT BRICKS.
  3. HANDING SLABS ON ALL SHOPS TO BE 6" THICK.

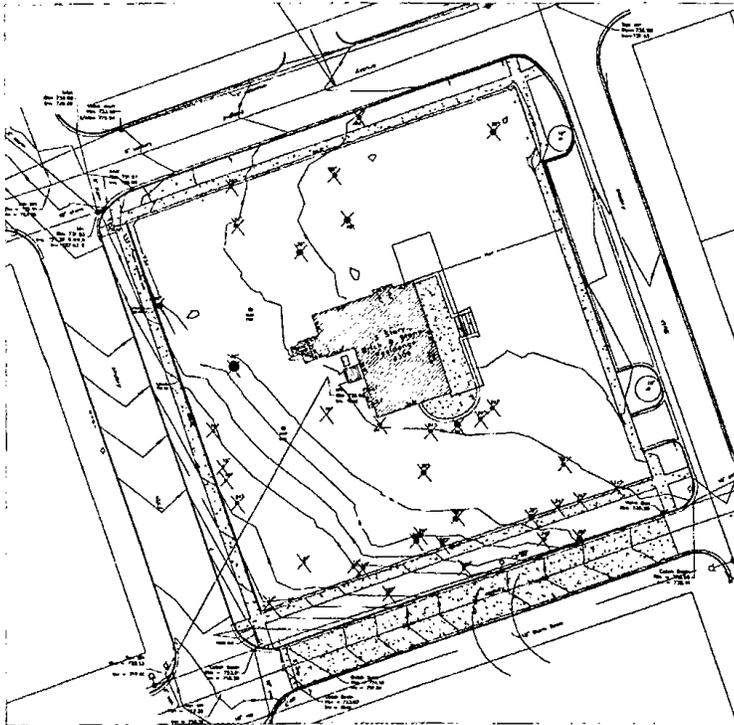
PREPARED FOR:  
 NEW YORK UNIVERSITY  
 100 UNIVERSITY PLACE  
 NEW YORK, N.Y. 10003

DESIGNED BY:  
 W. H. HARRIS & ASSOCIATES, INC.  
 100 UNIVERSITY PLACE  
 NEW YORK, N.Y. 10003

NO.	DATE	DESCRIPTION	BY	CHECKED

FOXWOOD SQUARE - GEOMETRIC PLAN  
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS  
 SHEET 9 OF 14





**TREE REMOVALS**

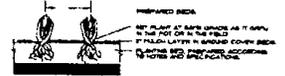


DENOTES TREES TO BE REMOVED

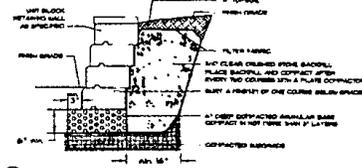
DENOTES TREES TO BE PROTECTED AND SAVED

**LANDSCAPE DETAILS**

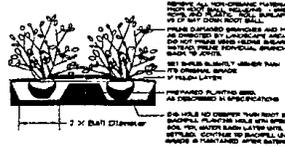
- NOTES:
1. CUT OR SPILT BLOCKS SET AT CORNERS TO PROVIDE
  2. SET BLOCK CORNER AS SHOWN ON MANUFACTURER'S STANDARD DETAILS AND CORNER DETAIL.
  3. SET BLOCK ON PLUMB AND LEVEL. SET BALL AS INDICATED BY DIMENSIONS TO SET BALL.
  4. CAP SET TO MATCH STYLE AND COLOR OF BALL. CORNER WITH CAP TO MATCH WITH
  5. INSTALL VENTS AS DESCRIBED IN SPECIFICATIONS ABOUT CUT CAP SETS TO FIT TANK. TANKS TO BE INSTALLED AS SHOWN IN BALL, BALL AND CORNER



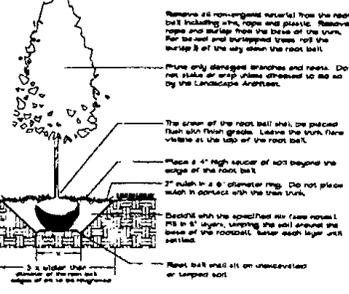
**GROUND COVERS**



**BLOCK RETAINING WALL**



**SHRUB PLANTING**



**TREE PLANTING**

**Foxwood Square**  
 Indiana and Fifth Avenue, St. Charles, IL

Date: October 30, 1998  
 Scale: 1" = 10'

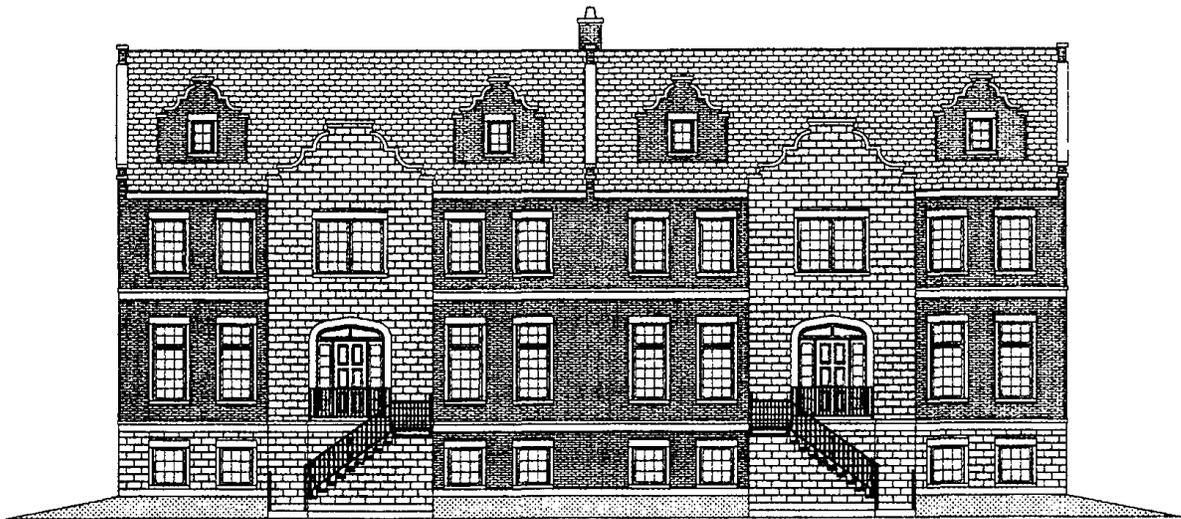
**Tree Removal and Landscape Details**

North Face Builders, Inc.  
 Developer/Owner  
 4825 E. River Road, Suite 1A  
 St. Charles, IL 62276  
 618-433-5544

TransLand Ltd.  
 Florists  
 1111 N. 1st Street  
 St. Charles, IL 62276  
 618-383-3838

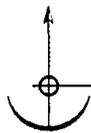
Western Surveying & Engineering, P.C.  
 10000 E. River Road, Suite A  
 St. Charles, IL 62276  
 618-433-5544

Suehn Conroy  
 Landscape Architect  
 7 Home St.  
 St. Charles, IL 62276  
 618-433-5544



**FRONT ELEVATION**

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



**NORTH FACE, INC.**  
BUILDING AND DEVELOPMENT

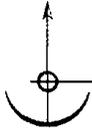
D

**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

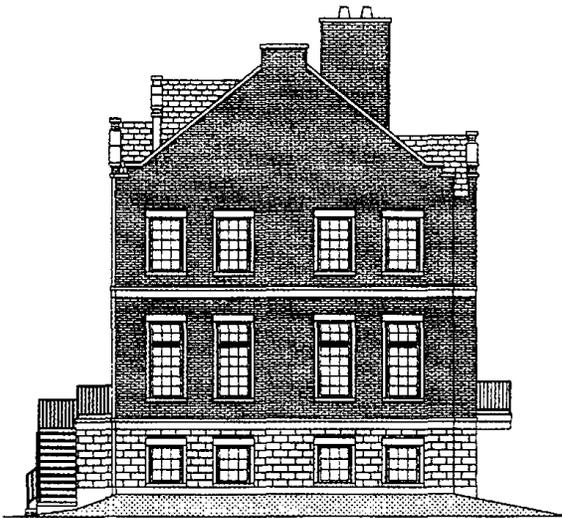
SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

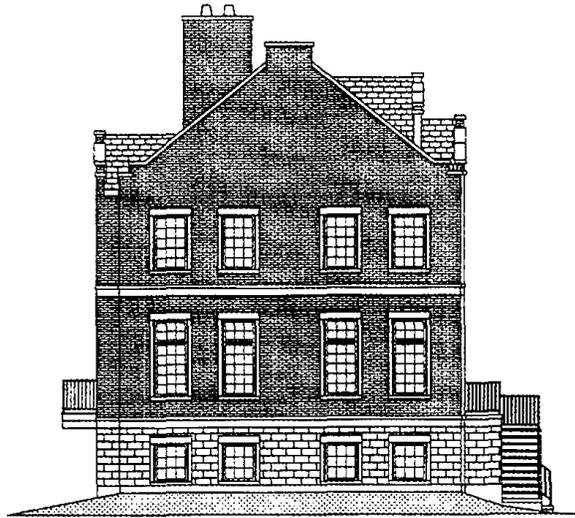


**arsa** associates  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE SUITE 203  
PARK RIDGE ILLINOIS 60068  
TEL. 847-698-4438 FAX. 847-698-9689



**SIDE ELEVATION**

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



**SIDE ELEVATION**

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



**NORTH FACE, INC.**

BUILDING AND DEVELOPMENT



**arsa**

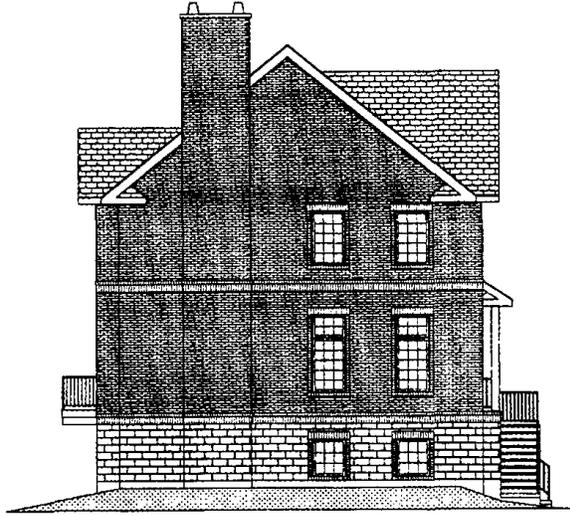
associates

ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE, SUITE 203  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-596-4438 FAX: 847-698-9889



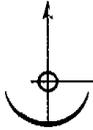
SIDE ELEVATION

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



SIDE ELEVATION

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



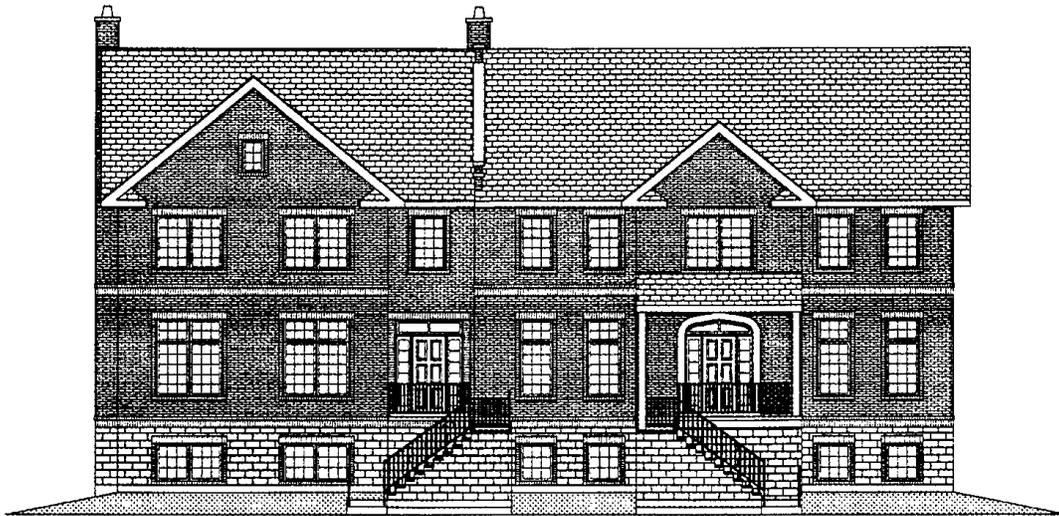
NORTH FACE, INC.

BUILDING AND DEVELOPMENT

F, B

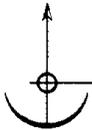
**arsa** associates

ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE SUITE 208  
PARK RIDGE, ILLINOIS 60069  
TEL. 847-598-4438 FAX 847-698-9889



FRONT ELEVATION

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



NORTH FACE, INC.  
BUILDINGS AND DEVELOPMENT

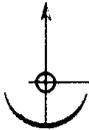
F, B

**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



SIDE ELEVATION

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



SIDE ELEVATION

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



NORTH FACE, INC.

BUILDINGS AND DEVELOPMENT

E.C

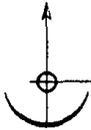
**arsa** associates

ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE, SUITE 200  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-698-4438 FAX: 847-698-8889



FRONT ELEVATION

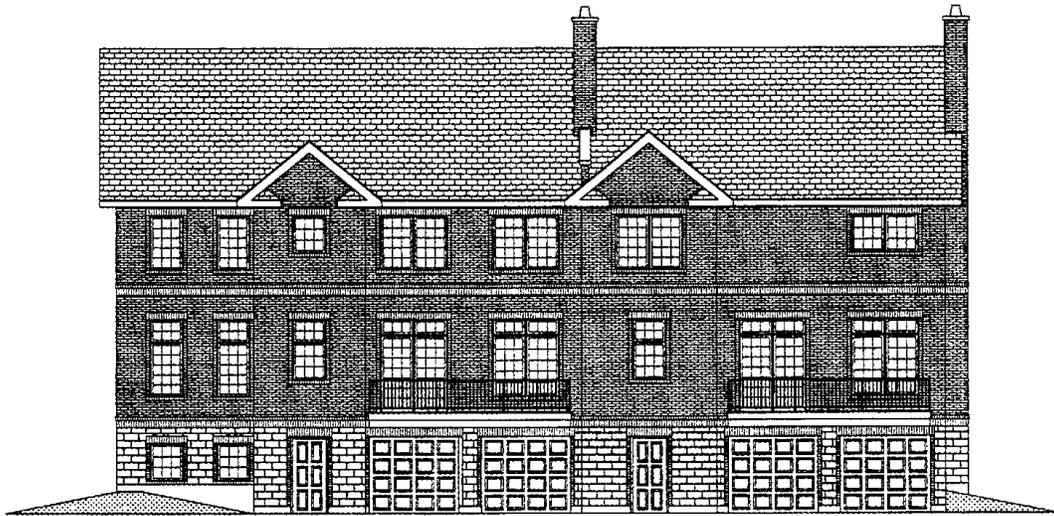
SCALE: 1/8" = 1'-0"



NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

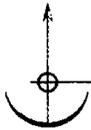
E, C

**arsa** associates  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PATTERSON AVENUE SUITE 200  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-696-4438 FAX: 847-628-9889



REAR ELEVATION

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

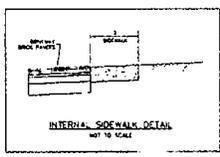
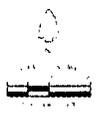


NORTH FACE, INC.  
BUILDING AND DEVELOPMENT

F, B

**arsa** associates  
ALAN R. SCHNEIDER ARCHITECTS P.C.  
1411 WEST PETERSON AVENUE, SUITE 203  
PARK RIDGE, ILLINOIS 60068  
TEL: 847-638-4438 FAX: 847-636-3689

15 271111



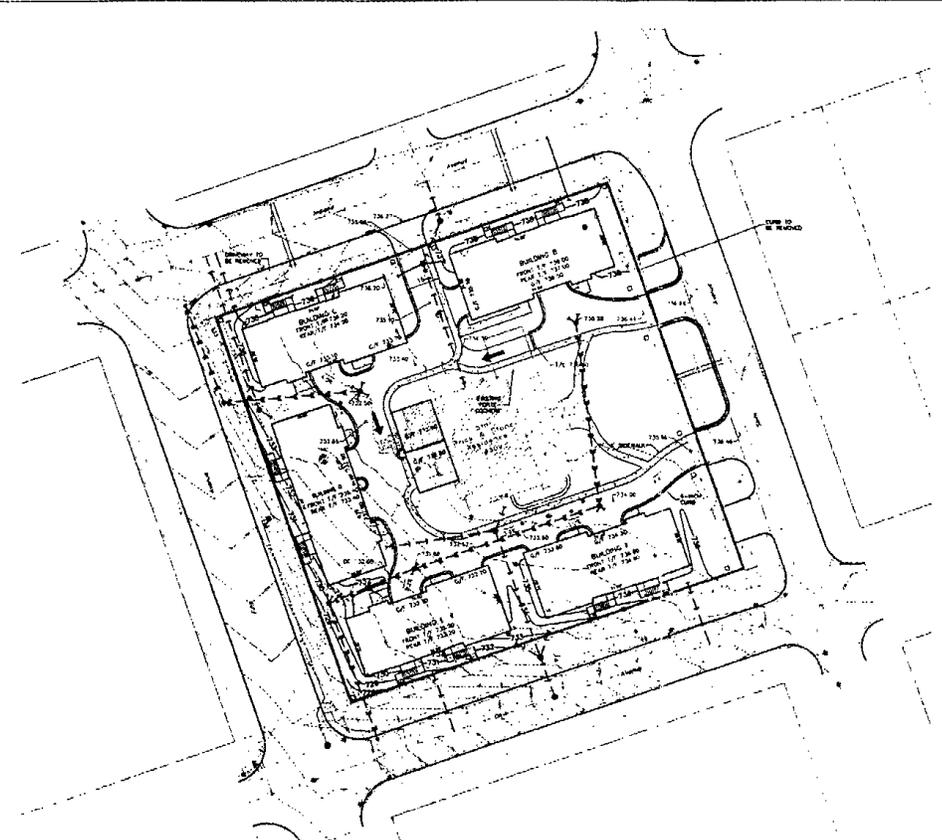
**LEGEND**

**EXISTING FEATURES**

- INDICATES UTILITY POLE
- INDICATES SIGNAGE
- INDICATES TREE AND BUSH
- INDICATES ELECTRICAL SYMBOL
- INDICATES HOLE CAP
- INDICATES FINE ASPHALT
- INDICATES 18\"/>

**PROPOSED FEATURES**

- INDICATES SIGNAGE
- INDICATES CURB/RAIL
- INDICATES CURB PATCH
- INDICATES 18\"/>



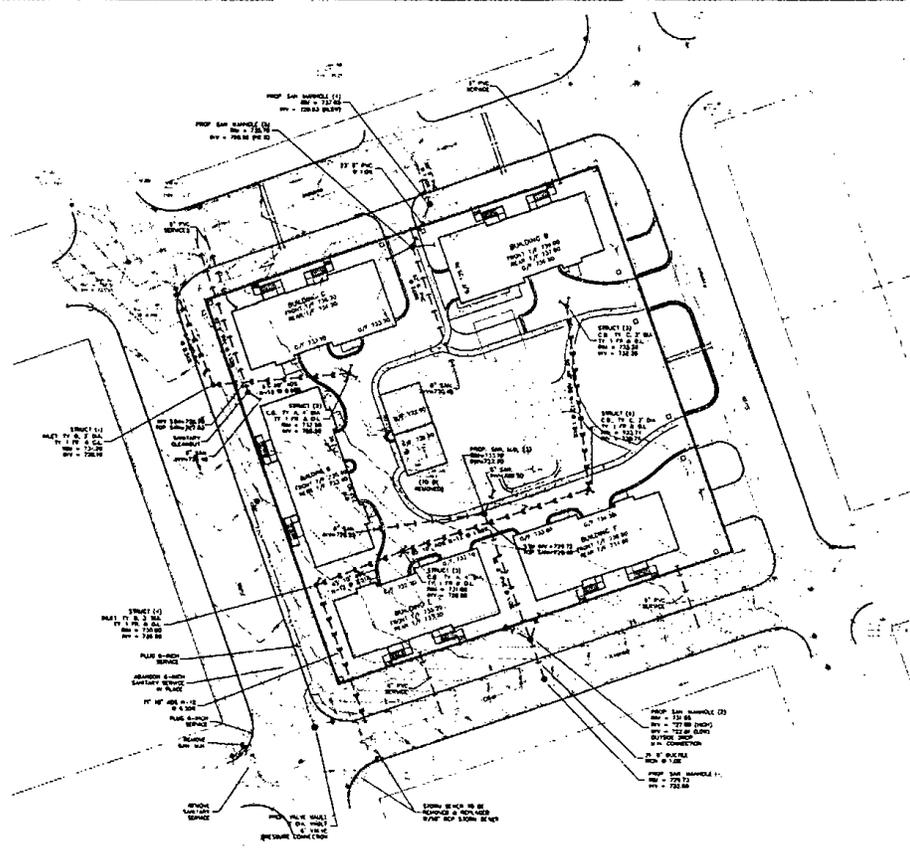
PREPARED BY  
NORTH HAVEN ENGINEERS, INC.  
ANDREW EDGAR LEE, REGISTERED L.E.  
BY CHARLES E. SMITH  
(312) 443-2330



DESIGNED BY  
NORTH HAVEN ENGINEERS, INC.  
ANDREW EDGAR LEE, REGISTERED L.E.  
BY CHARLES E. SMITH  
(312) 443-2330

NO.	DATE	DESCRIPTION
1	11/15/11	PRELIMINARY ENGINEERING
2	11/15/11	REVISIONS
3	11/15/11	REVISIONS
4	11/15/11	REVISIONS
5	11/15/11	REVISIONS
6	11/15/11	REVISIONS
7	11/15/11	REVISIONS
8	11/15/11	REVISIONS
9	11/15/11	REVISIONS
10	11/15/11	REVISIONS

FOXWOOD SQUARE - PRELIMINARY ENGINEERING  
CITY OF ST CHARLES, KANE COUNTY, ILLINOIS  
DRAWN BY: [Name] CHECKED BY: [Name]  
DATE: 11/15/11 SHEET 1 OF 2



NORTH FACE BLDG. INC.  
 40000 STATE ST. SUITE 100  
 ST. CHARLES, IL 62203  
 (314) 443-8300



PREPARED BY  
 ENGINEER  
 DATE

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING UTILITY PLAN	10/15/00
2	REVISED	11/15/00
3	REVISED	12/15/00
4	REVISED	01/15/01
5	REVISED	02/15/01
6	REVISED	03/15/01
7	REVISED	04/15/01
8	REVISED	05/15/01
9	REVISED	06/15/01
10	REVISED	07/15/01
11	REVISED	08/15/01
12	REVISED	09/15/01
13	REVISED	10/15/01
14	REVISED	11/15/01
15	REVISED	12/15/01
16	REVISED	01/15/02
17	REVISED	02/15/02
18	REVISED	03/15/02
19	REVISED	04/15/02
20	REVISED	05/15/02
21	REVISED	06/15/02
22	REVISED	07/15/02
23	REVISED	08/15/02
24	REVISED	09/15/02
25	REVISED	10/15/02
26	REVISED	11/15/02
27	REVISED	12/15/02
28	REVISED	01/15/03
29	REVISED	02/15/03
30	REVISED	03/15/03
31	REVISED	04/15/03
32	REVISED	05/15/03
33	REVISED	06/15/03
34	REVISED	07/15/03
35	REVISED	08/15/03
36	REVISED	09/15/03
37	REVISED	10/15/03
38	REVISED	11/15/03
39	REVISED	12/15/03
40	REVISED	01/15/04
41	REVISED	02/15/04
42	REVISED	03/15/04
43	REVISED	04/15/04
44	REVISED	05/15/04
45	REVISED	06/15/04
46	REVISED	07/15/04
47	REVISED	08/15/04
48	REVISED	09/15/04
49	REVISED	10/15/04
50	REVISED	11/15/04
51	REVISED	12/15/04
52	REVISED	01/15/05
53	REVISED	02/15/05
54	REVISED	03/15/05
55	REVISED	04/15/05
56	REVISED	05/15/05
57	REVISED	06/15/05
58	REVISED	07/15/05
59	REVISED	08/15/05
60	REVISED	09/15/05
61	REVISED	10/15/05
62	REVISED	11/15/05
63	REVISED	12/15/05
64	REVISED	01/15/06
65	REVISED	02/15/06
66	REVISED	03/15/06
67	REVISED	04/15/06
68	REVISED	05/15/06
69	REVISED	06/15/06
70	REVISED	07/15/06
71	REVISED	08/15/06
72	REVISED	09/15/06
73	REVISED	10/15/06
74	REVISED	11/15/06
75	REVISED	12/15/06
76	REVISED	01/15/07
77	REVISED	02/15/07
78	REVISED	03/15/07
79	REVISED	04/15/07
80	REVISED	05/15/07
81	REVISED	06/15/07
82	REVISED	07/15/07
83	REVISED	08/15/07
84	REVISED	09/15/07
85	REVISED	10/15/07
86	REVISED	11/15/07
87	REVISED	12/15/07
88	REVISED	01/15/08
89	REVISED	02/15/08
90	REVISED	03/15/08
91	REVISED	04/15/08
92	REVISED	05/15/08
93	REVISED	06/15/08
94	REVISED	07/15/08
95	REVISED	08/15/08
96	REVISED	09/15/08
97	REVISED	10/15/08
98	REVISED	11/15/08
99	REVISED	12/15/08
100	REVISED	01/15/09
101	REVISED	02/15/09
102	REVISED	03/15/09
103	REVISED	04/15/09
104	REVISED	05/15/09
105	REVISED	06/15/09
106	REVISED	07/15/09
107	REVISED	08/15/09
108	REVISED	09/15/09
109	REVISED	10/15/09
110	REVISED	11/15/09
111	REVISED	12/15/09
112	REVISED	01/15/10
113	REVISED	02/15/10
114	REVISED	03/15/10
115	REVISED	04/15/10
116	REVISED	05/15/10
117	REVISED	06/15/10
118	REVISED	07/15/10
119	REVISED	08/15/10
120	REVISED	09/15/10
121	REVISED	10/15/10
122	REVISED	11/15/10
123	REVISED	12/15/10
124	REVISED	01/15/11
125	REVISED	02/15/11
126	REVISED	03/15/11
127	REVISED	04/15/11
128	REVISED	05/15/11
129	REVISED	06/15/11
130	REVISED	07/15/11
131	REVISED	08/15/11
132	REVISED	09/15/11
133	REVISED	10/15/11
134	REVISED	11/15/11
135	REVISED	12/15/11
136	REVISED	01/15/12
137	REVISED	02/15/12
138	REVISED	03/15/12
139	REVISED	04/15/12
140	REVISED	05/15/12
141	REVISED	06/15/12
142	REVISED	07/15/12
143	REVISED	08/15/12
144	REVISED	09/15/12
145	REVISED	10/15/12
146	REVISED	11/15/12
147	REVISED	12/15/12
148	REVISED	01/15/13
149	REVISED	02/15/13
150	REVISED	03/15/13
151	REVISED	04/15/13
152	REVISED	05/15/13
153	REVISED	06/15/13
154	REVISED	07/15/13
155	REVISED	08/15/13
156	REVISED	09/15/13
157	REVISED	10/15/13
158	REVISED	11/15/13
159	REVISED	12/15/13
160	REVISED	01/15/14
161	REVISED	02/15/14
162	REVISED	03/15/14
163	REVISED	04/15/14
164	REVISED	05/15/14
165	REVISED	06/15/14
166	REVISED	07/15/14
167	REVISED	08/15/14
168	REVISED	09/15/14
169	REVISED	10/15/14
170	REVISED	11/15/14
171	REVISED	12/15/14
172	REVISED	01/15/15
173	REVISED	02/15/15
174	REVISED	03/15/15
175	REVISED	04/15/15
176	REVISED	05/15/15
177	REVISED	06/15/15
178	REVISED	07/15/15
179	REVISED	08/15/15
180	REVISED	09/15/15
181	REVISED	10/15/15
182	REVISED	11/15/15
183	REVISED	12/15/15
184	REVISED	01/15/16
185	REVISED	02/15/16
186	REVISED	03/15/16
187	REVISED	04/15/16
188	REVISED	05/15/16
189	REVISED	06/15/16
190	REVISED	07/15/16
191	REVISED	08/15/16
192	REVISED	09/15/16
193	REVISED	10/15/16
194	REVISED	11/15/16
195	REVISED	12/15/16
196	REVISED	01/15/17
197	REVISED	02/15/17
198	REVISED	03/15/17
199	REVISED	04/15/17
200	REVISED	05/15/17
201	REVISED	06/15/17
202	REVISED	07/15/17
203	REVISED	08/15/17
204	REVISED	09/15/17
205	REVISED	10/15/17
206	REVISED	11/15/17
207	REVISED	12/15/17
208	REVISED	01/15/18
209	REVISED	02/15/18
210	REVISED	03/15/18
211	REVISED	04/15/18
212	REVISED	05/15/18
213	REVISED	06/15/18
214	REVISED	07/15/18
215	REVISED	08/15/18
216	REVISED	09/15/18
217	REVISED	10/15/18
218	REVISED	11/15/18
219	REVISED	12/15/18
220	REVISED	01/15/19
221	REVISED	02/15/19
222	REVISED	03/15/19
223	REVISED	04/15/19
224	REVISED	05/15/19
225	REVISED	06/15/19
226	REVISED	07/15/19
227	REVISED	08/15/19
228	REVISED	09/15/19
229	REVISED	10/15/19
230	REVISED	11/15/19
231	REVISED	12/15/19
232	REVISED	01/15/20
233	REVISED	02/15/20
234	REVISED	03/15/20
235	REVISED	04/15/20
236	REVISED	05/15/20
237	REVISED	06/15/20
238	REVISED	07/15/20
239	REVISED	08/15/20
240	REVISED	09/15/20
241	REVISED	10/15/20
242	REVISED	11/15/20
243	REVISED	12/15/20
244	REVISED	01/15/21
245	REVISED	02/15/21
246	REVISED	03/15/21
247	REVISED	04/15/21
248	REVISED	05/15/21
249	REVISED	06/15/21
250	REVISED	07/15/21
251	REVISED	08/15/21
252	REVISED	09/15/21
253	REVISED	10/15/21
254	REVISED	11/15/21
255	REVISED	12/15/21
256	REVISED	01/15/22
257	REVISED	02/15/22
258	REVISED	03/15/22
259	REVISED	04/15/22
260	REVISED	05/15/22
261	REVISED	06/15/22
262	REVISED	07/15/22
263	REVISED	08/15/22
264	REVISED	09/15/22
265	REVISED	10/15/22
266	REVISED	11/15/22
267	REVISED	12/15/22
268	REVISED	01/15/23
269	REVISED	02/15/23
270	REVISED	03/15/23
271	REVISED	04/15/23
272	REVISED	05/15/23
273	REVISED	06/15/23
274	REVISED	07/15/23
275	REVISED	08/15/23
276	REVISED	09/15/23
277	REVISED	10/15/23
278	REVISED	11/15/23
279	REVISED	12/15/23
280	REVISED	01/15/24
281	REVISED	02/15/24
282	REVISED	03/15/24
283	REVISED	04/15/24
284	REVISED	05/15/24
285	REVISED	06/15/24
286	REVISED	07/15/24
287	REVISED	08/15/24
288	REVISED	09/15/24
289	REVISED	10/15/24
290	REVISED	11/15/24
291	REVISED	12/15/24
292	REVISED	01/15/25
293	REVISED	02/15/25
294	REVISED	03/15/25
295	REVISED	04/15/25
296	REVISED	05/15/25
297	REVISED	06/15/25
298	REVISED	07/15/25
299	REVISED	08/15/25
300	REVISED	09/15/25
301	REVISED	10/15/25
302	REVISED	11/15/25
303	REVISED	12/15/25
304	REVISED	01/15/26
305	REVISED	02/15/26
306	REVISED	03/15/26
307	REVISED	04/15/26
308	REVISED	05/15/26
309	REVISED	06/15/26
310	REVISED	07/15/26
311	REVISED	08/15/26
312	REVISED	09/15/26
313	REVISED	10/15/26
314	REVISED	11/15/26
315	REVISED	12/15/26
316	REVISED	01/15/27
317	REVISED	02/15/27

State of Illinois )  
 )  
 ) ss.  
Counties of Kane and DuPage )

## Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

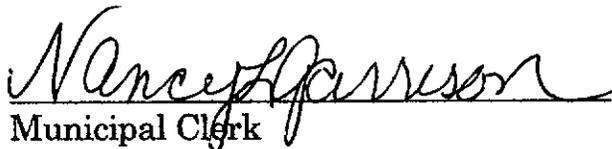
I further certify that on March 19, 2007, the Corporate Authorities of such municipality passed and approved Ordinance No. 2007-Z-4, entitled

"An Ordinance Granting an Amendment to Special Use  
and PUD Preliminary Plan Approval (Foxwood Square  
PUD – 309 S 6th Avenue),"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2007-Z-4, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 23, 2007, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19 day of March 2007.

  
Municipal Clerk



**City of St. Charles, Illinois**

**Ordinance No. 2000-Z-16**

**An Ordinance Designating Certain Property as a Landmark  
(309 S. 6th Avenue)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
July 17, 2000**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, July 21, 2000**

  
\_\_\_\_\_  
**City Clerk**

**(S E A L)**

ORDINANCE NO. 2000-Z- 16

DATE OF PUBLICATION 7/21/00  
NEWSPAPER Pamphlet Form

**AN ORDINANCE DESIGNATING CERTAIN PROPERTY  
AS A LANDMARK  
(309 S. 6<sup>th</sup> Ave.)**

**WHEREAS**, the St. Charles Historic Preservation Commission has initiated an application to designate the property known as 309 S. 6<sup>th</sup> Ave. as a landmark, as authorized by Chapter 17.44 of the St. Charles Municipal Code; and

**WHEREAS**, the St. Charles Historic Preservation Commission has held a public hearing and has reviewed the testimony regarding designation as a landmark property for 309 S. 6<sup>th</sup> St., and

**WHEREAS**, the St. Charles Historic Preservation Commission has found that such property is of sufficient architectural and historical significance that it is appropriate for designation as a landmark; and

**WHEREAS**, the City Council of the City of St. Charles has received the recommendation of the Historic Preservation Commission and its findings and has considered same;

**WHEREAS**, the City Council of the City of St. Charles has made the following findings of fact:

1. **That the property has character, interest or value which is part of the development, heritage or cultural character of the community, county, state or nation.**  
  
The property is an example of the beautiful and unique home that were built for the upper class members of the community. In the 1940s it became the Valley Rest Home.
  
2. **That the property is identified with a person who significantly contributed to the development of the community, county, stated or nation.**

The home was built by F.P. Haviland in 1900. He also built the home located directly east and commonly know as 314-316 S. 6<sup>th</sup> Ave. Mr. Raymond Judd purchased the home in 1902. Mr. Judd was one of the largest exporters and dealers of cattle in the Country.

- 3. **That the structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.**

The house is an example of Mission architecture. It is the only true example of this style in St. Charles. The home possess significant elements such as the parapets, shaped Mission dormers, and the large square pier supports for the porch. The home was originally constructed of wood and brick and then in 1921 the field stone and granite veneer was added.

- 4. **That the structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.**

The home possess significant elements such as the parapets, shaped Mission dormers, and the large square pier supports for the porch. The home was originally constructed of wood and brick and then in 1921 the field stone and granite veneer was added. The original wood windows still remain intact.

- 5. **That the property has a unique location or physical characteristics that make it a familiar visual feature.**

The home is located on a full block of property on the Southwest corner of Indiana Ave and 6<sup>th</sup> Ave.. The house is set in the middle of the property giving it a regal appearance.

- 6. **That the property is suitable for preservation or restoration.**

The home has been well maintained. The current owner(Thomas and Pat Mestetsky) have made great effort to restore the property in an appropriate manner.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:**

**SECTION 1.** That the real-estate legally described in Exhibit “A” hereto be and is hereby designated as a landmark pursuant to Chapter 17.44 of Title 17 of the St. Charles Municipal Code.

**SECTION 2.** That this Ordinance shall become effective from and after its passage and approval in accordance with law

**PRESENTED** to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 17 day of July, 2000.

**PASSED** by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 17 day of July, 2000.

**APPROVED** by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 17 day of July, 2000.

  
MAYOR

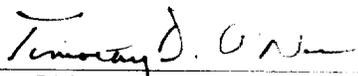
ATTEST:

  
CITY CLERK

COUNCIL VOTE:

Ayes: 10  
Nays: 0  
Absent: 0

"APPROVED AS TO FORM:

  
City Attorney

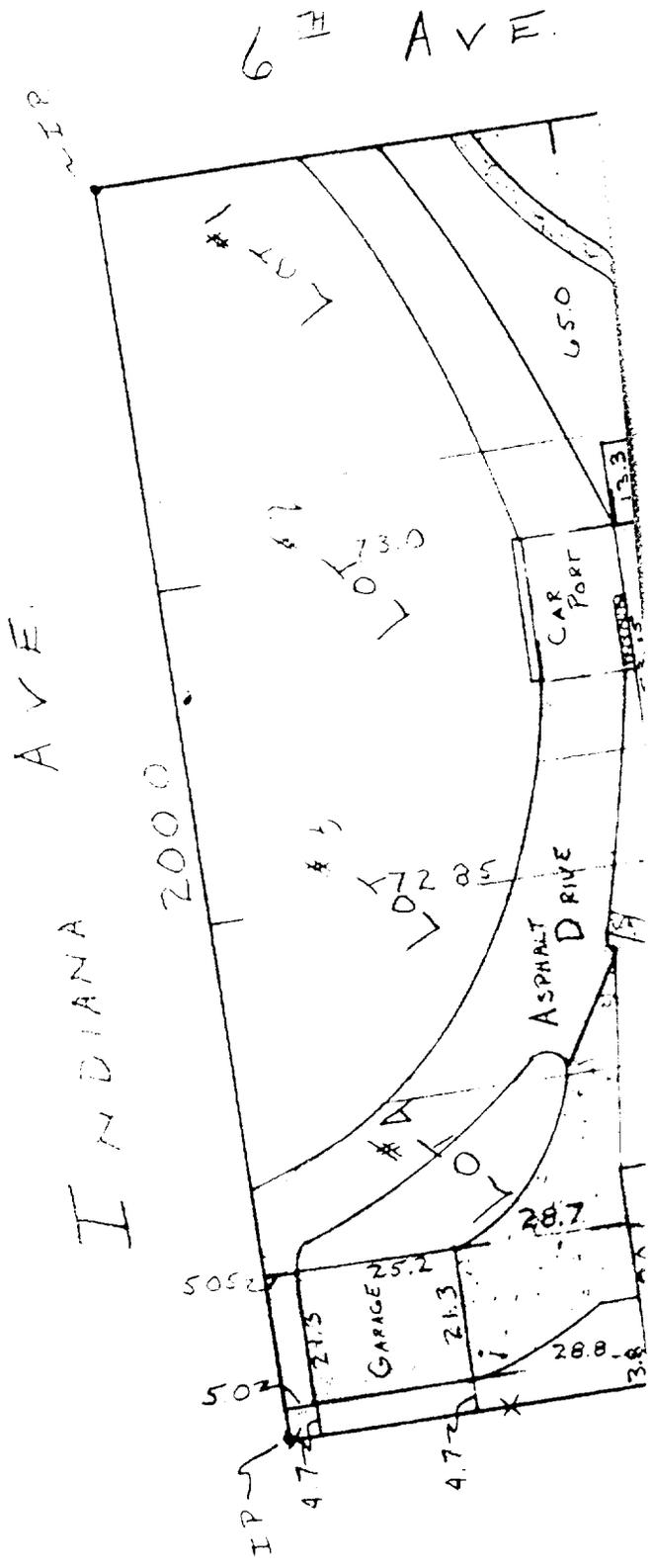
Date: 7/17/00 "

EXHIBIT 'A'

# Plat of Survey

OF PROPERTY DESCRIBED AS:

Block 21 in Minard, Ferson and Hunt's Addition to St. Charles, St. Charles Township, Kane County, Illinois.



State of Illinois )  
 ) ss.  
Counties of Kane and DuPage )

## Certificate

I, KRISTIE A. NEPHEW, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on July 17, 2000, the Corporate Authorities of such municipality passed and approved Ordinance No. 2000-Z-16, entitled

"An Ordinance Designating Certain Property as a Landmark  
(309 S. 6th Avenue)",

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2000-Z-16, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 21, 2000, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 17<sup>th</sup> day of July, 2000.

  
\_\_\_\_\_  
Municipal Clerk

(S E A L)

		<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
		Title:		Presentation of a Concept Plan for First Redevelopment PUD Phase 3			
		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 First Street Redevelopment PUD was approved in 2006 as a five phase project spanning a 7.6 acre area of property along First Street between Prairie St. and Main St. Phases 1 &amp; 2 were constructed from 2007 to 2009. Phase 3 is the riverfront property between Main &amp; Illinois Streets.</p> <p>First Street Development LLC is proposing a revised building plan for the locations of the River Terrace, River Loft, and Parking Garage that were planned for Phase 3. The new proposal fits entirely within the building footprint area of the previously approved buildings. The public plaza, bi-level riverwalk and the One West Main building site are not proposed to change in any way at this time and are not a 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 First Street 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 Elevation for Buildings 1 & 2, Approved 2008 Site Plan and Building Elevations Separate Attachments: First St. PUD ordinances 2006-Z-26 & 2008-Z-22; Market Study							
<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: 5c</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:** First Street Phase 3 Concept Plan – **Plan Commission Comments**

**DATE:** January 10, 2014

---

The Plan Commission reviewed the First Street Phase 3 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 commented that the revised building plan was appropriate for the site and preferred the reduced proposed massing of the buildings vs. the original 2008 plan.
- The Commission expressed concern about the appearance of the parking deck, both from off-site along Main Street or the riverwalk, and also from the upper level residential units which look down upon the parking deck. Measures to mitigate the appearance of the deck were discussed, including architectural treatments and landscaping. The Commission requested that the developer provide a significant level of detail on the parking deck design at the PUD Preliminary Plan stage to respond to this concern.
- The Commission supported amending the PUD for the Phase 3 site to be consistent with the recently amended Downtown Overlay District requirements was appropriate (i.e. allow for certain types of office uses on the ground floor).

Community & Economic Development  
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
 SINCE 1834

**STAFF MEMO**

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

**FROM:** Russell Colby  
 Planning Division Manager

**RE:** First Street Phase 3 Concept Plan

**DATE:** January 3, 2014

**I. APPLICATION INFORMATION:**

**Project Name:** First Street Phase 3 – Concept Plan  
**Applicant:** First Street Development LLC  
**Purpose:** Propose new concept for a portion of Phase 3 of the First Street project  
 (Location of Building 1- River Terrace and Building 2 & 3- River Loft)

<b>General Information:</b>		
<b>Site Information</b>		
Location	Between First St. & the Fox River, north of Illinois St.	
Acres		
Applications:	Concept Plan	
Applicable City Code Sections	First St. PUD Ords. 2006-Z-26 & 2008-Z-22 Title 17, Chapter 17.06 Design Review Standards & Guidelines, Chapter 17.14 – Business & Mixed Use Districts	
<b>Existing Conditions</b>		
Land Use	Vacant development site & temporary parking lot	
Zoning	CBD-1 Central Business District - PUD	
<b>Zoning Summary</b>		
North	CBD-1 Central Business District - PUD	East Plaza & First St. Building #9 site (One West Main)
East	CBD-1 Central Business District	Riverwalk & Fox River
South	CBD-1 Central Business District	Fox Island Square
West	CBD-1 Central Business District - PUD	First St. Building #4- The Plaza parking deck
<b>Comprehensive Plan Designation</b>		
Mixed Use		

## II. OVERVIEW

### A. PROPERTY HISTORY/BACKGROUND

The First Street Redevelopment PUD was approved in 2006 as a five phase project spanning a 7.6 acre area of properties along First Street between Prairie St. and Main St.

Phases 1 and 2 were constructed from 2007 to 2009 (New utility and road infrastructure; Relocation of the Blue Goose store; Building 7A-BMO Harris Bank & 16 affordable rental units; Building 4- The Plaza Parking Deck; and the West Plaza/First Street Place).

Phase 3 is the riverfront property located between Main & Illinois Streets (an aerial photo/location map is attached). Construction of Phase 3 was planned to start in 2009. The following was planned as a part of Phase 3 of the project:

- Public plaza and bi-level riverwalk
- One West Main building at First & Main St. (to be developed by SMN Development)
- River Terrace, River Loft, and Parking Garage buildings (to be developed by First Street Development LLC)

### B. PROPOSAL

First Street Development LLC is proposing a revised building plan for the River Terrace, River Loft, and Parking Garage that were planned for Phase 3. The new proposal fits entirely within the building footprint area of the previously approved buildings.

The subject property is currently owned both by the City of St. Charles and First Street Development LLC. Per a Redevelopment Agreement between the two parties, First Street Development LLC is to develop the building site and privately own the buildings. A portion of the parking to be provided would be available for public use.

The public plaza, bi-level riverwalk and the One West Main building site are not proposed to change in any way at this time and are not a part of the Concept Plan proposal. The riverwalk dimensions have not changed; however, outdoor dining that had been planned along the riverwalk can now be relocated onto the private development site, which will further open the planned pedestrian pathways along the river.

### C. REVIEW PROCESS

The Zoning Ordinance requires a Concept Plan review application be filed prior to requesting certain types of c to PUDs. Table 17.04-2 identifies that an increase in dwelling units of 5% or more is considered a Major Change to a PUD, requiring the Concept Plan review, followed by a new PUD Preliminary Plan.

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 will have to formally request approval of new PUD Preliminary Plans. PUD Preliminary Plans include more detailed building architecture, site engineering and landscaping plans. PUD Preliminary Plans are required to be reviewed by the Historic Preservation Commission, Plan Commission, Planning and Development Committee, and approved by the City Council.

Depending on the changes to the project, an amendment to the First Street PUD ordinance may be required. (One potential PUD ordinance amendment that has been identified based on the Concept Plan- allowing for business/professional office use on the ground floor of the proposed buildings.)

### III. ANALYSIS

#### A. COMPREHENSIVE PLAN

The First Street project was identified in the 2000 Downtown Strategy Plan, which is part of the City's Comprehensive Plan. The Strategy Plan identified the First Street corridor as underutilized and as the most significant opportunity for new development in the downtown. Through a public planning process, the City formulated and adopted the First Street Design Guidelines in 2002 and used then this document as a basis to plan the project. The project was ultimately approved in 2006.

The City recently adopted a new 2013 Comprehensive Plan. The Land Use Plan identifies the site as "Mixed Use." In the Downtown Subarea Plan in Chapter 8, the remaining undeveloped First Street building sites are identified as Opportunity Sites. The Phase 3 property is identified as Site J:

*"The western portion of the 1<sup>st</sup> Street development has been constructed and contributed positively to the energy and appearance of Downtown. This site represents the east half of the development which stalled during the economic downturn associated with the housing market collapse. It is recommended that the City continue to promote the approved plan as a viable option for the site, including the residential units that will bring more residents to the Downtown area."*

#### B. HISTORIC PRESERVATION COMMISSION REVIEW

The subject property is located within the Central Historic District. 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 Historic Preservation Commission reviewed the Concept Plan on 12/18/13 and offered the following comments:

- There was concern expressed about the visibility and appearance of the parking deck from the riverwalk and off site across the river. The developer responded that the

deck structure will only extend approximately 8 ft. above grade and brick and simulated windows could be used on the façade to disguise the vehicles in the garage.

- Although the Commission thought the architecture for Buildings 1 & 2 was satisfactory, they felt that it appeared to be too generic and commented that it could be located in any modern downtown. They suggested using more of an urban loft/factory look that utilizes all brick and no EIFS. The developer was receptive to this concept.

C. ZONING REVIEW:

The First Street PUD established zoning parameters for the project. For the River Terrace and River Loft buildings, zoning deviations to the CBD-1 Central Business zoning district were granted for building size in excess of 40,000 square feet and building height in excess of 50 ft. The table below compares the 2008 approved plan vs. the 2013 proposed plan:

	North Building		Southwest Building		Southeast Building	
	River Terrace - 2008	First St. Place (Proposed Bldg #2)	River Loft West - 2008	First St. Place (Proposed Bldg #1)	River Loft East- 2008	Proposed Condos. Bldg #3)
<b>Building Footprint</b>	20,056	11,960	10,150	11,960	10,150	12,850
<b>Building Square footage</b>	89,196	47,840	61,638	47,840	61,638	64,250
<b>Building Floors</b>	5 + mezzanine	4	5 + mezzanine	4	5+ mezzanine	5
<b>Building Height</b>	75 ft.	TBD/ 55 to 60 ft.	74 ft.	TBD / 55 to 60 ft.	74 ft.	TBD
<b>Ground floor uses</b>	Retail	Retail & Office	Retail	Retail & Office	Retail	Retail & Office
<b>Second floor uses</b>	Non-Residential	Residential	Non-Residential	Residential	Residential	Residential
<b>Upper level uses</b>	Residential	Residential	Residential	Residential	Residential	Residential

	2008 Plan		2013 Proposed Plan		Change
	2008 Plan	2008 Plan	2013 Proposed Plan	2013 Proposed Plan	
<b>Building Square footage</b>	72,966	Non-Residential	36,500	Non-Residential	75% of 2008 square footage is proposed
	139,509	Residential	123,160	Residential	
	<b>212,475</b>	<b>Total</b>	<b>159,930</b>	<b>Total</b>	
<b>Residential Units</b>	0	Studio	24	Studio	+40 units  (Unit types in proposed Building #3 have not been determined)
	10	1 BR	24	1 BR	
	28	2 BR	24	2 BR	
	6	3 BR	0	3 BR	
	1	4 BR	0	4 BR	
	16	TBD	32	TBD	
	<b>64</b>	<b>Total</b>	<b>104</b>	<b>Total</b>	
<b>Parking</b>	170 Private 99 Public		107 Private 121 Public		-63 Private +22 Public
<b>Parking ratio vs. typical ordinance requirement</b>	Approx. 81 to 84% (varies based on BR count)		Approx. 75 to 92% (varies based on BR count)		Comparable parking ratio to 2008 plan

### First Floor Use Restrictions

Although the Phase 3 site is located within the Downtown Overlay District, more specific restrictions on first floor uses were included in the First Street PUD Ordinance, and these requirements control the ground floor uses. The percentage restriction on certain types of uses applies as a total overall percentage of all ground floor first floor space in the PUD, which would include other phases of the project as well.

#### First Street PUD standards for first floor uses:

*Only the following uses, as defined herein, shall be permitted on the first floor of enclosed buildings within the Project:*

1. *Art Gallery/Studio*
2. *Coffee or Tea Room*
3. *Cultural Facility\**
4. *Indoor Recreation and Amusement\**
5. *Live Entertainment*
6. *Personal Services\**
7. *Restaurant*
8. *Retail Sales*
9. *Tavern/Bar*
10. *Theater\**
11. *Utility, Local\**
12. *Accessory uses to the preceding uses 1 through 11.*

*\*Not more than 25% of the total gross leasable floor area on the first floor of all enclosed buildings within the Project, exclusive of ground floor parking areas, the Blue Goose and Building 7A, may be occupied by these uses.*

In the Concept Plan application, the developer is contemplating some business and professional office uses on the ground floor. The Downtown Overlay District regulations were recently amended to allow such uses provided the business was certified to meet criteria demonstrating the business would generate pedestrian traffic.

### D. SITE & BUILDING DESIGN

The proposed buildings and parking deck will be stand-alone structures. The 2008 plan contemplated the buildings to be wrapped around and integrated with a central parking deck.

The Concept Plan generally maintains the site design features identified when the PUD was established in 2006:

- Continuous pedestrian access around the buildings and along the river
- Public plaza and bi-level riverwalk remain (with outdoor dining moved off of the riverwalk and onto the private development site)
- 360 degree building architecture (to be further developed in a new PUD Preliminary Plan)
- Parking generally located at the interior of the site
- Pedestrian-scale storefronts and commercial uses on the ground floor, facing both the streets and the riverwalk
- Upper level residential uses taking advantage of views of the river and downtown

To be consistent with the original vision for the project, the following elements should continue to be incorporated into the building designs for the project:

- Scale and proportion that is complementary to the existing downtown.
- Use of traditional building materials (primarily brick)
- Pedestrian scale architecture on the first floor
- High levels of window transparency along the first floor
- Recessed storefront doors to maintain an adequate walking paths along sidewalks
- Attention to architectural details (sills, lintels, cornices, awnings, parapets, etc.)
- Attention to the leftover spaces (particularly the outdoor dining areas adjacent to the parking deck) to ensure they contribute to the riverwalk environment.

#### E. ACCESS AND CIRCULATION

- A two-level parking structure is planned in between the buildings. The structure is proposed to have separate vehicular entrances to each floor. Details on pedestrian access to and from the deck have not been provided.
- The lower level vehicular entrance is located on Illinois Street. The lower level will be partially below grade. Underbuilding parking is planned beneath each building and would be accessed from the lower level of the parking structure.
- The upper level vehicular entrance is located on First Street.
- Conceptually, the parking deck would be for public use and the parking beneath each building would be for private use of the building residents.

#### Comments on the Parking Deck Configuration

- The parking deck has dead-end rows, requiring a turnaround location at the end of each of the row. An alternate configuration with one-way aisles and angle stalls would improve circulation but would significantly reduce the number of parking stalls (from 121 to 82).
- The Illinois St. access will need to be studied by a traffic engineer. An access previously planned near this location was a right-in/right-out. As the only access to the lower level of the deck, a full access would be preferred; however there may be sight visibility issues due to the proximity of the Illinois St. bridge.
- With only a single access point to each level of the deck, it would be difficult to completely close down either First or Illinois St. adjacent to the site for any special events.
- The parking deck location limits emergency fire access to Building #3, which fronts on the riverwalk. More information is needed to determine if Fire Dept. access is adequate to meet the code requirements. Access by a ladder truck would need to be provided either from the second floor of the parking structure itself or along the riverwalk face of the building. Continuous upper balconies along the riverfront face of the building can also be considered to improve emergency access.
- Refuse collection and commercial deliveries need to be accommodated in some manner and this may impact the design of the deck.
- A vehicular connection between the parking areas beneath Buildings 1 & 2 should be considered to provide an additional emergency access and improve traffic circulation within the parking structure.

#### F. ENGINEERING REVIEW

- Utilities have been installed based on the 2008 plan and will need to be relocated/reworked and/or removed.
- A public storm sewer that crosses the site will need to be rerouted so that it doesn't run below any buildings. Changes to the discharge location of this storm sewer may require an Army Corp. permit.
- The sanitary sewer system will need to be evaluated based on the increase in the number of residential units.
- Some additional environmental remediation needs to occur on the site in connection with the building construction.
- Plans for the streetscaping and riverwalk will need to be revised accordingly based on the final design of the buildings.
- Irrigation and electric to serve the east plaza and riverwalk were planned from the buildings on this site- this will need to be accounted for in the plans.
- During the engineering design of the lower level parking, consideration will need to be given to the depth of existing bedrock, potential for groundwater conditions, and the base flood elevations in the area.
- A new Plat of Subdivision will be required to correct lot lines and modify easements on the site.

#### G. INCLUSIONARY HOUSING

The First Street PUD was approved in 2006, prior to the City adopting the Inclusionary Housing Ordinance in 2008. As a part of the PUD and Redevelopment Agreement, 16 affordable rental units were provided for the entire project in Building 7A. Based on the most recent Affordable Housing Update completed this year, the requirement to provide affordable units is set at zero. Therefore, no additional units are required for the project at this time.

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

School and Park Land Cash Fees will be due for all units in the phase at the time of building permit for the first building in the phase that contains residential units. 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. Previously, both the school and park districts accepted cash donations for the development and did not request a land dedication.

#### I. MARKET STUDY

The Redevelopment Agreement between the City and First Street Development LLC will need to be modified in some manner to reflect the proposed new building program and development timeline.

The City engaged Tracy Cross & Associates to conduct a Market Study of the proposed residential project to determine if the developer's revised proposal and development timeline were viable from a market perspective. This information will also be necessary to fully assess

the impact of the new proposal on the existing First Street TIF district. The study is included in the packet. In summary, the report found:

- There is significant unmet demand for the rental apartment product (Buildings 1 & 2) and the units should readily lease at or above the developer's projected rental rates.
- The demand for the condominium product (Building 3) is weak and the proposed sales prices appear high relative to the market. This finding suggests it may be difficult to achieve pre-sales of units to support construction of the building in a timely manner.

#### **IV. RECOMMENDATION**

Review the Concept Plan and provide comments to the developer.

Staff is recommending providing feedback on the following:

1. Is the proposed revised building plan desirable?
2. Is the building architecture appropriate?
3. Should business & professional office use be permitted on the ground floor level (and follow the recent changes to the Downtown Overlay District?)

**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 Date  
**RECEIVED**  
 St. Charles, IL  
  
 DEC - 3 2013  
  
 CDD  
 Planning Division

**CITYVIEW**  
 Project Name: First Street  
 Project Number: 2013 -PR- 018  
 Application Number: 2013 -AP- 027

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): <u>09-34-127-005, 006, 004, 003, 002</u> <u>09-27-378-011, 012, 010, 009, 008</u>	
	Street Address (or common location if no address is assigned):	
<b>2. Applicant Information:</b>	Name <u>First Street Development, LLC</u>	Phone <u>630-443-9393</u>
	Address <u>409 Illinois Ave #1-D</u>	Fax
	<u>St. Charles, IL 60174</u>	Email <u>Bob@Midwestcustomhome.co.</u>
<b>3. Record Owner Information:</b>	Name <u>City of St. Charles +</u>	Phone
	Address <u>First Street Development</u>	Fax
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name <u>First Street Development, LLC</u>	Phone <u>630-587-5555</u>
	Address <u>409 Illinois Ave. #1-D</u>	Fax
	<u>St. Charles, 60174</u>	Email

**Zoning and Use Information:**

Current zoning of the property: CBD-1 PUD

Is the property a designated Landmark or in a Historic District? Yes - In Historic District

Current use of the property: Vacant

Proposed zoning of the property: CBD-1 PUD PUD? Yes

Proposed use of the property: Mixed-Use Development

Comprehensive Plan Designation: Mixed Use

**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 ½ 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 12-2-13  
Date

  
\_\_\_\_\_  
Applicant or Authorized Agent 12-2-13  
Date

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

STATE OF ILLINOIS    )  
  ) SS.  
KANE COUNTY         )

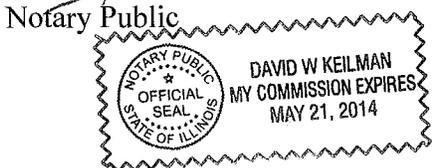
I, Bob Rasmussen, being first duly sworn on oath depose and say that I am  
Manager of First Street Development, LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- Robert Rasmussen \_\_\_\_\_
- Keith Kotche \_\_\_\_\_
- Chuck Wolande \_\_\_\_\_
- Phil Corcoran \_\_\_\_\_
- Phil Wilmington \_\_\_\_\_
- Ed Levato \_\_\_\_\_
- Mark Kenner \_\_\_\_\_

By: [Signature], Manager

Subscribed and Sworn before me this 2<sup>nd</sup> day of  
DECEMBER, 2013.

[Signature]





**#1** City for Families  
by FamilyCircle® 2011

December 17, 2013

Re: First St. Redevelopment PUD – Concept Plan for First Phase 3

The City of St. Charles, record owner, hereby authorizes the inclusion of certain City-owned parcels in the Concept Plan Application filed by First Street Redevelopment, LLC, for the purpose of proposing a revised concept for a portion of the Phase 3 property. The property is legally described as:

Lots 3, 4, 5, 11 and 12 in the Phase III First Street Redevelopment Subdivision, recorded as Document #2008K089916.

Property located north of Illinois Street, east of First Street, and west of the Fox River, in St. Charles, IL 60174

A handwritten signature in cursive script, appearing to read "Mark Koenen", is written over a horizontal line.

Mark Koenen, City Administrator

C: John McGuirk, City Attorney  
Rita Tungare, Director of Community Development

RAYMOND P. ROGINA *Mayor*  
MARK KOENEN, P.E. *City Administrator*

**City of St. Charles Land/Cash Worksheet - FIRST STREET PHASE 3 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	0	1.99	0	0.088	0	0.048	0	0.038	0
	3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)										
	Efficiency	24	1.294	31.056	0	0	0	0	0	0
	1 bedroom	40	1.758	70.32	0.002	0.08	0.001	0.04	0.001	0.04
	2 bedroom	40	1.914	76.56	0.086	3.44	0.042	1.68	0.046	1.84
	3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
<b>Estimated Population</b>		<b>104</b>		<b>177.936</b>		<b>3.52</b>		<b>1.72</b>		<b>1.88</b>
<b>Park Acreage @ 10 acres per 1,000 population</b>				<b>1.77936</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>\$427,936.08</b>						
Elementary School Acreage @ .025 acres per student						0.088				
Middle School Acreage @ .0389 acres per student							0.066908			
High School Acreage @ .072 acres per student									0.13536	
<b>Total School Acreage</b>										<b>0.290268</b>
<b>Total School Cash in Lieu @ \$240,500 per acre</b>										<b>\$69,809.45</b>

1 1/2 Mile Jurisdiction Park Cash in Lieu

**\$311,388.00**

(Not for development within City of St. Charles)

1 1/2 Mile Jurisdiction School Cash in Lieu

**\$50,796.90**

(Not for development within City of St. Charles)



Building 4/Parking Deck

West Plaza

First Street

Main Street

East Plaza

SMN Development /  
One West Main Site

First Street LLC  
Development Site

Bi-Level Riverwalk

Riverwalk

Illinois Street

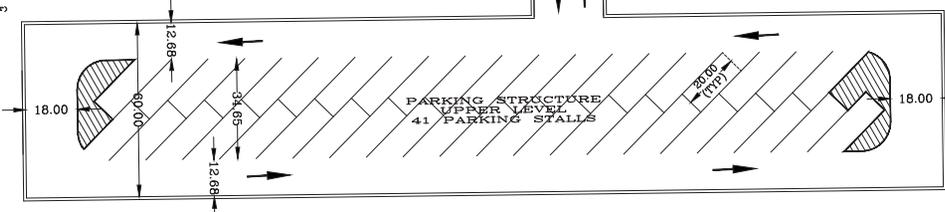
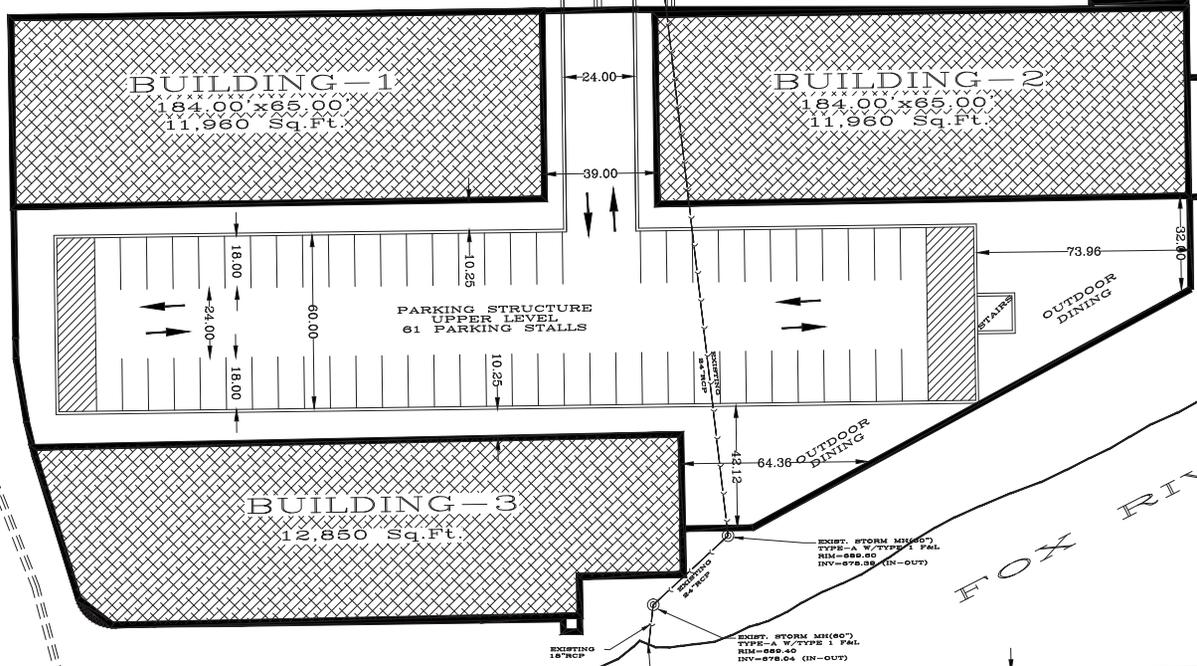
**First Street  
Redevelopment  
PUD Phase 3**

**Planned Building  
Locations**



ILLINOIS STREET

SOUTH 1ST STREET



PARKING STALL OPTION @ 45°

**BUILDING DATA:**

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR
BUILDING-1	RESTAURANT/ RETAIL/OFFICE	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	
BUILDING-2	RESTAURANT/ RETAIL/OFFICE	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	
BUILDING-3	RESTAURANT/ RETAIL/OFFICE	8-CONDOMINIUMS 1400 Sq.Ft./EA units	8-CONDOMINIUMS 1400 Sq.Ft./EA units	8-CONDOMINIUMS 1400 Sq.Ft./EA units	8-CONDOMINIUMS 1400 Sq.Ft./EA units

**PARKING:**

PARKING STRUCTURE	@ 45°	@ 90°
UPPER LEVEL	41 STALLS	60 STALLS
LOWER LEVEL	41 STALLS	61 STALLS
TOTAL	82 STALLS	121 STALLS

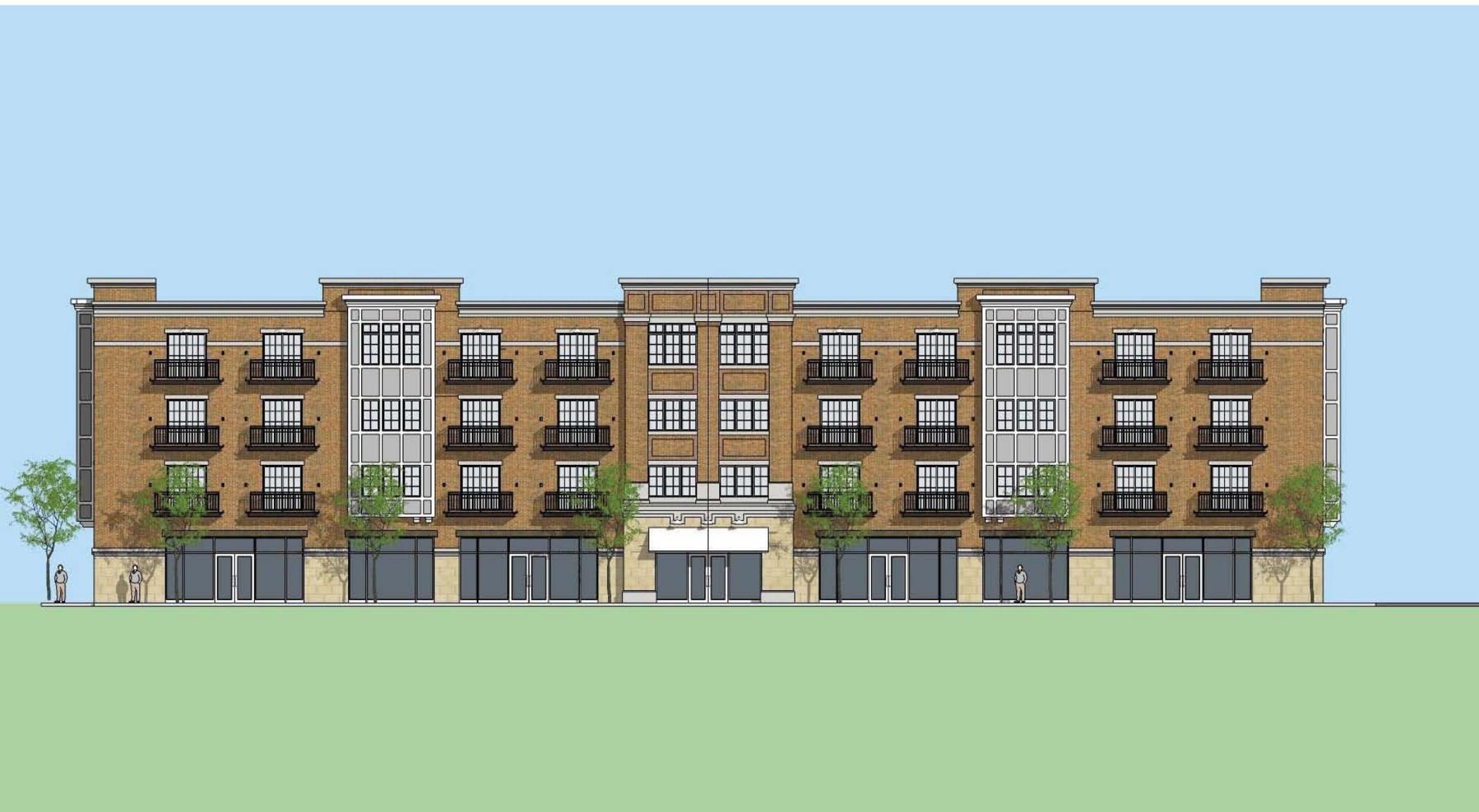
**UNDERGROUND:**

BLDG-1	35 STALLS
BLDG-2	36 STALLS
BLDG-3	37 STALLS
TOTAL	107 STALLS

Proposed First St. Elevation of Buildings 1 & 2

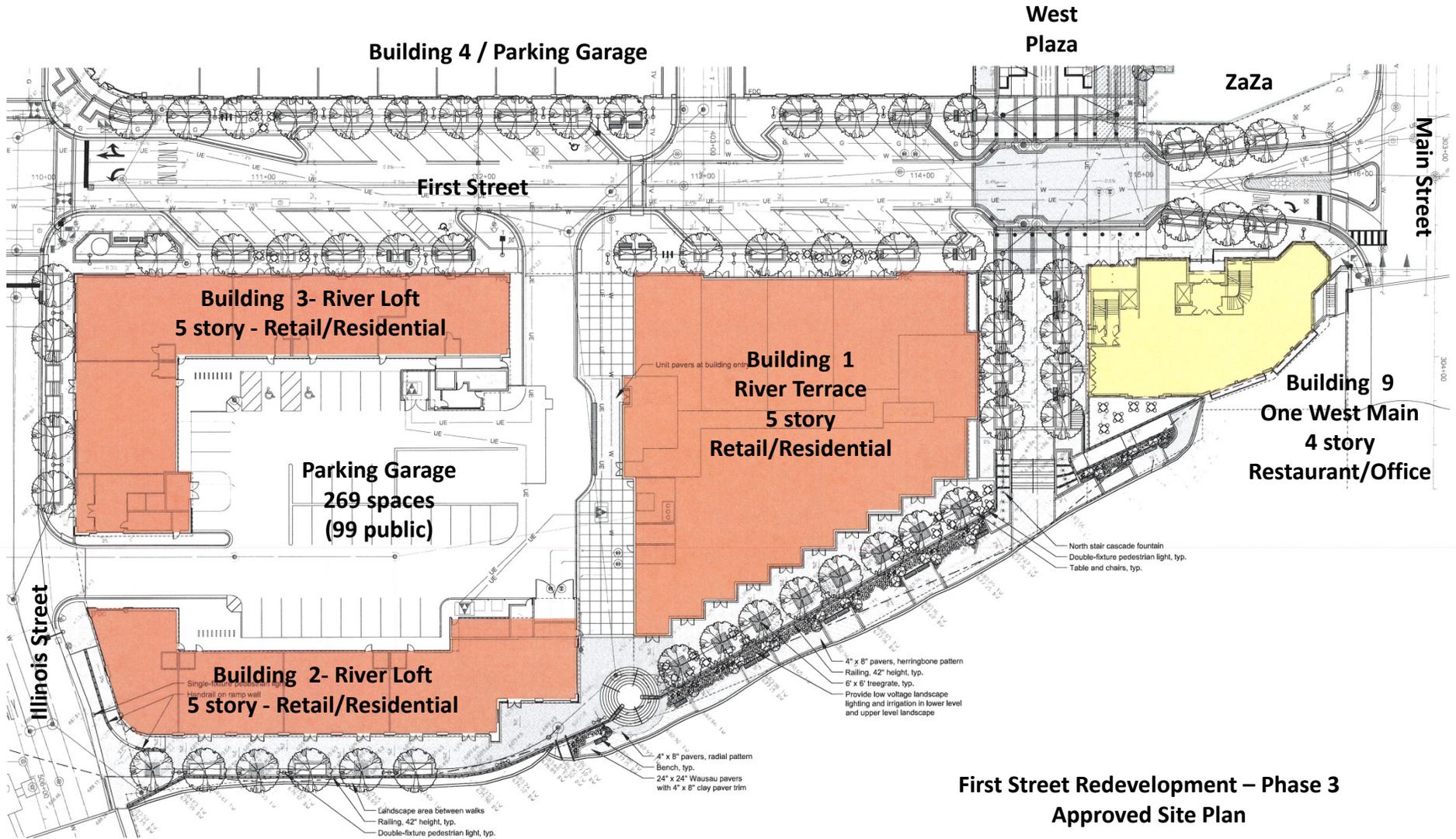




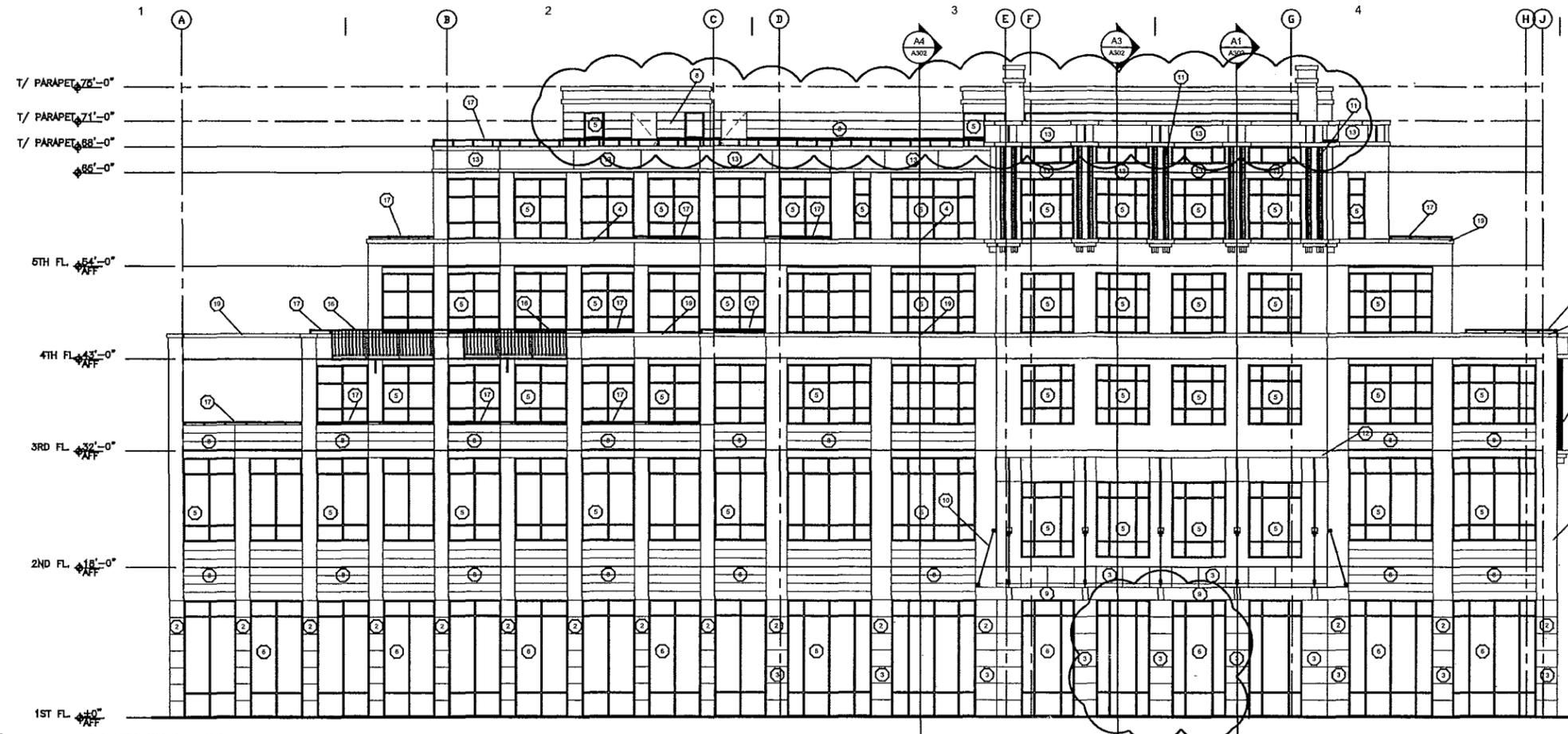








**First Street Redevelopment – Phase 3  
Approved Site Plan**



**(C1) NORTH ELEVATION**  
1/8" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

1. - Modular Brick - Sturbridge sanded smooth, Walsontown Brick Co. Brick Supplier: Interslate Brick (Brent Schmick 630.730.5156)  
- 2" air space  
- Tyvek Moisture Barrier  
- 1/2" densgokd sheathing  
- 8" Metal Stud 16" O.C.  
- 5/8" GWB  
- R-19 BATT Insulation
2. - Cast Stone Plaster 23 5/8" High x 3 5/8" thick. Color: Ash Brown Renaissance Stone  
- 2" air space  
- Tyvek Moisture Barrier  
- 1/2" densgokd sheathing 8" metal stud 16" O.C.  
- 5/8" GWB  
- R-19 BATT Insulation
3. - Cast Stone Plinth - 23 5/8" High x 3 5/8" thick. Color: Buff Renaissance Stone  
- 2" air space  
- Tyvek Moisture Barrier  
- 1/2" densgokd sheathing  
- 5/8" GWB  
- R-19 BATT Insulation
4. 5 5/8 x 23 5/8 x 3 5/8" stone sill Renaissance Stone, Color: Oyster
5. YKK No. Yes TU 4 1/2" x 2" sections 1" insulated glass low-e glazing
6. YKK No. YWE got 6" x 2 1/4" sections 1" insulated glass low-e glazing
7. Stone Cap Metal silding Centria #CS-200 20 Gauge Aluminum. Slate Gray with Microseam corners. See Details
9. C12 Steel Canopy Fascia. See Details
10. 1" tumbuckle paint to match storefront
11. 8" Diam. Alum. Col. PAC-CLAD- Column Covers: PAC-100F (flush joint) Color: Slate Gray
12. 11 5/8 x 3 5/8 x 23 5/8 Renaissance Stone Color to match Plaster Fin. To match Alum Frame
14. 12" ø steel col. Paint to match storefront
15. Half round sill pipe, from 4" ø standard steel pipe paint to match fascia
16. - 2" square s/s tube guardrail  
- 1" square s/s tube baluster 5" o.c.  
- w/2" s/s frame, s/s bracket. See Detail
17. - 2" Square tube stainless steel railing with 2" square-tube vertical supports  
- 4" ø O.C. 4x4 x 1/4 stainless steel plate with 4 - 1/2" ø expansion bolts.
18. - Decorative alum tubes  
- 3" x 32" x 6 1/2" Centria #291 & 292 tube alum.  
Cover top & bot. fin slate grey  
- See Detail
19. 5 5/8 x 23 5/8 x 19" Stone Cap Renaissance Stone Color: Oyster
20. Brick Soldier Course
21. Metal Sill 18 Gauge Aluminum. Centria Color: Slate Gray.
22. Through-wall flashing weep holes at 24" O.C.
23. Brick soffit on Halfen concealed lbtel system.



**(A1) WEST ELEVATION**  
1/8" = 1'-0"

**KNAUER**

Knauer Incorporated  
720 Waukegan Road, Suite 200  
Deerfield, IL 60015  
(847) 948.9500  
(847) 948.9599 fax  
www.knaufinc.com

architecture  
design  
direction

D

C

B

A

12/05/07 ISSUED FOR PRELIMINARY PERMIT

10/21/07 PROGRESS SET

MARK	DATE	DESCRIPTION
ISSUED		

**FIRST STREET  
DOWNTOWN  
REDEVELOPMENT**

PHASE III- RIVER TERRACE  
ST. CHARLES, ILLINOIS 60174

PROJECT NO: 2768

CAD DWG FILE: 30301 - BUILDING AT ST. CHARLES RIVER  
10/20/07 REVISED TO REFLECT 10/21/07 EXTERIOR ELEVATIONS DWG

DRAWN BY: YS

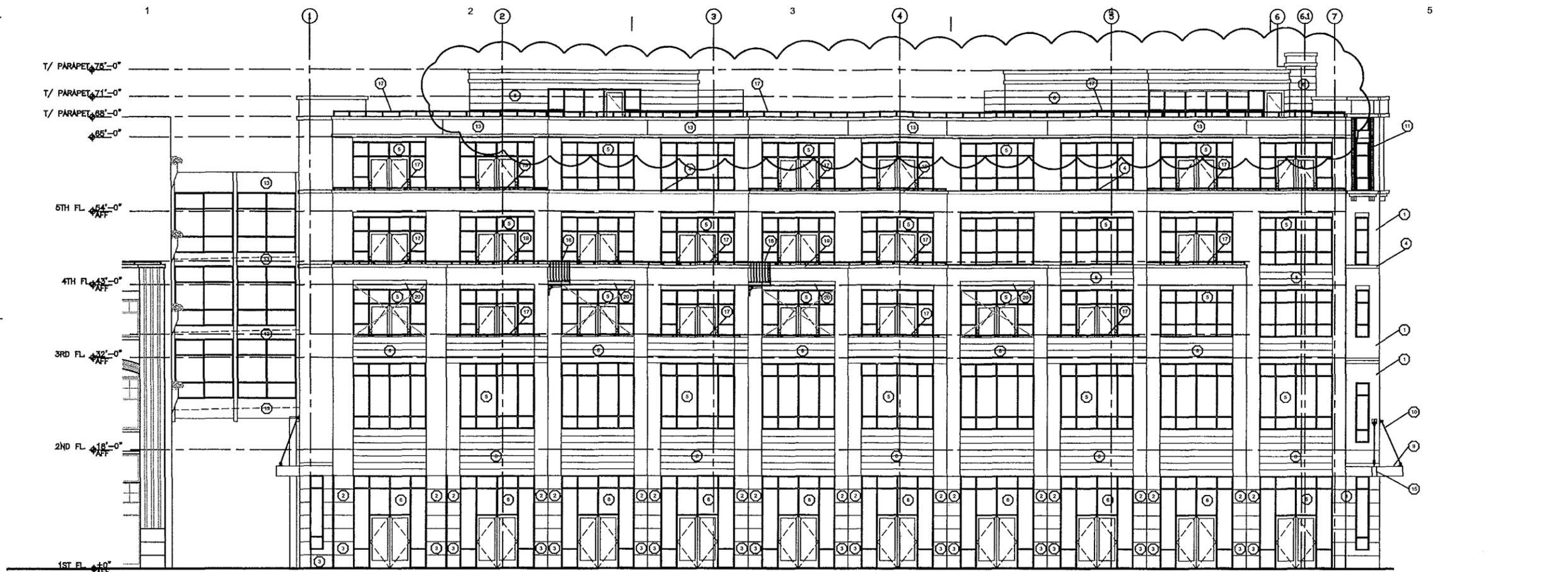
CHECKED BY: DY

COPYRIGHT: © 2007 KNAUER INCORPORATED  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN  
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF  
KNAUER INCORPORATED AND THE SAME MAY NOT BE  
DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN  
CONSENT OF KNAUER INCORPORATED

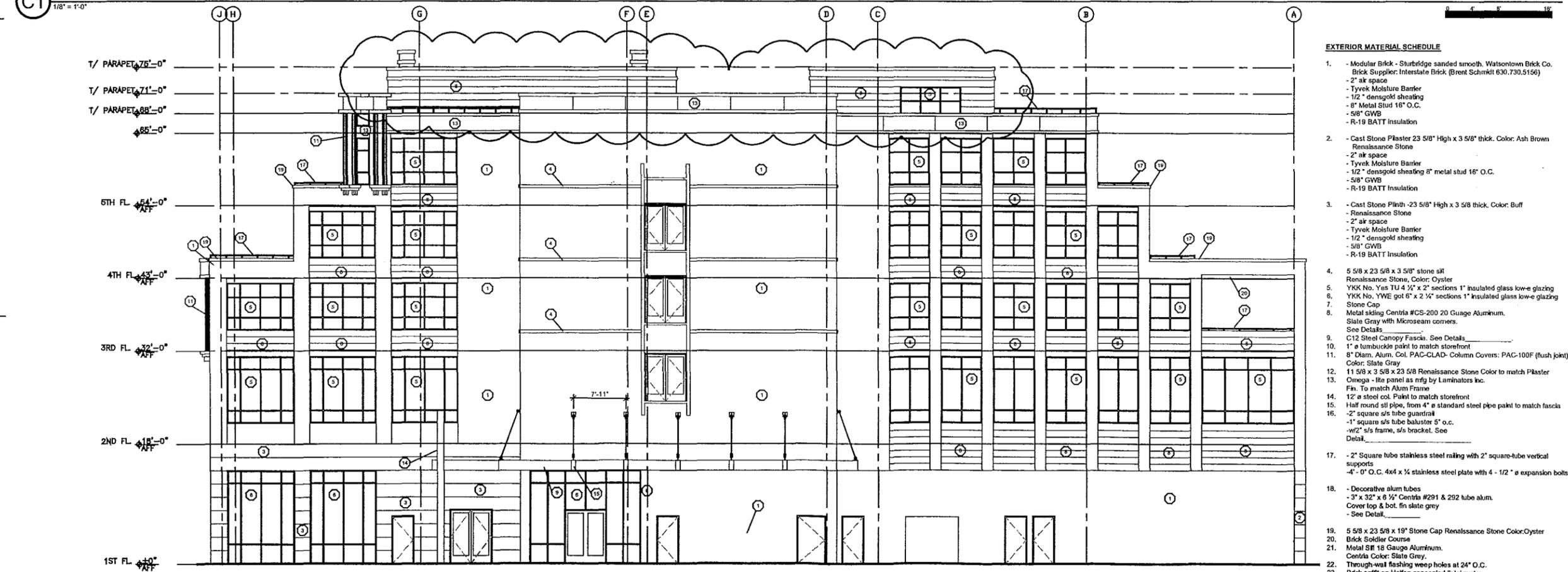
SHEET TITLE

**EXTERIOR  
ELEVATIONS**

**A-201**



**C1 EAST ELEVATION**  
1/8" = 1'-0"



**A1 SOUTH ELEVATION**  
1/8" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

1. - Modular Brick - Sturbridge sanded smooth, Watertown Brick Co.  
Brick Supplier: Interstate Brick (Brent Schmitt 630.730.5166)  
- 2" air space  
- Tyvek Moisture Barrier  
- 1/2" densgold sheathing  
- 8" Metal Stud 16" O.C.  
- 5/8" GWB  
- R-19 BATT Insulation
2. - Cast Stone Plaster 23 5/8" High x 3 5/8" thick. Color: Ash Brown  
Renaissance Stone  
- 2" air space  
- Tyvek Moisture Barrier  
- 1/2" densgold sheathing 8" metal stud 16" O.C.  
- 5/8" GWB  
- R-19 BATT Insulation
3. - Cast Stone Plinth 23 5/8" High x 3 5/8" thick. Color: Buff  
Renaissance Stone  
- 2" air space  
- Tyvek Moisture Barrier  
- 1/2" densgold sheathing  
- 5/8" GWB  
- R-19 BATT Insulation
4. 5 5/8" x 23 5/8" x 3 5/8" stone sill  
Renaissance Stone, Color: Oyster
5. YKK No. Yes TU 4 1/2" x 2" sections 1" insulated glass low-e glazing
6. YKK No. YWE got 6" x 2 1/4" sections 1" insulated glass low-e glazing
7. Stone Cap  
Metal Siding Centria #CS-200 20 Gauge Aluminum.  
Slate Gray with Microseam corners.  
See Details.
9. C12 Steel Canopy Fascia. See Details.
10. 1" x 1" aluminum paint to match storefront
11. 8" Diam. Alum. Col. PAC-CLAD- Column Covers: PAC-100F (flush joint)  
Color: Slate Gray
12. 11 5/8" x 3 5/8" x 23 5/8" Renaissance Stone Color to match Plaster
13. Omega - lite panel as mfg by Laminators Inc.  
Fin. To match Alum Frame
14. 12" x steel col. Paint to match storefront
15. Half round sill pipe, from 4" x standard steel pipe paint to match fascia
16. - 2" square s/s tube guardrail  
- 1" square s/s tube baluster 5" o.c.  
- w/2" s/s frame, s/s bracket. See Detail.
17. - 2" Square tube stainless steel railing with 2" square-tube vertical supports  
- 4" x 4" O.C. 4x4 x 1/2" stainless steel plate with 4 - 1/2" x expansion bolts.
18. - Decorative alum tubes  
- 3" x 32" x 6 1/2" Centria #291 & 292 tube alum.  
Cover top & bot. fin slate grey  
- See Detail.
19. 5 5/8" x 23 5/8" x 19" Stone Cap Renaissance Stone Color: Oyster
20. Brick Soldier Course
21. Metal Sill 18 Gauge Aluminum.  
Centria Color: Slate Grey.
22. Through-wall flashing w/ep holes at 24" O.C.
23. Brick scuff on Halfen concealed intel system.

MARK	DATE	DESCRIPTION
12/05/07		ISSUED FOR PRELIMINARY PERMIT
10/31/07		PROGRESS SET

**FIRST STREET  
DOWNTOWN  
REDEVELOPMENT**

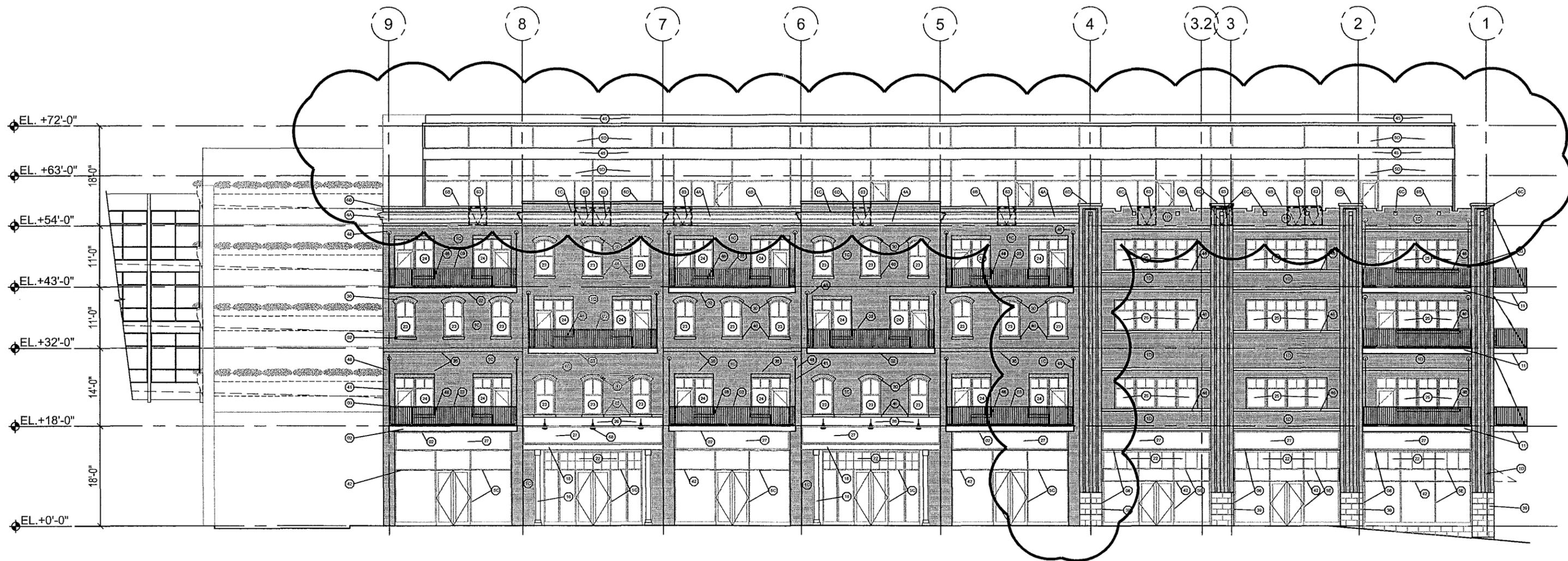
PHASE III- RIVER TERRACE  
ST. CHARLES, ILLINOIS 60174

PROJECT NO:	2768
CAD DWG FILE:	02768_RIVER.DWG
DRAWN BY:	YS
CHECKED BY:	DY

**COPYRIGHT:** © 2007 KNAUER INCORPORATED  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN  
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF  
KNAUER INCORPORATED AND THE SAME MAY NOT BE  
DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN  
CONSENT OF KNAUER INCORPORATED

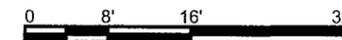
**EXTERIOR  
ELEVATIONS**

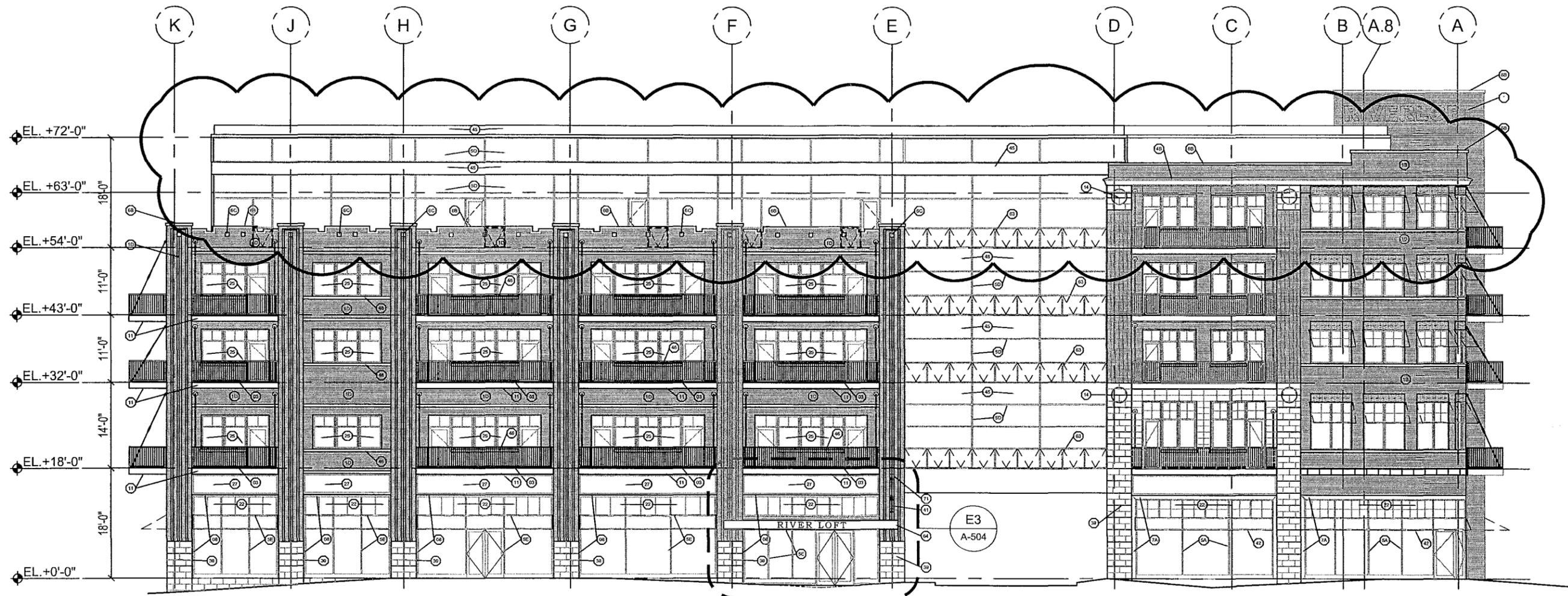
**A-202**



# WEST ELEVATION

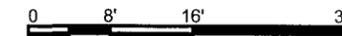
1/16"=1'-0"

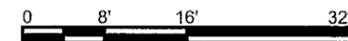
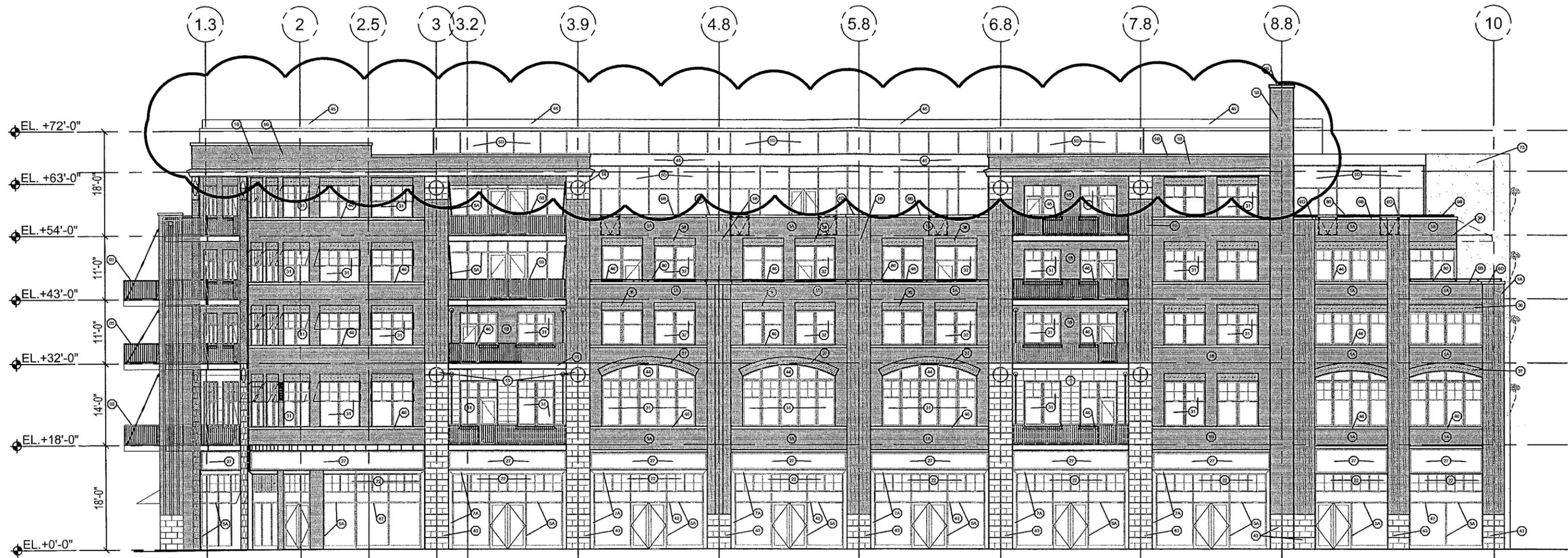




# SOUTH ELVATION

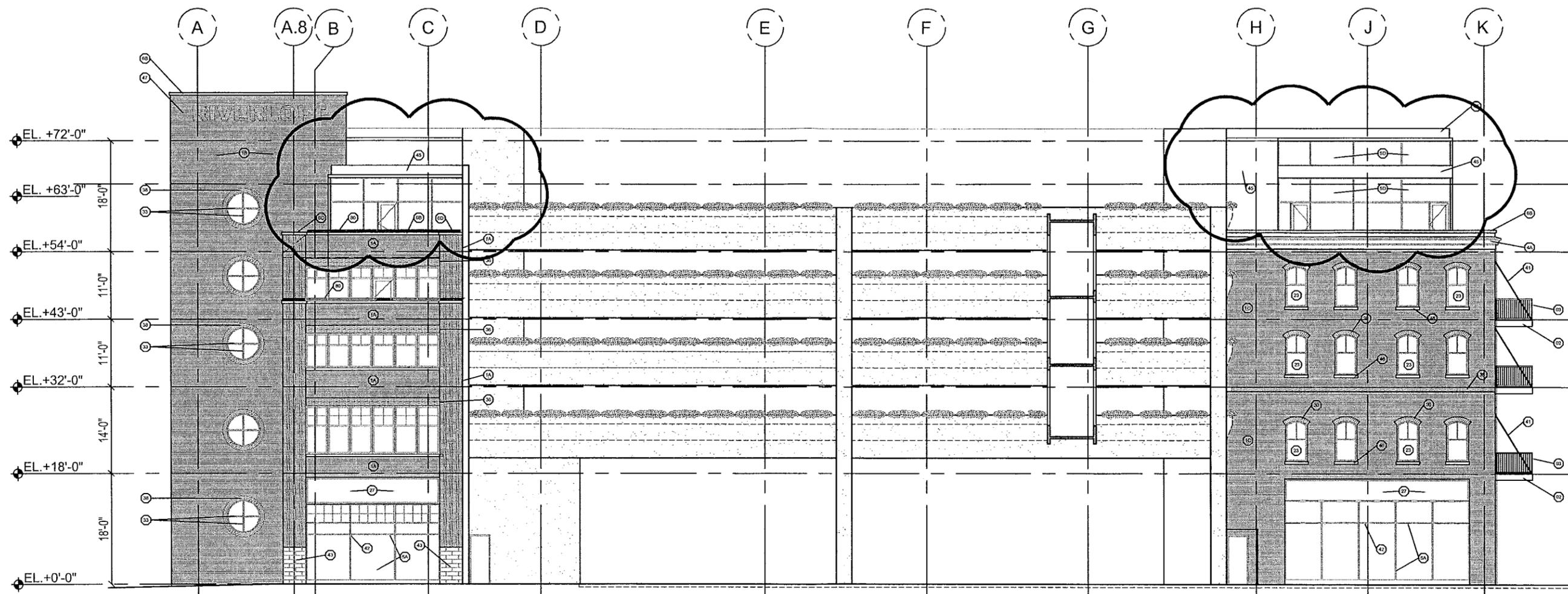
1/16"=1'-0"





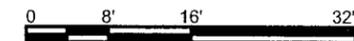
# EAST ELEVATION

1/16"=1'-0"



# NORTH ELEVATION

1/16"=1'-0"





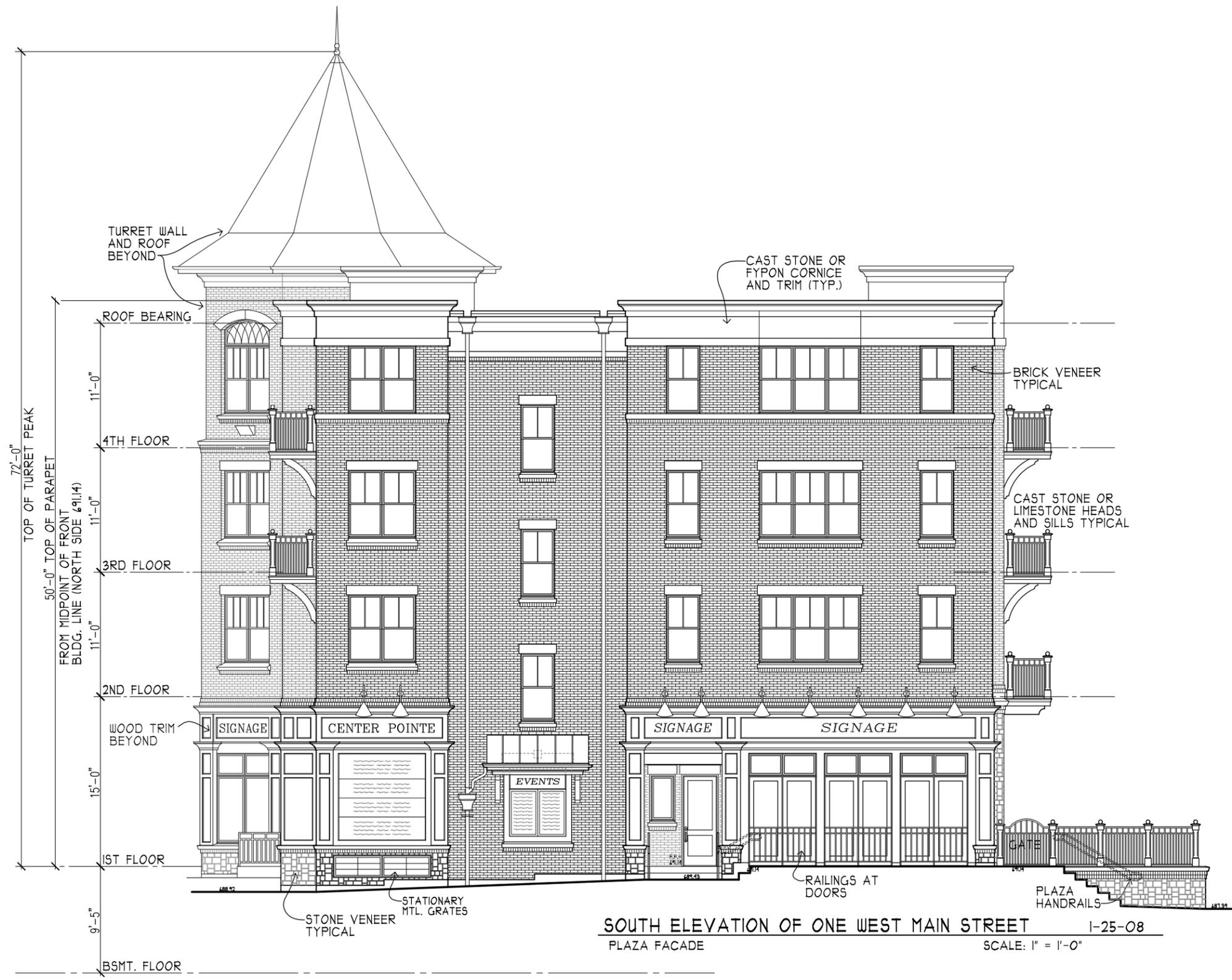
WEST ELEVATION OF ONE WEST MAIN STREET 1-25-08  
 FIRST STREET FACADE SCALE: 1" = 10'-0"

PROPOSED NEW BUILDING FOR:  
**ONE WEST MAIN ST.**  
 ST. CHARLES, ILLINOIS  
 FOR: AVONDALE CUSTOM HOMES

Revisions:


© copyright 2007  
 BY MARSHALL ARCHITECTS  
 ALL RIGHTS RESERVED

Commission: #1935  
 Issue Date:  
 Drawn By: CDZ  
 PRELIMINARY DESIGN



**SOUTH ELEVATION OF ONE WEST MAIN STREET** 1-25-08  
 PLAZA FACADE SCALE: 1" = 1'-0"

PROPOSED NEW BUILDING FOR:  
**ONE WEST MAIN ST.**  
 ST. CHARLES, ILLINOIS  
 FOR: AVONDALE CUSTOM HOMES

Revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Commission: #1935  
 Issue Date:  
 Drawn By: CDZ  
 PRELIMINARY DESIGN

PROPOSED NEW BUILDING FOR:  
**ONE WEST MAIN ST.**  
 ST. CHARLES, ILLINOIS  
 FOR: AVONDALE CUSTOM HOMES

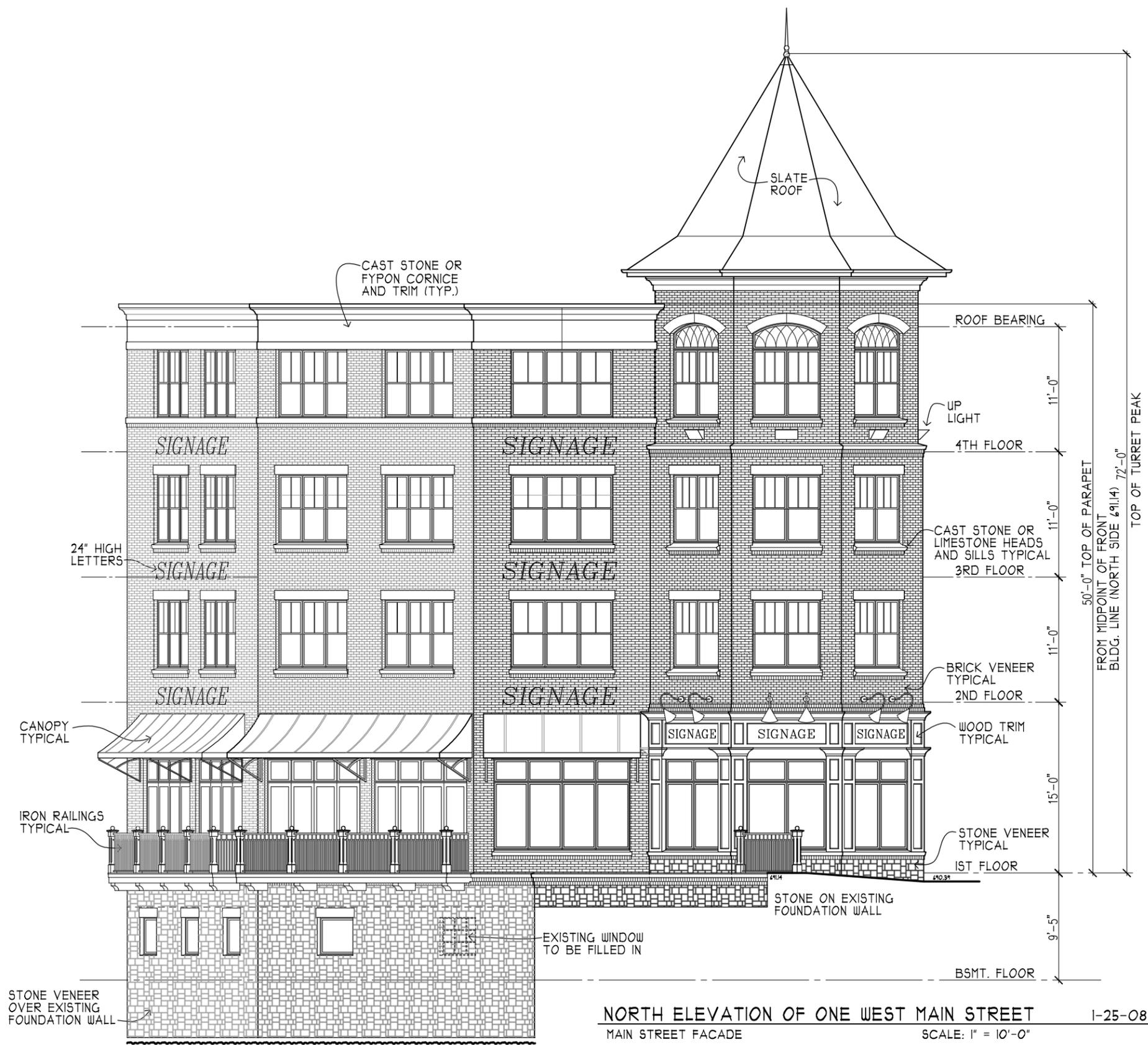
Revisions:


© copyright 2007  
 BY MARSHALL ARCHITECTS  
 ALL RIGHTS RESERVED

Commission: #1935  
 Issue Date: \_\_\_\_\_  
 Drawn By: CDZ  
 PRELIMINARY DESIGN



**EAST ELEVATION OF ONE WEST MAIN STREET**  
 FOX RIVER FACADE  
 I-25-08  
 SCALE: 1" = 10'-0"



NORTH ELEVATION OF ONE WEST MAIN STREET  
 MAIN STREET FACADE  
 SCALE: 1" = 10'-0"  
 1-25-08

PROPOSED NEW BUILDING FOR:  
**ONE WEST MAIN ST.**  
 ST. CHARLES, ILLINOIS  
 FOR: AVONDALE CUSTOM HOMES

Revisions:


© copyright 2007  
 BY MARSHALL ARCHITECTS  
 ALL RIGHTS RESERVED

Commission: #1935  
 Issue Date:  
 Drawn By: CDZ  
 PRELIMINARY DESIGN

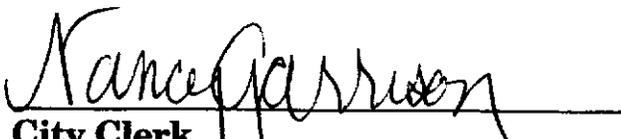
**City of St. Charles, Illinois**

**Ordinance No. 2006-Z-29**

**Ordinance Granting Certain Special Use Permits,  
Granting Certain Exceptions and Deviations from the  
Requirement of the Zoning Ordinance and the  
Subdivisions Regulations Granting Preliminary  
Planned Unit Development Plan Approval, Granting  
Conditional Approval of the Final Plat of Subdivision  
for Phase 1 and Related Matters for the "First Street  
Redevelopment"**

**Adopted by the  
City Council  
of the  
City of St. Charles  
December 4, 2006**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, December 8, 2006**

  
**City Clerk**



DATE OF PUBLICATION 12/8/06  
NEWSPAPER Pamphlet

REFER TO:  
SITELINES 12/4/06  
PAGE \_\_\_\_\_

ORDINANCE NO. 2006-Z-29

AN ORDINANCE GRANTING CERTAIN SPECIAL USE PERMITS, GRANTING CERTAIN EXCEPTIONS AND DEVIATIONS FROM THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISIONS REGULATIONS, GRANTING PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN APPROVAL, GRANTING CONDITIONAL APPROVAL OF THE FINAL PLAT OF SUBDIVISION FOR PHASE 1 AND RELATED MATTERS FOR THE "FIRST STREET REDEVELOPMENT"

WHEREAS, on or about July 13, 2006, various owners of record and First Street Development, LLC (collectively, the "Applicant"), filed a special use application for a Planned Unit Development and a PUD Preliminary Plan application with the City of St. Charles with respect to the property legally described on Exhibit "A-1", attached hereto and incorporated herein by reference ("Subject Realty"); and,

WHEREAS, on or about August 29, 2006, the City of St. Charles filed a special use application for a drive through facility for Harris Bank with respect to the property legally described on Exhibit "A-2", attached hereto and incorporated herein by reference ("Harris Bank Parcel"); and,

WHEREAS, on or about September 16, 2006, First Street Development, LLC, the City of St. Charles and Daniel C. Lasse filed a Phase 1 Final Plat application with respect to the property legally described on Exhibit "A-3", attached hereto and incorporated herein by reference ("Phase 1 Parcels"); and,

WHEREAS, as a portion of the Subject Realty is located within a designated City Historic Preservation District, the Historic Preservation Commission reviewed the application and provided comments to the Plan Commission on or about September 20, 2006; and,

WHEREAS, Notice of Public Hearing on said applications for a special use for a Planned Unit Development and special use for a drive through facility was published on or about September 2, 2006, in a newspaper having general circulation within the City, to-wit, the *Kane County*

*Chronicle* newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the City of St. Charles conducted a Public Hearing on or about September 19, 2006, and continued said hearing to October 3, 2006, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission made the required Findings of Fact and recommended approval of the application on or about October 17, 2006; and,

WHEREAS, the City Planning and Development Committee recommended approval of the application on or about November 1, 2006; and

WHEREAS, the City Council received the recommendation of the Historic Preservation Commission, the Plan Commission and the Planning and Development Committee, and has considered same; and,

WHEREAS, all other public hearings required by law have been conducted, in all respects conforming to law and pursuant to notice duly given in accordance with law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

**SECTION ONE:** The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

**SECTION TWO:** That there is hereby granted with respect to the Subject Realty a special use for a Planned Unit Development and the Preliminary PUD Plan, as outlined in Section 6(B) hereof, is hereby approved. In connection with such approval, and based upon the application and

the evidence presented at the public hearing, the City Council hereby finds that the PUD is in the public interest and adopts the Findings of Fact set forth on Exhibit "B" attached hereto and incorporated herein.

**SECTION THREE:** That there are hereby granted certain exceptions and deviations from the provisions of the City's Zoning Ordinance and Subdivision Regulations, as set forth on Exhibit "C" attached hereto and made a part hereof. In connection with such approval, the City Council hereby finds that said exceptions and deviations satisfy the standards of the City's Zoning Ordinance applicable to special uses and planned unit developments.

**SECTION FOUR:** That there is hereby granted to the Harris Bank Parcel a special use for a drive through facility associated with a bank. In connection with such approval, the City Council hereby finds that said special use will conform to each of the standards set forth in the Findings of Fact adopted by the Plan Commission, attached hereto as Exhibit "D".

**SECTION FIVE:** That there is hereby granted a Conditional Approval of the final subdivision plat for the Phase 1 Parcels of the First Street Redevelopment Subdivision, as prepared by Marchese and Sons, Inc., consisting of two (2) sheet(s) and dated October 12, 2006, subject to compliance of the following conditions:

- a) Submittal of a copy of the Illinois Environmental Protection Agency permits for the water main and sanitary sewer installation as required by the provisions of Chapter 16.12 (Section 16.12.190) of the St. Charles Municipal Code.
- b) Approval from Illinois Department of Transportation

**SECTION SIX:** That the relief granted in Sections Two, Three, Four and Five is expressly conditioned upon the Subject Realty at all times being constructed, used, operated and maintained in accordance with the following terms, conditions and provisions:

(A) Only the following uses, as defined in the City's Zoning Ordinance, shall be permitted on the first floor of enclosed buildings located on the Subject Realty: Art Gallery/Studio, Coffee or Tea Room, Cultural Facility, Indoor Recreation and Amusement, Live Entertainment, Personal Services, Restaurant, Retail Sales, Tavern/Bar, Theater, Local Utility and Accessory Uses to the preceding uses. In addition, the following uses, as defined in the City's Zoning Ordinance, shall be permitted on the first floor of buildings 7A, 7B and the Blue Goose, as shown on the Preliminary PUD Plan: Bank and Financial Institution.

Notwithstanding the foregoing, the following uses shall occupy no more than 25% of the gross leasable floor area on the first floor of the buildings located on the Subject Realty, exclusive of ground floor parking areas and the Blue Goose: Cultural Facility, Indoor Recreation and Amusement, Personal Services, Theater, Local Utility, Bank, Financial Institution. The 25% limitation shall be calculated on a cumulative basis among all of the buildings located on the Subject Realty, excluding ground floor parking areas and the Blue Goose.

(B) That all construction, use, development and maintenance of the Subject Realty be substantially in accordance with the following documents which are on file with the City, subject to compliance with such conditions, corrections and modifications as may be required by the Director of Community Development and Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

1. Engineering Plans, as prepared by K-Plus Engineering, consisting of twelve (12) pages and dated November 13, 2006.
2. Streetscape Plan, as prepared by DLK Civic Design, consisting of twenty (20) pages, and bearing various dates between September, 2006 and November 14, 2006.
3. Building plans and elevations for Buildings 1, 2 & 3, as prepared by Knauer Incorporated, Job No. 2633, consisting of twenty three (23) pages, and bearing various dates.
4. Building plans and elevations for Building 4, as prepared by Knauer Incorporated, Job No. 2633, consisting of twenty one (21) pages, and bearing various dates.
5. Building plans and elevations for Building 6, as prepared by Knauer Incorporated, Job No. 2633, consisting of fourteen (14) pages, and bearing various dates.
6. Building plans and elevations for Buildings 7a and 7b, as prepared by Knauer Incorporated, Job No. 2633, consisting of fifteen (15) pages, and bearing various dates.
7. Building plans and elevations for Building 8, as prepared by Knauer Incorporated, Job No. 2633, consisting of seven (7) pages, and bearing various dates.

8. Building plans and elevations for Building 9, as prepared by Dan Marshall Architects, consisting of nine (9) pages, and dated on or about August 25, 2006.
9. Building plans and elevations for Building 10, as prepared by Design Services Group, Job No. 02636-0, consisting of four (4) pages, and dated November 10, 2006.
10. The First Street Redevelopment Tenant Design Criteria consisting of twenty (20) pages.
11. The First Street Downtown Redevelopment Development Data, dated November 15, 2006, attached hereto and incorporated herein as Exhibit "E".

(C) The Applicant and its successors and assigns shall be and remain in compliance with the terms and provisions of the Redevelopment Agreement (First Street Project) dated December 4, 2006 (the "Development Agreement"), entered into between the City and the Applicant. To the extent of any conflict between the provisions of this Ordinance and the provisions of the Development Agreement, the provisions of this Ordinance shall prevail.

(D) Prior to the issuance of building permits for any of the buildings located within the Historic Preservation District, a Certificate of Appropriateness by the Historic Preservation Commission be obtained.

(E) The Applicant shall provide necessary building, interior space, elevator capacity, conduit and funding to install and maintain electric transformers and other equipment within and to serve buildings 1, 2, 3 and 9, as shown on the Preliminary PUD Plan. Electric meters shall be located so that 24 hour access is provided for the City, but electric meters shall not be visible from public streets, public plazas, or the Fox River. Determination as to whether the locations and access for electric meters and transformers is acceptable shall be made by the Director of Public Works.

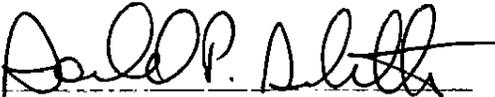
**SECTION SEVEN:** That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

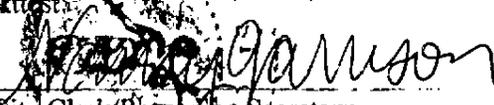
**SECTION EIGHT:** That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4 day of December, 2006.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois  
this 4 day of December, 2006.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois  
this 4 day of December, 2006.

  
Donald P. DeWitte, Mayor

  
Attest:  
  
City Clerk/Recording Secretary

AYES: 10  
NAYS: 0  
ABSENT:  
ABSTAIN:

**EXHIBIT "A-1"**

**LEGAL DESCRIPTION OF SUBJECT REALTY**

# (EXHIBIT A -1)

## P.U.D. LEGAL DESCRIPTION

### PARCEL A:

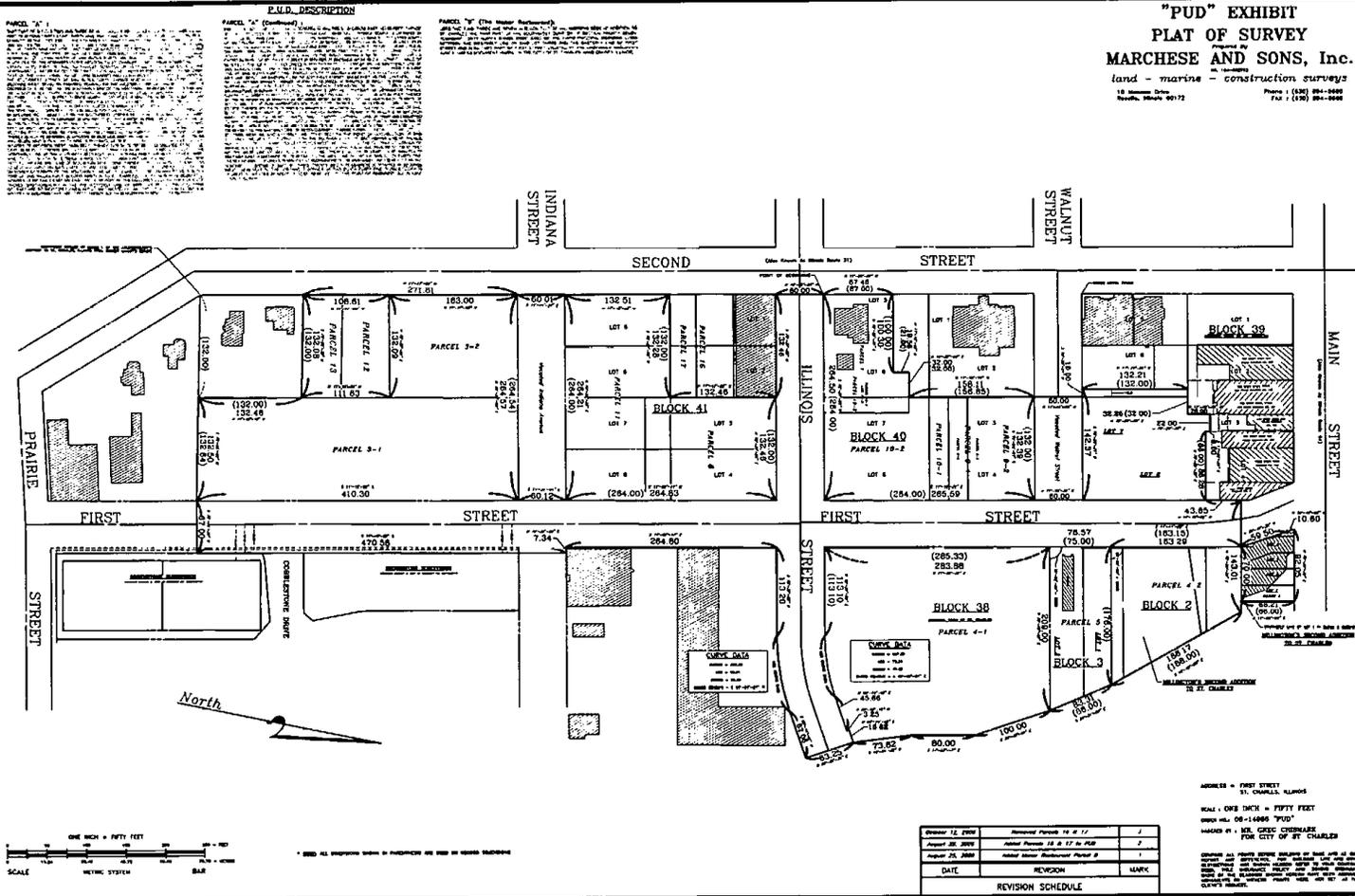
THAT PART OF BLOCKS TWO AND THREE OF MILLINGTON'S SECOND ADDITION TO ST. CHARLES AND PART OF BLOCKS THIRTY EIGHT, THIRTY NINE, FORTY AND FORTY ONE OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER AND PART OF FIRST STREET LYING MOSTLY EAST OF SAID BLOCKS THIRTY NINE, FORTY AND FORTY ONE, ALSO PART OF WALNUT STREET BETWEEN SAID BLOCKS THIRTY NINE AND FORTY AND PART OF ILLINOIS STREET BETWEEN SAID BLOCKS FORTY AND FORTY ONE AND THAT PART OF ILLINOIS STREET LYING SOUTH OF SAID BLOCK THIRTY EIGHT, ALSO INDIANA STREET LYING SOUTH OF SAID BLOCK FORTY ONE AND OTHER LANDS LYING NORTH OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES ILLINOIS FROM ROBERT MOODY'S ESTATE, ALSO PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY SEVEN AND THE NORTHWEST QUARTER OF SECTION THIRTY FOUR, ALL IN TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK FORTY; THENCE NORTH 11 DEGREES 20 MINUTES 07 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID BLOCK FORTY, A DISTANCE OF 87.46 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 45.00 FEET OF LOTS FIVE AND SIX IN SAID BLOCK FORTY; THENCE NORTH 78 DEGREES 33 MINUTES 39 SECONDS EAST ON SAID SOUTHERLY LINE, 100.30 FEET; THENCE NORTH 11 DEGREES 18 MINUTES 18 SECONDS WEST, 19.56 FEET; THENCE NORTH 78 DEGREES 37 MINUTES 56 SECONDS EAST, 32.00 FEET TO THE EASTERLY LINE OF SAID LOT SIX; THENCE NORTH 11 DEGREES 18 MINUTES 19 SECONDS WEST, 156.85 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK FORTY; THENCE NORTH 11 DEGREES 15 MINUTES 05 SECONDS WEST, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT SEVEN IN SAID BLOCK THIRTY NINE; THENCE SOUTH 78 DEGREES 29 MINUTES 21 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK THIRTY NINE, A DISTANCE OF 10.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 10.00 FEET OF SAID LOT SIX IN SAID BLOCK THIRTY NINE; THENCE NORTH 11 DEGREES 14 MINUTES 31 SECONDS WEST ON SAID WESTERLY LINE, 132.21 FEET TO THE NORTHERLY LINE OF SAID LOT SIX; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST ON THE NORTHERLY LINE OF LOTS SIX AND SEVEN SAID BLOCK THIRTY NINE, A DISTANCE OF 32.25 FEET; THENCE NORTH 11 DEGREES 12 MINUTES 39 SECONDS WEST, 28.00 FEET; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST, 22.00 FEET; THENCE SOUTH 11 DEGREES 12 MINUTES 39 SECONDS EAST, 6.00 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 22.00 FEET OF LOTS THREE AND FOUR IN SAID BLOCK THIRTY NINE; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST ON SAID NORTHERLY LINE, 88.26 FEET TO THE EASTERLY LINE OF SAID BLOCK THIRTY NINE; THENCE NORTH 11 DEGREES 10 MINUTES 52 SECONDS WEST ON SAID EASTERLY LINE, 43.65 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOTS ONE, TWO, SEVEN AND THREE IN BLOCK TWO OF SAID MILLINGTON'S SECOND ADDITION TO ST. CHARLES; THENCE NORTH 78 DEGREES 20 MINUTES 31 SECONDS EAST ON SAID LINE 143.01 FEET TO THE WESTERLY EDGE OF THE FOX RIVER; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID FOX RIVER, THE FOLLOWING COURSES ARE TO MEANDER POINTS, ALONG SAID WESTERLY LINE; THENCE SOUTH 40 DEGREES 49 MINUTES 03 SECONDS EAST, 188.17 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 59 SECONDS EAST, 83.31 FEET; THENCE SOUTH 29 DEGREES 35 MINUTES 51 SECONDS EAST, 100.00 FEET; THENCE SOUTH 11 DEGREES 25 MINUTES 17 SECONDS EAST, 80.00 FEET; THENCE SOUTH 18 DEGREES 01 MINUTE 22 SECONDS EAST, 73.82 FEET, TO THE NORTHERLY LINE OF ILLINOIS STREET LYING SOUTH OF SAID BLOCK THIRTY EIGHT; THENCE SOUTH 29 DEGREES 22 MINUTES 34 SECONDS EAST, 63.25 FEET TO THE SOUTHERLY LINE OF SAID ILLINOIS STREET; THENCE SOUTH 60 DEGREES 14 MINUTES 45 SECONDS WEST ALONG SAID SOUTHERLY LINE, 62.06 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY, 98.61 FEET ON A CURVE TO THE RIGHT, HAVING A 307.30 FEET RADIUS WITH A CHORD BEARING OF SOUTH 69 DEGREES 26 MINUTES 21 SECONDS WEST AND A CHORD DISTANCE OF 98.19 FEET; THENCE SOUTH 78 DEGREES 37 MINUTES 56 SECONDS WEST ON THE SOUTHERLY LINE OF SAID ILLINOIS STREET, 113.20 FEET TO A LINE 60.0 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK FORTY ONE; THENCE SOUTH 11 DEGREES 09 MINUTES 17 SECONDS EAST ON SAID LINE, BEING THE EASTERLY LINE OF SAID FIRST STREET, 264.80 FEET TO THE NORTHERLY LINE OF SAID INDIANA STREET; THENCE NORTH 78 DEGREES 35 MINUTES 36 SECONDS EAST ON SAID NORTHERLY LINE, 7.34 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BROWNSTONE SUBDIVISION, RECORDED JANUARY 2, 2001 AS DOCUMENT NO. 2001K000149; THENCE SOUTH 11 DEGREES 15 MINUTES 27 SECONDS EAST ON SAID WESTERLY LINE 470.58 FEET; THENCE SOUTH 78 DEGREES 44 MINUTES 33 SECONDS WEST, 67.00 FEET TO THE NORTHEAST CORNER OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES, ILLINOIS FROM ROBERT MOODY'S ESTATE; THENCE SOUTH 79 DEGREES 55 MINUTES 02 SECONDS WEST, ON THE NORTH LINE OF SAID BLOCK ONE, A DISTANCE OF 132.50 FEET; THENCE NORTH 11 DEGREES 13 MINUTES 18 SECONDS WEST, 132.46 FEET TO THE MONUMENTED AND OCCUPIED NORTHERLY LINE OF PREMISES CONVEYED TO

MARTHA J. AINSWORTH BY DEED DATED MAY 3, 1864 AND RECORDED AUGUST 5, 1864 IN BOOK 78, PAGE 335; THENCE SOUTH 79 DEGREES 55 MINUTES 38 SECONDS WEST ON SAID NORTHERLY LINE, 132.08 FEET TO THE EASTERLY LINE OF SECOND STREET; THENCE NORTH 11 DEGREES 17 MINUTES 03 SECONDS WEST ON SAID EASTERLY LINE, 271.81 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF SECOND STREET WITH THE SOUTHERLY LINE OF SAID INDIANA STREET; THENCE NORTH 11 DEGREES 14 MINUTES 36 SECONDS WEST, 60.01 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK FORTY ONE; THENCE NORTH 11 DEGREES 18 MINUTES 32 SECONDS WEST, 132.51 FEET ON THE WEST LINE OF SAID BLOCK FORTY ONE; THENCE NORTH 78 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 132.28 FEET TO THE WEST LINE OF LOT 3 IN SAID BLOCK FORTY ONE; THENCE NORTH 11 DEGREES 13 MINUTES 55 SECONDS WEST, ON SAID WEST LINE 132.46 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE; THENCE SOUTH 78 DEGREES 37 MINUTES 56 SECONDS WEST, 132.46 FEET TO THE NORTHWEST CORNER OF SAID BLOCK FORTY ONE; THENCE NORTH 10 DEGREES 52 MINUTES 26 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

PARCEL B:

LOTS ONE, TWO, THREE AND SEVEN IN BLOCK TWO OF MILLINGTON'S SECOND ADDITION TO ST. CHARLES AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY SEVEN, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE WESTERLY LINE OF SAID LOT THREE AND THE EASTERLY LINE OF FIRST STREET AND ALSO THAT PART OF FIRST STREET VACATED BY THE ORDINANCE RECORDED JUNE 9, 1982 AS DOCUMENT 1608342, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**"PUD" EXHIBIT**  
**PLAT OF SURVEY**  
 Prepared by  
**MARCHESE AND SONS, Inc.**  
 land - marine - construction surveys  
 18 Commerce Drive  
 North, Chicago, 97-72  
 Phone: (312) 881-8888  
 Fax: (312) 881-8888



**P.A.D. DESCRIPTION**  
 PARCEL 1 (Development) ...  
 PARCEL 2 (The Upper Part of Parcel 1) ...  
 PARCEL 3 (The Lower Part of Parcel 1) ...

**NOTES**

1. All dimensions shown in this plat are in feet and inches.
2. All dimensions shown in this plat are in feet and inches.
3. All dimensions shown in this plat are in feet and inches.
4. All dimensions shown in this plat are in feet and inches.
5. All dimensions shown in this plat are in feet and inches.

DATE	REVISION	MARK
December 12, 2008	Revised Parcel 18 & 17	1
August 08, 2009	Added Parcel 18 & 17 to PUD	2
August 08, 2009	Added parcel boundaries Parcel 18	3

ADDRESS = FIRST STREET  
 ST. CHARLES, ILLINOIS  
 SCALE = ONE INCH = FIFTY FEET  
 DRAWN BY: GREG CHAPMAN  
 CHECKED BY: GREG CHAPMAN  
 FOR CITY OF ST. CHARLES

**EXHIBIT 'A-2'**  
**LEGAL DESCRIPTION**  
**HARRIS BANK PARCEL**

That part of the Northwest Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian bounded and described as follows: Commencing at the point of intersection of the southerly line of Indiana Street with the westerly line of First Street; thence south  $11^{\circ}15' - 27''$  East being an assumed bearing on the westerly line of said First Street, a distance of 215.01 feet; thence south  $78^{\circ}42' - 53''$  west, 3.89 feet to the point of beginning; thence south  $78^{\circ}42' 53''$  west 128.46 feet; thence south  $11^{\circ}13' - 18''$  east 192.50 feet to a point on the northerly line of Block One of the Administrator's Addition to St. Charles Illinois from Robert Moody's Estate, which is 132.0 feet easterly from the northwest corner of said Block One; thence north  $79^{\circ} 55' - 02''$  east on the northerly line of said Block One at a distance of 128.67 feet; thence north  $11^{\circ} 16' - 32''$  west, 195.20 feet to the point of beginning; all in Kane County, Illinois.

(EXHIBIT A-3)

PARCEL 3-1

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES, ILLINOIS FROM ROBERT MOOBY'S ESTATE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK, 132 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SECOND STREET SOUTH TO THE SOUTHERLY LINE INDIANA STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 132 FEET TO THE WESTERLY LINE OF FIRST STREET SOUTH; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF SAID BLOCK ONE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK, 132 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 3-2

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF INDIANA STREET WITH THE EASTERLY LINE OF SECOND STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SECOND STREET 163 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF INDIANA STREET 132 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SECOND STREET 163 FEET TO THE SOUTHERLY LINE OF INDIANA STREET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 12

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECOND STREET SOUTH IN THE CITY OF ST. CHARLES, 163 FEET SOUTH OF THE SOUTH LINE OF INDIANA STREET BEING THE SOUTHWEST CORNER OF THE PREMISES CONVEYED TO A. R. MCWAYNE BY DEED DATED APRIL 6, 1861 AND RECORDED NOVEMBER 11, 1861 IN BOOK 67, PAGE 271; THENCE EAST ALONG MCWAYNE'S SOUTH LINE AFORESAID TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY PROPERTY; THENCE SOUTH ALONG THE WEST LINE OF SAID RAILWAY PROPERTY 109.0 FEET TO THE NORTH LINE OF PREMISES CONVEYED TO MARTHA J. ARNSWORTH BY DEED DATED MAY 3, 1864 AND RECORDED AUGUST 5, 1864 IN BOOK 78, PAGE 335; THENCE WEST ALONG THE NORTH LINE OF SAID PREMISES TO THE EAST LINE OF SAID SECOND STREET SOUTH; THENCE NORTH ALONG THE EAST LINE OF SAID SECOND STREET SOUTH, 109.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, [EXCEPT THE SOUTHERLY 50.0 FEET THEREOF], IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 13

THE SOUTHERLY 50.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECOND STREET SOUTH IN THE CITY OF ST. CHARLES, 163.0 FEET SOUTH OF THE SOUTH LINE OF INDIANA STREET, BEING THE SOUTHWEST CORNER OF PREMISES CONVEYED TO A. R. MCWAYNE BY DEED DATED APRIL 6, 1861 AND RECORDED NOVEMBER 11, 1861 IN BOOK 67, PAGE 271; THENCE EAST ALONG MCWAYNE'S SOUTH LINE AFORESAID TO THE CHICAGO AND NORTH WESTERN RAILROAD COMPANY PROPERTY; THENCE SOUTH ALONG THE WEST LINE OF SAID RAILROAD PROPERTY 116.0 FEET TO THE NORTH LINE OF PREMISES CONVEYED TO MARTHA J. ARNSWORTH BY DEED DATED MAY 3, 1864 AND RECORDED AUGUST 5, 1864 IN BOOK 78, PAGE 335; THENCE WEST ALONG THE NORTH LINE OF SAID PREMISES TO THE EAST LINE OF SAID SECOND STREET SOUTH; THENCE NORTH ALONG THE EAST LINE OF SAID SECOND STREET SOUTH, 116.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 6

LOTS 3 AND 4 AND THE NORTHERLY 32 FEET OF LOTS 7 AND 8, ALL IN BLOCK 41 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE WEST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 11

ALL OF LOTS 5 AND 6 AND LOTS 7 AND 8 (EXCEPT THE NORTH 32 FEET OF SAID LOTS 7 AND 8) IN BLOCK 41, OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

## EXHIBIT "B"

### FINDINGS OF FACT REGARDING THE PUD

**A. The proposed PUD advances the purposes of the Planned Unit Development procedure.**

The proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements. These benefits include:

1. A coordinated, comprehensive design for redevelopment of the area rather than a piecemeal approach
2. Two parking decks providing additional public parking for existing and new businesses
3. Reconstructed public utilities and elimination of overhead electric lines
4. A well designed bi-level river walk
5. Opportunity for outdoor dining for enjoyment of the riverfront
6. Streetscape improvements to create a pedestrian friendly environment
7. Public Plazas provide a gathering place that promotes social interaction
8. Opportunities for placement of public art
9. 16 units of affordable rental housing
10. A variety of high quality retail space to expand the available tenant mix
11. High quality office space to facilitate employment opportunities
12. Unique housing that helps to foster a 24 hour downtown

**B. The proposed PUD Preliminary Plans conform to the applicable Design Review Standards (Chapter 17.06).**

The proposed special use meets the applicable design review standards, except for the deviations being requested. Avoiding these deviations, including maximum building height and maximum floor area per building, would be impractical because it would impact the economic viability of the project. The standard ordinance requirements are intended to regulate developments that are not subject to the PUD review process. In this instance, building architecture and other positive design elements/public benefits of the plan can be used to justify the need for the planned unit development and the proposed deviations.

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

**Public Convenience: The Special Use will serve the public convenience at the proposed location;**

Over the past 15 years, the City and the community have engaged in a series of studies, plans, improvement projects, organizational efforts, and programs to revitalize downtown St. Charles. The project area is mostly vacant, is in need of redevelopment, and in its present condition does not meet the goals of the Comprehensive Plan or the various

revitalization efforts. Granting the special use for the PUD will enable the property to be redeveloped, which in turn will help realize the goal of revitalizing downtown St. Charles.

The proposed pedestrian oriented, mixed use development will host a variety of uses that will complement the downtown area and provide new shopping, dining, working, and living opportunities. Therefore, the public convenience will be served by the proposed development.

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

Infrastructure improvements planned along the First Street corridor include new water and sanitary sewer mains, new storm sewers, and new underground electric utility installations. First Street will be completely reconstructed, its right of way width will be increased from 60 to 80 feet (for the most part), and the street will include angle parking as well as public sidewalks and streetscape enhancements. Traffic improvements include reconfiguration and realignment of First Street at Main Street, and improvements to IL 31. A traffic study was conducted, and it recommends various improvements to minimize the traffic impact of the project.

Any development of this site that generates traffic will add somewhat to existing traffic congestion, but leaving the area undeveloped is not an appropriate option. Congestion may result in additional delays, but is not projected to be a safety issue.

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

The proposed development will provide amenities, including the public plaza and parking, which will enhance the usability of existing development along Main Street, including the buildings on the south side of Main, west of First Street and the Hotel Baker. The residential and office components will bring potential customers for existing retail establishments and other uses. The project is expected to have a positive impact on the use and enjoyment of surrounding properties and is expected to enhance property values.

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

The surrounding properties are already developed, and the proposed uses are compatible with the mix of uses in the surrounding area. The proposed redevelopment could be a catalyst in coming years for more redevelopment to occur.

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

The proposed redevelopment will be a very significant component of the revitalization of downtown St. Charles and therefore will benefit the entire community. It will serve as a catalyst for other redevelopment opportunities within downtown, while supporting and complementing existing businesses. The existing infrastructure is old and will be upgraded. The project will also provide new public and private options for enjoying the river and the downtown area. In other words, the project will not be detrimental to or endanger the public health, safety, comfort or general welfare, but will instead have a positive impact.

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

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

The proposed redevelopment will draw more people of all ages and backgrounds to downtown in offering some unique opportunities for shopping, restaurants, working, and living, thereby expanding the City's tax base. The project will also enable the enlargement of the Blue Goose market - a key element in the downtown area and the community. As such, the proposed PUD will be beneficial to the physical development, diversity, tax base, and economic well-being of the City.

**E. The PUD conforms to the purposes and intent of the Comprehensive Plan.**

The 2000 Downtown Strategy Plan establishes goals for development within downtown. The PUD plan supports the goal of creating a streetscape focused on pedestrian activity – it advances patterns of development that support the community's vision of a mixed use walkable district. The integration of parking structures in the plan furthers the goal of creating a strong pedestrian environment.

**F. The proposed PUD conforms to all existing Federal, State and local legislation and regulation.**

The proposed PUD will conform to all Federal, State and local legislation and regulation with the exception of the deviations being requested to the St. Charles City Code and the relief requested to the Flood Protection Elevation for Bldgs 1, 2, 3 and 4 adjacent to the Fox River floodplain.

The regulation requires the floodplain protection elevation to be three feet for areas adjacent to the Fox River. The relief sought is to lower the FPE to the 500 year flood elevation. This elevation is still above the 2 foot FPE that is required on every other floodplain in the County. The variance is necessary to have the proposed buildings relate to the existing roadways and other adjacent buildings, in order to create a pedestrian oriented district.

**EXHIBIT "C"**

**EXCEPTIONS AND DEVIATIONS FROM THE ZONING ORDINANCE AND  
SUBDIVISION REGULATIONS**

a) DEVIATIONS FROM ZONING ORDINANCE:

PROVISION	ORDINANCE REQUIREMENT	DEVIATION GRANTED
Maximum floor area per building	Table 17.14-2 - 40,000 SF per building	Bldg 1 – 85,422 SF Bldg 2 – 47,128 SF, plus 90,000 SF parking garage Bldg 3 - 55,650 SF Bldg 4 – 55,717 SF building area plus 169,744 SF parking garage Bldg 6- 70,351 SF
Parking lot setbacks	Table 17.14-2 - Minimum 5 feet setback where a surface parking lot adjoins a street	The angled parking spaces south of Bldg 7A have a zero setback off of First Street. The parking lot north of Bldg 7B has a four foot setback.
Maximum Building Height	Table 17.14-2 - 50 feet	Bldg 1 – 71 feet Bldg 2 – 68 feet Bldg 3 – 69 feet Bldg 4 – 55 feet Bldg 6 – 55 feet
Off-street parking spaces	Table 17.24-3 - 300 spaces required for area outside SSA boundary	Deviation required for 180 spaces for area outside the SSA boundary. Total number of off-street parking spaces provided per plan on Subject Realty: 830 spaces

Minimum dimensions of parking spaces for grocery	Section 17.24.070(B) - Minimum 9.5' wide spaces required for grocery stores	The proposed spaces for Blue Goose are 9 feet wide
Residential parking location	Section 17.24.060(B) - Required parking facilities accessory to uses in CBD-1 and CBD-2 Districts may be located on same lot, or on a different lot within 200 feet walking distance for residential uses	Residential units in Bldg 7A do not have parking on the same lot
Non-Residential parking location	Section 17.24.060(B) - Required parking facilities accessory to uses in CDB-1 and CBD-2 Districts may be located on same lot, or on a different lot within 500 feet walking distance for non-residential uses	Non-residential uses in Bldgs 7A and 7B do not meet this requirement
Design standards and guidelines – Location of surface parking lots	Section 17.06.040(2a) - Surface parking lots shall not be located between buildings and the street, but may instead be located behind or beside buildings	The parking lots east of the Blue Goose building and west of Bldg 6 are located adjacent to streets

**b) DEVIATION FROM TITLE 16 ( SUBDIVISION AND LAND IMPROVEMENTS)**

- 1) To allow the pavement width of a public street to be reduced from 33 ft (back of curb width) to 20 ft (edge of pavement width) and for the parking stall depth for the angled on-street parking spaces to be 14.5 ft instead of 16 ft.

2) To exempt the 16 affordable housing units in Building 7A (as more fully described in the Development Agreement) from the requirements regarding land/cash dedication to school and parks.

## EXHIBIT “ D ”

### FINDINGS OF FACT - SPECIAL USE FOR DRIVE THRU (HARRIS BANK)

- 1. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The special use for the drive thru is being requested for Harris Bank – the bank is relocating to the subject property from its current location at 50 S. First Street as part of the First Street redevelopment project. The drive thru bank will serve the neighboring residential and business uses (both existing and proposed).

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

Comprehensive planning of utilities, access roads, drainage and other necessary facilities is being done as part of the redevelopment of First Street. Infrastructure improvements planned along the First Street corridor include new water and sanitary sewer mains, new storm sewers, and new underground electric utility installations. First Street will be completely reconstructed, its right of way width will be increased from 60 to 80 feet (for the most part), and the street will include angle parking as well as public sidewalks and streetscape enhancements.

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

The properties in the immediate vicinity are being proposed for mixed use development and therefore the requested special use will be compatible with the surrounding uses. As such, the special use will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood.

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

The neighboring properties to the south and west are already developed. The property to the east is being developed as mixed use buildings- retail on first floor and residential on upper floors. The property to the north is being proposed for mixed use development as part of the First Street redevelopment project. As such, the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for the uses permitted in the zoning district.

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

The drive thru banking facility will provide a service to the surrounding residential and business uses (both existing and proposed). The drive thru is designed so that it is tucked away behind the building and does not impact the aesthetic appearance of the First Street corridor. Two driveways are being proposed as means of ingress and egress to the site. The proposed drive thru facility meets the stacking requirement of 5 stacking spaces in a single line and all stacking will be contained on the site. As such, the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

**6. Design Review: That the proposed Special Use meets or exceeds the applicable Design review Standards of Chapter 17.06 and other applicable provisions of this Title.**

The special use for the drive thru conforms with all applicable zoning regulations and design review standards of the CBD-1 district in which it is located. The drive thru bank will occupy the unit at the southern end of Building 7A. Building 7A is proposed as a three story brick building with articulation that blends in with existing buildings in downtown St. Charles. The street level retail has been distinguished from the upper levels by means of change in materials, awnings and lintels.

**FIRST STREET DOWNTOWN REDEVELOPMENT  
ST. CHARLES, ILLINOIS  
DEVELOPMENT DATA  
11/15/2006**

<b>BUILDING No.</b>	<b>TYPE</b>	<b>FLOOR LEVEL</b>	<b>AREA/UNITS</b>
<u>Building 1</u>	Retail	1 <sup>st</sup> Level	19,236 S.F.
	Office	2 <sup>nd</sup> Level	19,996 S.F.
	Residential (8 - 2 Bedroom)	3 <sup>rd</sup> Level	17,562 S.F.
	Residential (2 - 2 Bedroom; 3-1 Bedroom; 1-3 Bedroom)	4 <sup>th</sup> Level	15,214 S.F.
	Residential (5 - 2 Bedroom)	5 <sup>th</sup> Level	13,414 S.F.
	<b>Total</b>		<b>85,422 S.F.</b>
	<u>Building 2</u>	Retail	1 <sup>st</sup> Level
Residential (5 - 2 Bedroom)		2 <sup>nd</sup> Level	10,031 S.F.
Residential (5 - 2 Bedroom)		3 <sup>rd</sup> Level	10,031 S.F.
Residential (5 - 2 Bedroom)		4 <sup>th</sup> Level	9,602 S.F.
Residential (5 - 2 Bedroom)		5 <sup>th</sup> Level	8,900 S.F.
<b>Total</b>			<b>47,128 S.F.</b>
<u>Building 3</u>		Retail	1 <sup>st</sup> Level
	Office	2 <sup>nd</sup> Level	11,703 S.F.
	Residential (3 - 1 Bedroom) (3 - 2 Bedroom)	3 <sup>rd</sup> Level	11,704 S.F.
	Residential (3 - 1 Bedroom) (3 - 2 Bedroom)	4 <sup>th</sup> Level	11,704 S.F.
	Residential (3 - 1 Bedroom) (3 - 2 Bedroom)	5 <sup>th</sup> Level	9,602 S.F.
	<b>Total</b>		<b>55,650 S.F.</b>

<b>BUILDING No.</b>	<b>TYPE</b>	<b>FLOOR LEVEL</b>	<b>AREA/UNITS</b>
<u>Building 1,2,3 Parking Garage</u>			
	Parking	1 <sup>st</sup> Level	21,120 S.F./ 32 spaces
	Parking	2 <sup>nd</sup> Level	21,120 S.F./ 57 spaces
	Parking	3 <sup>rd</sup> Level	21,120 S.F./ 60 spaces
	Parking	4 <sup>th</sup> Level	21,120 S.F./ 60 spaces
	Parking	5 <sup>th</sup> Level	5,520 S.F./ 9 spaces
	<b>Total</b>		<b>90,000 S.F./218 spaces</b>
<u>Building 4</u>			
	Retail	1 <sup>st</sup> Level	25,112 S.F.
	Office	2 <sup>nd</sup> Level	30,273 S.F.
	<b>Total</b>		<b>55,385 S.F.</b>
<u>Building 4 Parking Garage</u>			
	Parking	1 <sup>st</sup> Level	19,304 S.F./ 47 spaces
	Parking	2 <sup>nd</sup> Level	22,881 S.F./ 56 spaces
	Parking	3 <sup>rd</sup> Level	22,881 S.F./ 57 spaces
	Parking	4 <sup>th</sup> Level	52,339 S.F./ 145 spaces
	Parking	5 <sup>th</sup> Level	52,339 S.F./ 155 spaces
	<b>Total</b>		<b>169,744 S.F./460 spaces</b>
<u>Building 6</u>			
	Parking	Below Grade Level	35 spaces
	Retail	1 <sup>st</sup> Level	13,753 S.F.
	Office	2 <sup>nd</sup> Level	18,866 S.F.
	Residential (4 – 1 Bedroom)	3 <sup>rd</sup> Level	18,866 S.F.
	Residential (7 – 2 Bedroom)	4 <sup>th</sup> Level	18,866 S.F.
	Residential (4 – 1 Bedroom)		
	Residential (7 – 2 Bedroom)		
	<b>Total</b>		<b>70,351 S.F.</b>
<u>Building 7A</u>			
	Retail	1 <sup>st</sup> Level	6,391 S.F.
	Apartments (8 -1 Bedroom)	2 <sup>nd</sup> Level	6,512 S.F.
	Apartments (8 -1 Bedroom)	3 <sup>rd</sup> Level	6,512 S.F.
	<b>Total</b>		<b>19,415 S.F.</b>
<u>Building 7B</u>			
	Retail	1 <sup>st</sup> Level	6,327 S.F.
	Office	2 <sup>nd</sup> Level	6,572 S.F.
	Office	3 <sup>rd</sup> Level	6,540 S.F.
	<b>Total</b>		<b>19,439 S.F.</b>

<b>BUILDING No.</b>	<b>TYPE</b>	<b>FLOOR LEVEL</b>	<b>AREA/UNITS</b>
<u>Building 8</u>	Retail	1 <sup>st</sup> Level	4,387 S.F.
	Office	2 <sup>nd</sup> Level	4,660 S.F.
	Office	3 <sup>rd</sup> Level	4,660 S.F.
	<b>Total</b>		<b>13,707 S.F.</b>
<u>Building 9</u>	Restaurant	1 <sup>st</sup> Level	5,500 S.F.
	Office	2 <sup>nd</sup> Level	5,850 S.F.
	Office	3 <sup>rd</sup> Level	5,850 S.F.
	<b>Total</b>		<b>17,200 S.F.</b>
<u>Blue Goose</u>	Retail	1 <sup>st</sup> Level	30,508 S.F.
	Office	Mezzanines	5,778 S.F.
	<b>Total</b>		<b>36,286 S.F.</b>

**Knauer Incorporated**  
**720 N. Waukegan Road, Suite 200, Deerfield, Illinois 60015**  
**Ph 847-948-9500 Fax 847-948-9599**

**City of St. Charles, Illinois**

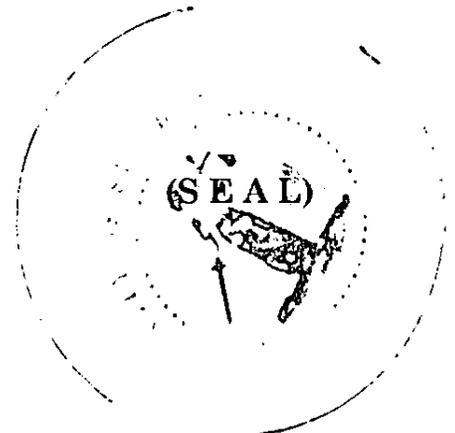
**Ordinance No. 2008-Z-22**

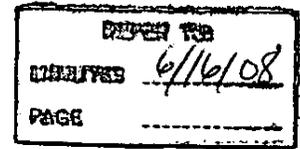
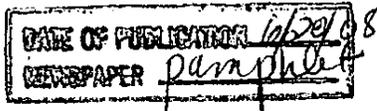
**An Ordinance Granting the First Amendment to Special  
Use PUD Ordinance 2006-Z-29 and Revised PUD  
Preliminary Plan Approval (First Street Redevelopment  
PUD)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
June 16, 2008**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, June 20, 2008**

*Nancy Garrison*  
\_\_\_\_\_  
City Clerk





ORDINANCE NO. 2008-Z-22

PRESENTED AND PASSED BY THE  
CITY COUNCIL ON June 16, 2008

**AN ORDINANCE GRANTING THE FIRST AMENDMENT TO SPECIAL  
USE PUD ORDINANCE 2006-Z-29  
AND REVISED PUD PRELIMINARY PLAN APPROVAL  
(First Street Redevelopment PUD)**

**WHEREAS**, petitions to amend Special Use Ordinance 2006-Z-29 entitled “ Ordinance Granting Certain Special Use Permits, granting certain exceptions and deviations from the requirements of the Zoning Ordinance and the Subdivision regulations, Granting Preliminary PUD plan approval, granting Conditional approval of the final plat of subdivision for Phase 1 and related matters for the First street Redevelopment” and approval of revised PUD Preliminary Plans for the real estate legally described in **Exhibit “I”** attached hereto (hereinafter referred to as "SUBJECT REALTY") has been filed by First Street Development, L.L.C.("APPLICANT"); and,

**WHEREAS**, Notice of Public Hearing on said applications for the Special Use Amendment was published on or about December 1, 2007, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

**WHEREAS**, pursuant to said Notice, the Plan Commission of the City of St. Charles conducted a Public Hearing on or about December 18, 2007, all as required by the statutes of the State of Illinois and the ordinances of the City; and

**WHEREAS**, at said Public Hearing, the Applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and,

**WHEREAS**, the Subject Realty is located within a designated City Historic Preservation District, and the Historic Preservation Commission reviewed the application provided its recommendations (Resolution 10-2007) to the Plan Commission;

**WHEREAS**, the Plan Commission made the required Findings of Fact and recommended approval of the petitions on January 8, 2008 as per Plan Commission Resolution 1-2008; and

**WHEREAS**, the Planning and Development Committee recommended approval of the petitions on January 14, 2008, based on the Findings of Fact attached herein as “**Exhibit II**”; and,

**WHEREAS**, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and the Planning and Development Committee and has considered the same; and,

**WHEREAS**, an Application for a Minor Change to a PUD, including but not limited to changes to the description of the PUD Preliminary Plans in Exhibit “E” to Ordinance 2006-Z-9, was filed by the APPLICANT on June 9, 2008;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:**

**SECTION 1.** The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

**SECTION 2.** That Ordinance 2006-Z-29 is hereby amended by deleting the provisions of Exhibit “C” entitled “ Exceptions and Deviations from the Zoning Ordinance and Subdivision Regulations” and Exhibit “E” entitled “First Street Downtown Redevelopment Development Data” in their entirety, and by substituting, respectively, the provisions of Revised Exhibit “C” and Revised Exhibit “E” attached hereto and incorporated herein. In connection with such approval, and based upon the applications and the evidence presented at the public hearing, the City Council hereby finds that the Special Use Amendment and the PUD Preliminary Plan are in the public interest and adopts the Findings of Fact set forth in Exhibit II, attached hereto and incorporated herein. The City Council also finds that the additional changes in Exhibit “E” requested in the Application for a Minor Change to a PUD submitted on June 9, 2008 constitute a minor change to the PUD Preliminary Plans, and are approved as part of Revised Exhibit “E”.

**SECTION 3.** That approval is hereby granted for the Revised Preliminary Plan with respect to Buildings 1, 2 and 3 attached hereto and incorporated herein as **Exhibit “III”** including the following documents:

- Floor plans and Architectural Elevations/sections for Building 1 (6 sheets) prepared by Knauer Inc. dated 12/5/07
- Floor Plans and Architectural Elevations/sections for Buildings 2 and 3 (9 sheets) prepared by Knauer Inc. dated 10/12/07

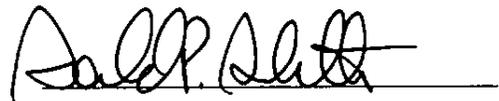
Buildings 1, 2 and 3 shall be developed only in accordance with the Revised Preliminary Plan and in accordance with all ordinances of the City as now in effect or hereafter amended.

**SECTION 4.** That this Ordinance shall become effective from and after its passage and approval in accordance with law.

**PRESENTED** to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16 day of June, 2008.

**PASSED** by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16 day of June, 2008.

**APPROVED** by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16 day of June, 2008.



MAYOR Donald P. DeWitte

ATTEST:



CITY CLERK

**COUNCIL VOTE:**

AYES: 8  
NAYS: 0  
ABSENT: 2



**"EXHIBIT I"**

**LEGAL DESCRIPTION**

PUD Legal Description

Parcel A:

THAT PART OF BLOCKS TWO AND THREE OF MILLINGTON'S SECOND ADDITION TO ST. CHARLES AND PART OF BLOCKS THIRTY EIGHT, THIRTY NINE, FORTY AND FORTY ONE OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER AND PART OF FIRST STREET LYING MOSTLY EAST OF SAID BLOCKS THIRTY NINE, FORTY AND FORTY ONE, ALSO PART OF WALNUT STREET BETWEEN SAID BLOCKS THIRTY NINE AND FORTY AND PART OF ILLINOIS STREET BETWEEN SAID BLOCKS FORTY AND FORTY ONE AND THAT PART OF ILLINOIS STREET LYING SOUTH OF SAID BLOCK THIRTY EIGHT, ALSO INDIANA STREET LYING SOUTH OF SAID BLOCK FORTY ONE AND OTHER LANDS LYING NORTH OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES ILLINOIS FROM ROBERT MOODY'S ESTATE, ALSO PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY SEVEN AND THE NORTHWEST QUARTER OF SECTION THIRTY FOUR, ALL IN TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK FORTY; THENCE NORTH 11 DEGREES 20 MINUTES 07 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID BLOCK FORTY, A DISTANCE OF 87.46 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 45.00 FEET OF LOTS FIVE AND SIX IN SAID BLOCK FORTY; THENCE NORTH 78 DEGREES 33 MINUTES 39 SECONDS EAST ON SAID SOUTHERLY LINE 100.30 FEET; THENCE NORTH 11 DEGREES 18 MINUTES 18 SECONDS WEST, 19.56 FEET; THENCE NORTH 78 DEGREES 37 MINUTES 56 SECONDS EAST, 32.00 FEET TO THE EASTERLY LINE OF SAID LOT SIX; THENCE NORTH 11 DEGREES 18 MINUTES 19 SECONDS WEST, 156.85 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK FORTY; THENCE NORTH 11 DEGREES 15 MINUTES 05 SECONDS WEST, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT SEVEN IN SAID BLOCK THIRTY NINE; THENCE SOUTH 78 DEGREES 29 MINUTES 21 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK THIRTY NINE, A DISTANCE OF 10.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 10.00 FEET OF SAID LOT SIX IN SAID BLOCK THIRTY NINE; THENCE NORTH 11 DEGREES 14 MINUTES 31 SECONDS WEST ON SAID WESTERLY LINE, 132.21 FEET TO THE NORTHERLY LINE OF SAID LOT SIX; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST ON THE NORTHERLY LINE OF LOTS SIX AND SEVEN SAID BLOCK THIRTY NINE, A DISTANCE OF 32.25 FEET; THENCE NORTH 11 DEGREES 12 MINUTES 39 SECONDS WEST, 28.00 FEET; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST, 22.00 FEET; THENCE SOUTH 11 DEGREES 12 MINUTES 39 SECONDS EAST, 6.00 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 22.00

FEET OF LOTS THREE AND FOUR IN SAID BLOCK THIRTY NINE; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST ON SAID NORTHERLY LINE 88.26 FEET TO THE EASTERLY LINE OF SAID BLOCK THIRTY NINE; THENCE NORTH 11 DEGREES 10 MINUTES 52 SECONDS WEST ON SAID EASTERLY LINE 43.65 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOTS ONE, TWO, SEVEN AND THREE IN BLOCK TWO OF SAID MILLINGTON'S SECOND ADDITION TO ST. CHARLES; THENCE NORTH 78 DEGREES 20 MINUTES 31 SECONDS EAST ON SAID LINE 143.01 FEET TO THE WESTERLY EDGE OF THE FOX RIVER; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID FOX RIVER, THE FOLLOWING COURSES ARE TO MEANDER POINTS, ALONG SAID WESTERLY LINE; THENCE SOUTH 40 DEGREES 49 MINUTES 03 SECONDS EAST, 188.17 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 59 SECONDS EAST, 83.31 FEET; THENCE SOUTH 29 DEGREES 35 MINUTES 51 SECONDS EAST, 100.00 FEET; THENCE SOUTH 11 DEGREES 25 MINUTES 17 SECONDS EAST, 80.00 FEET; THENCE SOUTH 18 DEGREES 01 MINUTE 22 SECONDS EST, 73.82 FEET, TO THE NORTHERLY LINE OF ILLINOIS STREET LYING SOUTH OF SAID BLOCK THIRTY EIGHT; THENCE SOUTH 29 DEGREES 22 MINUTES 34 SECONDS EAST, 63.25 FEET TO THE SOUTHERLY LINE OF SAID ILLINOIS STREET; THENCE SOUTH 60 DEGREES 14 MINUTES 45 SECONDS WEST ALONG SAID SOUTHERLY LINE 62.06 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 98.61 FEET ON A CURVE TO THE RIGHT, HAVING A 307.30 FEET RADIUS WITH A CHORD BEARING OF SOUTH 69 DEGREES 26 MINUTES 21 SECONDS WEST AND A CHORD DISTANCE OF 98.19 FEET; THENCE SOUTH 78 DEGREES 37 MINUTES 56 SECONDS WEST ON THE SOUTHERLY LINE OF SAID ILLINOIS STREET, 113.20 FEET TO A LINE 60.0 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK FORTY ONE; THENCE SOUTH 11 DEGREES 09 MINUTES 17 SECONDS EAST ON SAID LINE BEING THE EASTERLY LINE OF SAID FIRST STREET, 264.80 FEET TO THE NORTHERLY LINE OF SAID INDIANA STREET; THENCE NORTH 78 DEGREES 35 MINUTES 36 SECONDS EAST ON SAID NORTHERLY LINE, 7.34 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BROWNSTONE SUBDIVISION, RECORDED JANUARY 2, 2001 AS DOCUMENT NO. 2001K000149; THENCE SOUTH 11 DEGREES 15 MINUTES 27 SECONDS EAST ON SAID WESTERLY LINE 470.58 FEET; THENCE SOUTH 78 DEGREES 44 MINUTES 33 SECONDS WEST, 67.00 FEET TO THE NORTHEAST CORNER OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES, ILLINOIS FROM ROBERT MOODY'S ESTATE; THENCE SOUTH 79 DEGREES 55 MINUTES 02 SECONDS WEST ON THE NORTH LINE OF SAID BLOCK ONE, A DISTANCE OF 132.50 FEET; THENCE NORTH 11 DEGREES 13 MINUTES 18 SECONDS WEST, 132.46 FEET TO THE MONUMENTED AND OCCUPIED NORTHERLY LINE OF PREMISES CONVEYED TO MARTHA J. AINSWORTH BY DEED DATED MAY 3, 1864 AND RECORDED

AUGUST 5, 1864 IN BOOK 78, PAGE 335; THENCE SOUTH 79 DEGREES 55 MINUTES 38 SECONDS WEST ON SAID NORTHERLY LINE, 132.08 FEET TO THE EASTERLY LINE OF SECOND STREET; THENCE NORTH 11 DEGREES 17 MINUTES 03 SECONDS WEST ON SAID EASTERLY LINE, 271.81 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF SECOND STREET WITH THE SOUTHERLY LINE OF SAID INDIANA STREET; THENCE NORTH 11 DEGREES 14 MINUTES 36 SECONDS WEST, 60.01 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK FORTY ONE; THENCE NORTH 11 DEGREES 18 MINUTES 32 SECONDS WEST 132.51 FEET ON THE WEST LINE OF SAID BLOCK FORTY ONE; THENCE NORTH 78 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 132.28 FEET OF THE WEST LINE OF LOT 3 IN SAID BLOCK FORTY ONE; THENCE NORTH 11 DEGREES 13 MINUTES 55 SECONDS WEST, ON SAID WEST LINE 132.46 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE; THENCE SOUTH 78 DEGREES 37 MINUTES 56 SECONDS WEST, 132.46 FEET TO THE NORTHWEST CORNER OF SAID BLOCK FORTY ONE; THENCE NORTH 10 DEGREES 52 MINUTES 26 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

Parcel B:

LOTS ONE, TWO, THREE AND SEVEN IN BLOCK TWO OF MILLINGTON'S SECOND ADDITION TO ST. CHARLES AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY SEVEN, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE WESTERLY LINE OF SAID LOT THREE AND THE EASTERLY LINE OF FIRST STREET AND ALSO THAT PART OF FIRST STREET VACATED BY THE ORDINANCE RECORDED JUNE 9, 1982 AS DOCUMENT 1608342, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

**“EXHIBIT II”**

**FINDINGS OF FACT FOR AMENDMENT TO SPECIAL USE FOR A PUD**

**Section A: Findings to determine whether the proposed PUD is in the public interest:**

**1. The proposed PUD advances the purposes of the Planned Unit Development procedure (Section 17.04.400 A through G):**

*A. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*

The proposed penthouses and duplex residential units will provide a unique housing opportunity.

*B. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*

Not applicable to the PUD amendment.

*C. To encourage a harmonious mix of land uses and a variety of housing types and prices*

Both the Riverloft and River Terrace buildings have mixed uses (office, retail and residential); the condominiums are designed to cater to individual needs and offer variety.

*D. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*

Not applicable to the PUD amendment.

*E. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*

The infrastructure has been planned and is being constructed as part of the entire First Street redevelopment project.

*F. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*

First Street PUD is a redevelopment project of an underutilized area in downtown.

*G. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*

The First St project is a collaborative effort between several property owners including the City. Public hearings and meetings have been held to obtain public input.

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

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

The amendment to the PUD involves a request to allow for additional building floor area. An additional level is being proposed to the Riverloft parking deck that contributes to the increase in the allowable floor area. Additional public parking can serve the public convenience through the amendment to the PUD.

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

The access roads, drainage and utility layouts remain unchanged from the original PUD plan. Some internal reconfiguration has occurred within the building for electric and mechanical utility spaces which has partially triggered the amendment to the PUD for an increase in the overall building floor area.

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

The overall building footprint and the uses for Bldgs 1, 2 and 3 will remain unchanged from the original PUD plan. The additional building height is in locations which are setback from the outer edges of the buildings. The amendment to the PUD will therefore, not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor substantially diminish property values within the neighborhood.

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

The surrounding properties are part of the First Street redevelopment project. Proposed changes to Bldgs 1,2 and 3 thru the amendment to the PUD will essentially be within the same building footprint that was approved with the PUD.

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

The requested amendment to the PUD will not be detrimental to the public health, safety, comfort or general welfare. The amendment allows for a variety in the types of housing opportunities and provides additional parking for the First Street project.

*F. Design Review: That the proposed Special Use meets or exceeds the applicable Design Review Standards of Chapter 17.06 and other applicable provisions of this Title.*

The changes to Bldgs 1, 2 and 3 will conform with all applicable standards and codes other than the requested deviations to building floor area and building height.

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

The changes to the residential units in Bldgs 1, 2 and 3 are being proposed to make the units more marketable, which in turn will contribute to the overall success of the project.

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

The amendment to the PUD does not change or modify the originally approved land uses for the property.

**5. The proposed PUD conforms to all existing Federal, State and local legislation and regulation.**

The proposed amendment to the PUD complies with all applicable regulations other than the deviations being requested.

**Section B: Determining whether the proposed relief from ordinance requirements is justified:**

The relief from the requirements of the underlying zoning district is justified because:

\_\_\_\_\_ Conforming to the requirements would inhibit creative design that serves community goals, or

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

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

- A. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.*

The 2006 PUD and approved preliminary plan included public plazas, a riverwalk and a unique streetscape design for the public realm – amenities that would serve the needs of the community. The amendment to the PUD does not change the approved plan. Additional parking is being proposed thru the amendment to the PUD.

- B. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.*

The amendment to the PUD does not change any of the open spaces that were approved with the original PUD.

- C. The PUD will provide superior landscaping, buffering or screening.*

Not applicable to the amendment to the PUD.

- D. The buildings within the PUD offer high quality architectural design.*

The original concept for the building architecture remains the same for Bldgs 1,2 and 3. The proposed changes add more modulation and interest to the original design.

- E. The PUD provides for energy efficient building and site design.*

Not applicable to the amendment to the PUD.

- F. The PUD provides for the use of innovative stormwater management techniques.*

Not applicable to the amendment to the PUD. No changes are contemplated from the original PUD.

- G. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.*

The dwelling units are all being designed to comply with all applicable codes. Plans will be reviewed in relation to issuance of building permits to confirm compliance.

- H. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.*

Not applicable to the amendment to the PUD. 16 affordable units have already been provided in Bldg 7A as part of the First Street project.

*I. The PUD preserves historic buildings, sites or neighborhoods*

Not applicable to the amendment to the PUD.

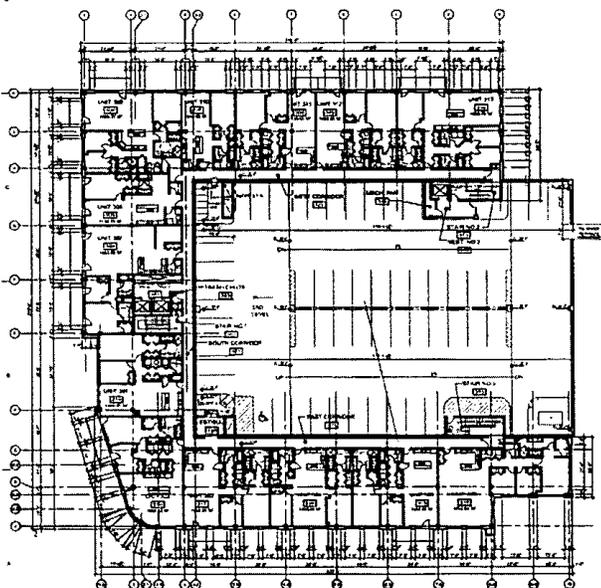
**EXHIBIT III**

**REVISED PRELIMINARY PLAN FOR BUILDINGS 1 , 2 AND 3**

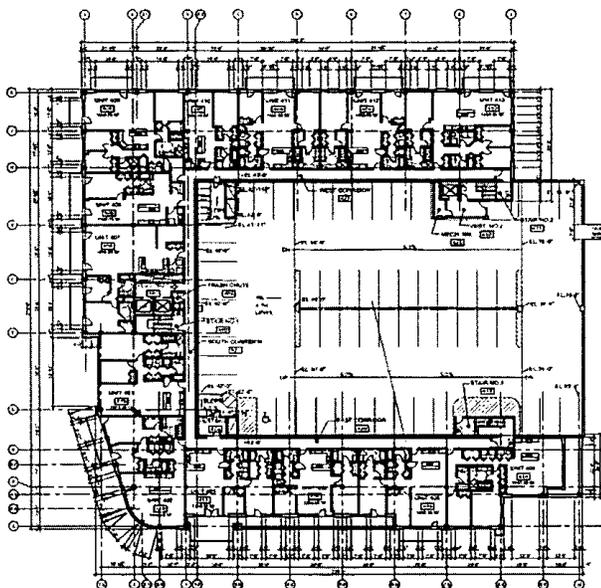


**KNAUER**

Architectural Firm  
1000 North 1st Street  
Portland, Oregon 97227  
Phone: 503-228-1111  
Fax: 503-228-1112



**A1** THIRD LEVEL FLOOR PLAN (EL. 32'-0")



**A4** FOURTH LEVEL FLOOR PLAN (EL. 43'-0")

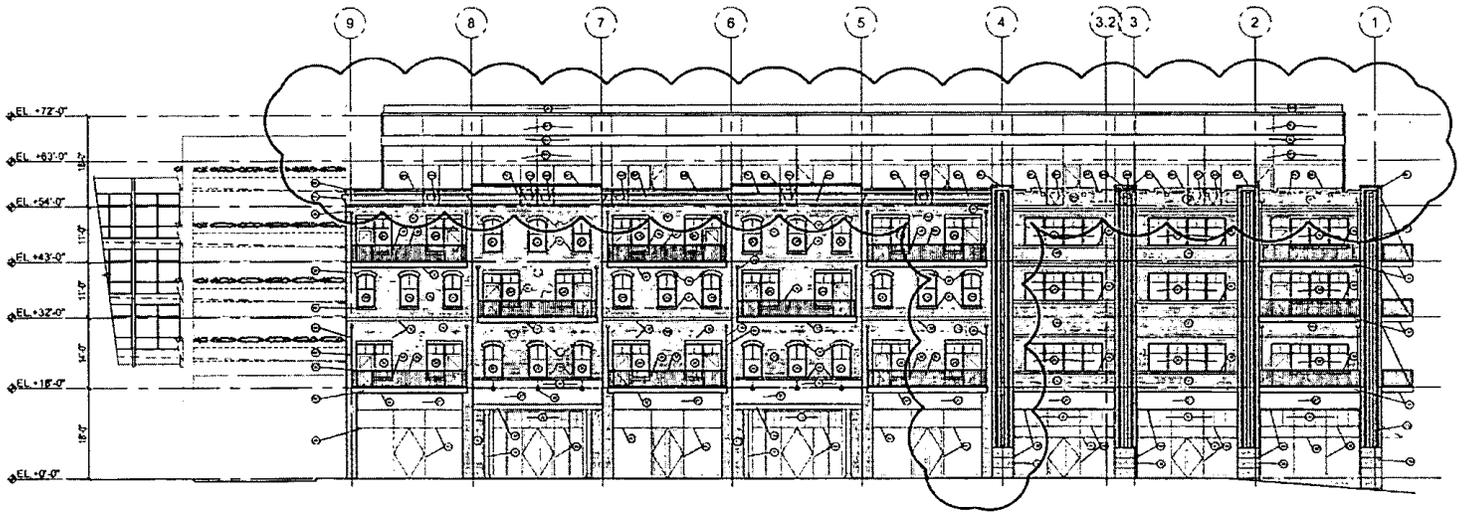
FIRST STREET  
DOWNTOWN  
REDEVELOPMENT

PHASE 2  
SUB-GP1  
BY KNAUER ARCHITECTS

THIRD & FOURTH  
LEVEL FLOOR  
PLANS

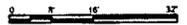
**A-102**

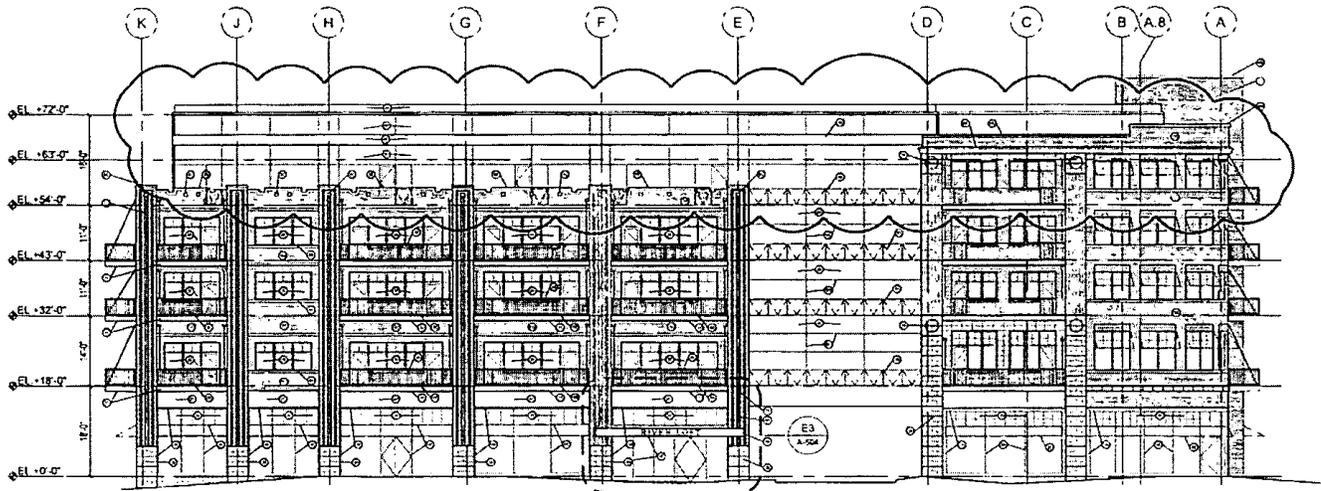




**WEST ELEVATION**

1/16"=1'-0"

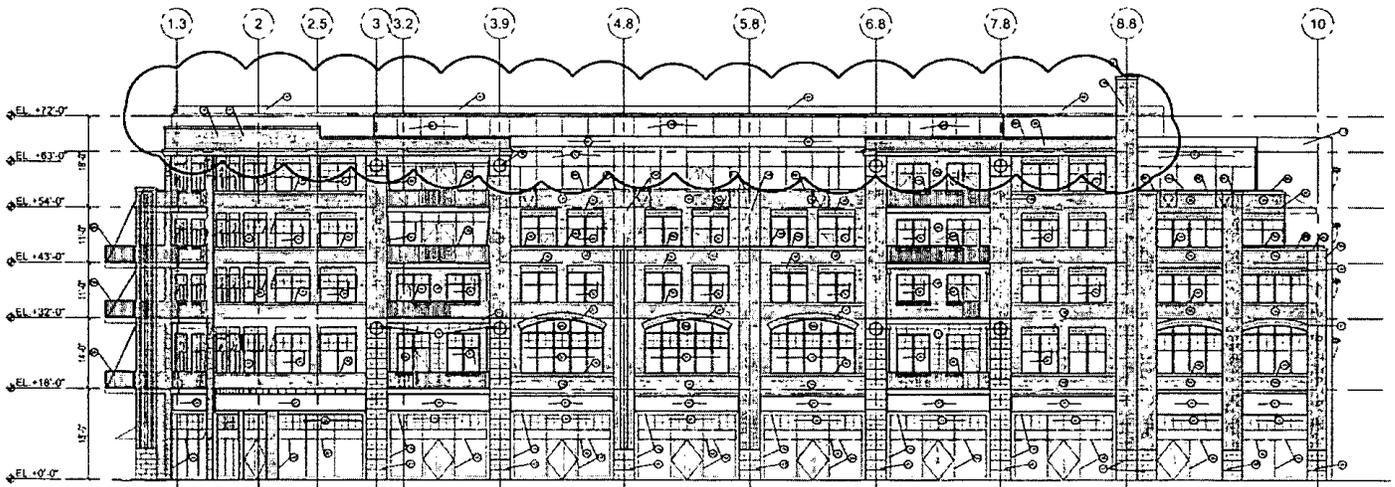




**SOUTH ELVATION**

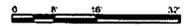
1/18"=1'-0"

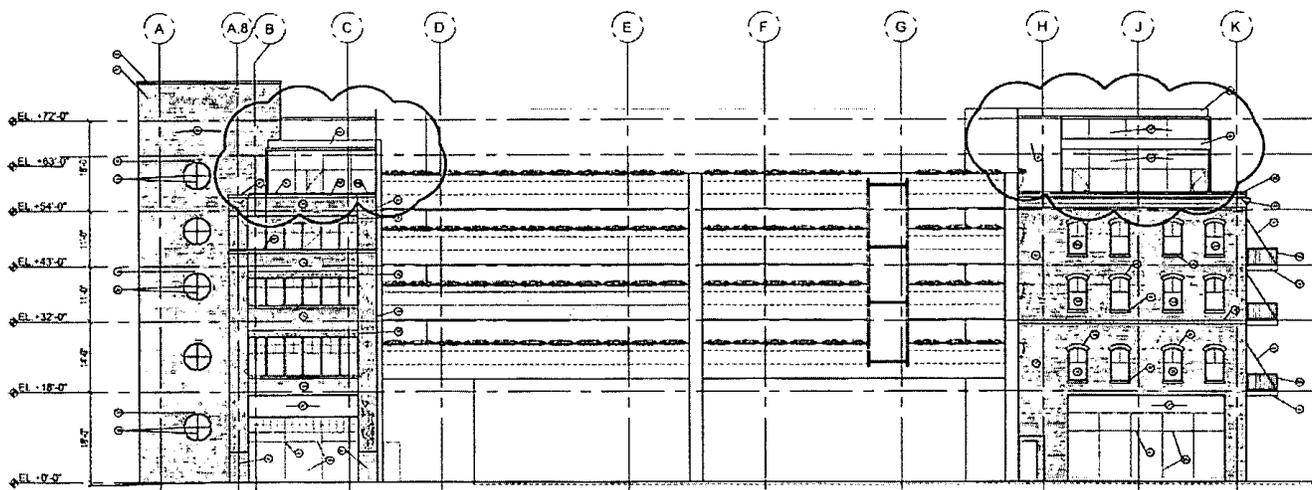




EAST ELEVATION

1/16" = 1'-0"





**NORTH ELEVATION**

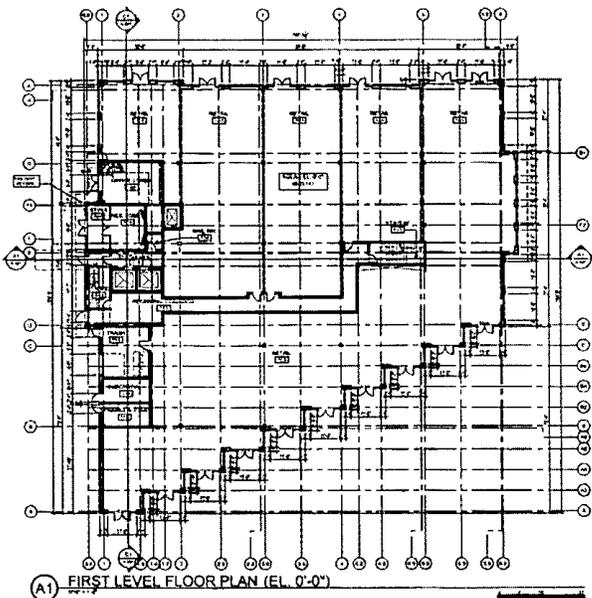
1/16" = 1'-0"



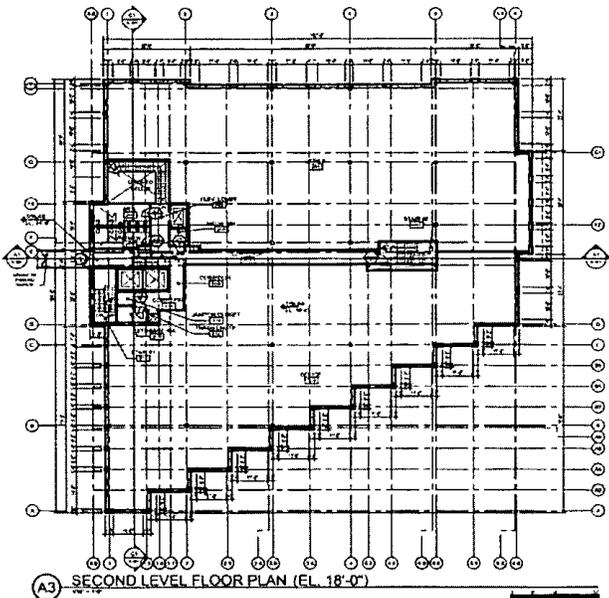
**EXTERIOR MATERIAL SCHEDULE**

- 1A. MODULAR BRICK - HARVARD BLEND
- 1B. MODULAR BRICK - ON-COLOR COMMON - DARK YELLOW
- 1C. MODULAR BRICK - ON-COLOR COMMON-DARK PINK
- 1D. MODULAR BRICK - OLD VIRGINIA  
BRICK SUPPLIER: INTERSTATE BRICK (BRENT SCHWARTZ 630-730-8156)
- 2. 12" STEEL CHANNEL, BALCONY FASCIA PAINT HARVARD GREEN
- 3. WROUGHT IRON RAILING PAINTED BLACK
- 4A. 3" X 10" ONYX FASCIA MOLDING, PAINT HARVARD GREEN  
FASCIA, MLD 535-18  
CROWN, MLD 455-18
- 4B. 3" X 10" CROWN MOLDING NO. MLD 450-18
- 5A. ALUMINUM STOREFRONT - COLONIAL WHITE -  
1" INSUL. GLAZING (17K AP) LOW-E 3 SHADING
- 5B. ALUMINUM STOREFRONT - FASHION GREY (17K AP)  
1" INSUL. GLASS, LOW-E 3 SHADING
- 5C. ALUMINUM STOREFRONT - HARTFORD GREEN (17K AP)
- 5D. ALUMINUM STOREFRONT WINDOW WALL GLAZING SYSTEM - LIGHT GREY  
1" INSUL. GLASS (17K AP) LOW-E 3 SHADING
- 5E. ALUMINUM STOREFRONT - WHITE (17K AP)
- 6A. 12" STUCCO ON METAL LATH  
PRECAST STONE CAP 4 3/4" HIGH x 12"  
DEEP RENAISSANCE STONE
- 6C. PRECAST DECORATIVE SQUARE 7 5/8" X 7 5/8" X 3 3/4"  
RENAISSANCE STONE
- 6D. PRECAST STONE CAP  
RENAISSANCE STONE 4 3/4" x 15"  
NOT USED
- 7. NOT USED
- 7A. PRECAST STONE MARCUS 4 PROFILE TO MATCH STONE FINISH  
LEGENDS PM 1-800-326-1198  
COLOR: TO MATCH RENAISSANCE STONE (MANORPT)
- 8. ALUMINUM TRIM #110214  
WHITE (BYLUMAK 1-800-326-2466)
- 9. NOT USED
- 10. NOT USED
- 11. 12" STEEL CHANNEL, BALCONY FASCIA PAINT BLACK
- 12. NOT USED
- 13. 8" x 8" x 1/2" STEEL PLATE DECOR WASHER PAINT BLACK
- 14. 1" RECESSED 20" DIAMETER CIRCLE PATTERN
- 15. NOT USED
- 16. 1/2" x 3/4" STANDARD STEEL PIPE WITH 12" x  
EXTRA STRONG CAP & BASE PAINT HARTFORD GREEN
- 17. NOT USED
- 18. 4" x 4" x 1/2" STEEL BEAM PAINT HARTFORD GREEN
- 19. NOT USED
- 20. NOT USED
- 21. NOT USED
- 22. 1 USED TRANSOM PANEL WITH TRUE DIVIDED LITE TO MATCH STOREFRONT
- 23. SINGLE HUNG WINDOW CLAD - EVERGREEN (MARYN)  
ARCH TOP, INSUL. GLASS, LOW-E 3 SHADING
- 24. SINGLE HUNG WINDOW CLAD - EVERGREEN (MARYN) INSUL. GLASS WITH  
TRUE DIVIDED LITE, LOW-E 3 SHADING
- 25. SINGLE HUNG WINDOW CLAD - WHITE (MARYN) INSUL. GLASS WITH  
TRUE DIVIDED LITE
- 26. 4 USED BREAK METAL PANEL TO MATCH SIGN PANEL
- 27. REMOVABLE BREAK METAL SIGN PANEL (SEE DETAIL)
- 28. 4 HUNG OPERABLE WINDOW (17K AP)
- 29. NOT USED
- 30. BRICK SOLDIER COURSE ARCH HEADER
- 31. SINGLE HUNG WINDOW - STONE COLOR CLAD (MARYN) INSUL. GLASS WITH  
TRUE DIVIDED LITE TRANSOM LOW-E 3 SHADING
- 32. SINGLE HUNG WINDOW STONE COLOR  
CLAD (MARYN) INSUL. GLASS, LOW-E 3 SHADING
- 33. 4 USED WINDOW STONE COLOR CLAD - INSULATED GLASS (MARYN)  
TRUE DIVIDED LITE, LOW-E 3 SHADING
- 34. NOT USED
- 35. SOLDIER BRICK COURSE
- 36. BRICK SOLDIER COURSE HEADER TWO ROWS
- 37. BRICK SOLDIER COURSE ARCH HEADER TWO ROWS
- 38. SOLDIER BRICK COURSE ROUND FRAME PATTERN FOR ROUND WINDOW
- 39. RENAISSANCE STONE 11 5/8" x 23 5/8" x 3 3/4" SMOOTH FIN. SANDRIT
- 40. BRICK ROW, ARCH ARCH - 1 COURSE
- 41. 1" STEEL ROD WITH CURNBUCKLE PAINT BLACK
- 42. UMBRELLA BLACK FINISH
- 43. RENAISSANCE STONE 11 5/8" x 23 5/8" x 3 3/4" SMOOTH FIN. SANDRIT
- 44. BREAK METAL TO MATCH WINDOW STONE COLOR
- 45. ONE-G-LITE PANEL AS SUPD. BY LAMINATORS INC. FIN. TO MATCH ALUM. FRAME
- 46. PRECAST STONE SL: 4 3/4" x 4 3/4"
- 47. RECESSED BRICK LOGO 1"
- 48. LAMINER NO. (MFS) PH: 1-800-824-3817; PAINT BLACK
- 49. MODIFIED BUTLER ROOF SYSTEM
- 50. TYPE 70 EXTERIOR ALUMINUM GRANUL STOP TO MATCH STONE  
WHITE PAC-CLAD #1680
- 51. 4" POLYISOCYANURATE ROOF INSULATION R-30
- 52. PINE CABT HOLLOW DOAR PLANKS
- 53. BREAK METAL TO MATCH STOREFRONT COLOR ON 1/2" OOK PLYWOOD
- 54. 4" BATT INSULATION KRAFT FACE R-19
- 55. STEEL TUBE, SEE STRUCTURAL DWG.
- 56. 5/8" GYPS
- 57. 4" METAL STUD @ 16" O.C.
- 58. 1" INSULATED GLASS
- 59. 3/4" GYPS OR 7/8" FLASHING CHANNEL 24" O.C. 2" POLYISOCYANURATE INSULATION
- 60. 2" RIGID INSULATION R 14.5
- 61. TYPICAL WALL CONSTRUCTION  
FACE BRICK  
1 3/8" AIRSPACE  
2" POLYISOCYANURATE INSULATION  
TYVEK WRAP  
3/4" DENS-GOLD BREATHER  
4" METAL @ 16" O.C.  
3.5 BLANKET INSULATION R-19 KRAFT FACE  
5/8" GYPS
- 62. TYPICAL WALL CONSTRUCTION  
FACE BRICK  
1 3/8" AIRSPACE  
2" POLYISOCYANURATE INSULATION  
TYVEK WRAP  
3/4" DENS-GOLD BREATHER  
4" METAL @ 16" O.C.  
3.5 BLANKET INSULATION R-19 KRAFT FACE  
5/8" GYPS
- 63. PROJECT IN WINDOW WITH INSULATED GLAZING LOW-E 3 SHADING
- 64. STEEL CHANNEL W/18 FASCIA & SUPPORT, PAINT BLACK
- 65. 2" x 1/2" LIGHT TUBE (TYPE OF 3) SEE DETAIL
- 66. MODIFIED BUTLER ROOF SYSTEM ON POLYISOCYANURATE TAPERED INSULATION  
SLAB ON GRADE
- 67. ADOLITE GOSSEMECH LIGHT SEE ELECTRICAL DRAWINGS
- 68. PRECAST SIGN
- 69. PRECAST HOLLOW DOME
- 70. 4" x 4" x 1/2" DECORATIVE COVER STEEL PLATE
- 71. PRECAST DOUBLE TEE
- 72. PRECAST SANDRIT WALL
- 73. COURSED BRICK
- 74. DOWNSPOUT
- 75. ALUMINUM FLASHING TO MATCH STOREFRONT
- 76. 1" INSULATED BY LAMINATORS INC. FINISH TO MATCH ALUM.  
FRAME #871-0852477
- 77. CONCRETE TOPPING WITH DELO-TEX INTEGRAL WATERPROOFING  
SYSTEM, SLOPE TO DRAIN
- 78. ONE-G-LITE PANEL  
TYVEK WRAP  
3/4" DENS-GOLD BREATHER  
4" METAL STUD @ 16" O.C.  
3.5 BLANKET INSUL. R-19 KRAFT FACE
- 79. 2" SQUARE TUBE GUARDRAIL WITH 2" SQUARE TUBE VERTICAL  
SUPPORTS AT 4' O.C. 4" x 4" x 1/2" BASE PLATE WITH 4 1/2" x 1/2" EXPANSION BOLTS
- 80. ROUGH WALL FLASHING & WEEP HOLES @ 14" O.C.
- 81. LAPPED BRICK WITH COMPRESSIBLE MATERIAL BELOW SHELF ANGLE

**KNAUER**  
 KNAUER CORPORATION  
 750 Broadway Street, Suite 100  
 Columbus, GA 31901  
 404.525.5000  
 404.525.5001  
 404.525.5002

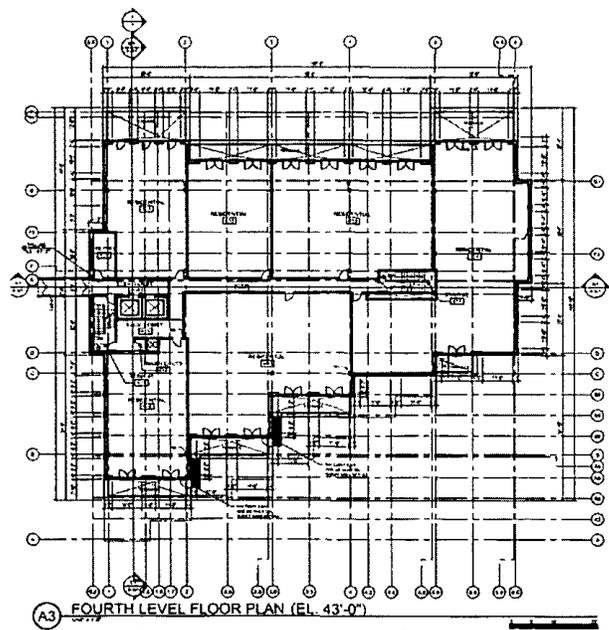
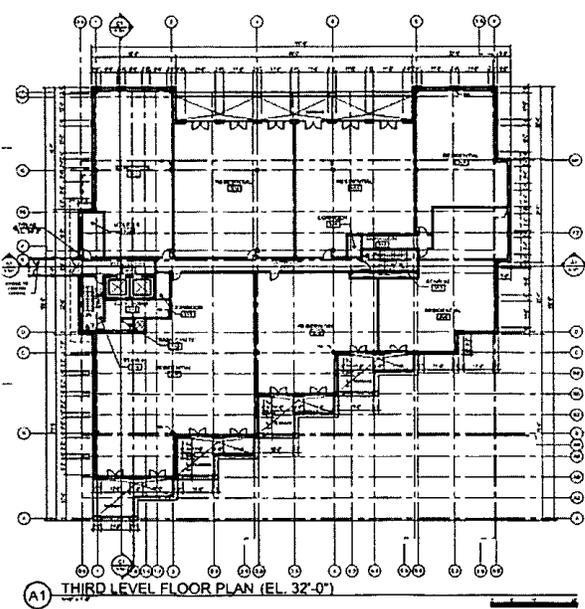


**A1** FIRST LEVEL FLOOR PLAN (EL. 0'-0")

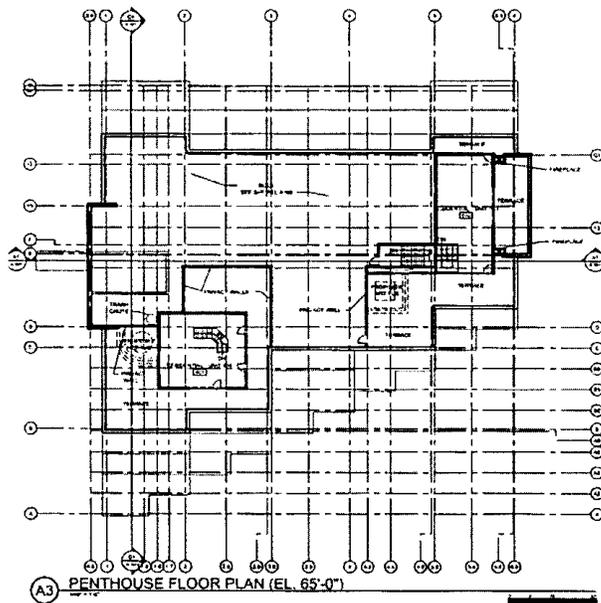
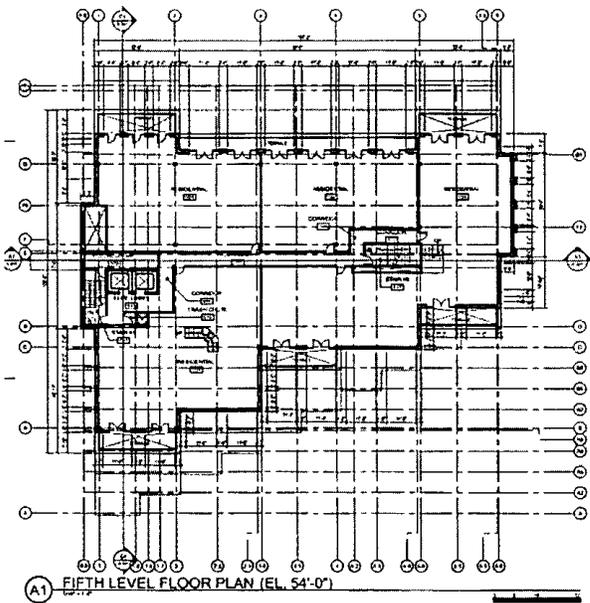


**A3** SECOND LEVEL FLOOR PLAN (EL. 18'-0")

<p><b>FIRST STREET DOWNTOWN REDEVELOPMENT</b></p> <p>PHASE II WORK SERVICE          51 CHARLES LARSON DRIVE</p>	
<p>PROJECT NO. 200</p> <p>DATE: 01/15/08</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 01/15/08</p>	<p>PROJECT NO. 200</p> <p>DATE: 01/15/08</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 01/15/08</p>
<p><b>SHEET</b></p> <p><b>FIRST &amp; SECOND LEVEL FLOOR PLAN</b></p> <p><b>A-101</b></p>	



<b>KNAUER</b>	
Project Management 775 River Street, Suite 200 Providence, RI 02903 Phone: (401) 848-8800 Fax: (401) 848-8801 Email: info@knauer.com	
<div style="text-align: right; font-size: x-small;">           2008 © Knauer LLC. All Rights Reserved.            10/10/08         </div>	
<b>FIRST STREET DOWNTOWN REDEVELOPMENT</b> PHASE II - MECH. LINAGE CT CHARLES KILMOS BLDG.	
PROJECT NO. 08-001 DATE 10/10/08 DRAWN BY J. J. JONES CHECKED BY J. J. JONES SCALE 1/8" = 1'-0"	
<b>THIRD &amp; FOURTH LEVEL FLOOR PLAN</b>	
<b>A-102</b>	



<b>KNAUER</b>	
<small>         1. 1000 S. UNIVERSITY          CHICAGO, ILL. 60607          TEL. 312.467.1000          FAX. 312.467.1001          WWW.KNAUER.COM       </small>	
<b>FIRST STREET          DOWNTOWN          REDEVELOPMENT</b>	
<small>         PHASE II PLAN SERVICE          ST. CHARLES L'ANCIEN 407A       </small>	
<small>         PROJECT NO. 1000          DATE 08/17/10          DRAWN BY: J. J. KNAUER          CHECKED BY: J. J. KNAUER          SCALE: AS SHOWN          SHEET NO. 1000-1000-1000       </small>	
<b>FIFTH LEVEL FLOOR          PLAN</b>	
<b>A-103</b>	





**REVISED EXHIBIT "C"**

**EXCEPTIONS AND DEVIATIONS FROM THE ZONING ORDINANCE AND  
SUBDIVISION REGULATIONS**

**a) DEVIATIONS FROM ZONING ORDINANCE:**

<b>PROVISION</b>	<b>ORDINANCE REQUIREMENT</b>	<b>DEVIATION GRANTED</b>
Maximum floor area per building	Table 17.14-2 - 40,000 SF per building	Bldg 1 –89,196 SF Bldgs 2 & 3 –123,276 SF plus 117,602 SF parking garage Bldg 4 – 55,717 SF building area plus 169,744 SF parking garage Bldg 6 - 70,351 SF
Parking lot setbacks	Table 17.14-2 - Minimum 5 feet setback where a surface parking lot adjoins a street	The angled parking spaces south of Bldg 7A have a zero setback off of First Street. The parking lot north of Bldg 7B has a four foot setback.
Maximum Building Height	Table 17.14-2 - 50 feet	Bldg 1 – 75 feet Bldg 2 – 74 feet Bldg 3 – 74 feet Bldg 4 – 55 feet Bldg 6 – 55 feet
Off-street parking spaces	Table 17.24-3 - 300 spaces required for area outside SSA boundary	Deviation required for 180 spaces for area outside the SSA boundary. Total number of off-street parking spaces provided per plan on Subject Realty: 852 spaces
Minimum dimensions of parking spaces for grocery	Section 17.24.070(B) - Minimum 9.5' wide spaces required for grocery stores	The proposed spaces for Blue Goose are 9 feet wide
Residential parking location	Section 17.24.060(B) - Required parking facilities accessory to uses in CBD-1 and CBD-2 Districts may be located on same lot, or on a different lot within 200 feet walking distance for residential uses	Residential units in Bldg 7A do not have parking on the same lot
Non-Residential parking location	Section 17.24.060(B) - Required parking facilities accessory to uses in CDB-1 and CBD-2 Districts may be located on same lot, or on a different lot within 500 feet	Non-residential uses in Bldgs 7A and 7B do not meet this requirement

	walking distance for non-residential uses	
Design standards and guidelines – Location of surface parking lots	Section 17.06.040(2a) - Surface parking lots shall not be located between buildings and the street, but may instead be located behind or beside buildings	The parking lots east of the Blue Goose building and west of Bldg 6 are located adjacent to streets

b) DEVIATION FROM TITLE 16 ( SUBDIVISION AND LAND IMPROVEMENTS)

- 1) To allow the pavement width of a public street to be reduced from 33 ft (back of curb width) to 20 ft (edge of pavement width) and for the parking stall depth for the angled on-street parking spaces to be 14.5 ft instead of 16 ft.
- 2) To exempt the 16 affordable housing units in Building 7A (as more fully described in the Development Agreement) from the requirements regarding land/cash dedication to school and parks.

**REVISED EXHIBIT "E"**  
**FIRST STREET DOWNTOWN REDEVELOPMENT**  
**ST. CHARLES, ILLINOIS**  
**DEVELOPMENT DATA**

<b>BUILDING No.</b>	<b>TYPE</b>	<b>FLOOR LEVEL</b>	<b>AREA/UNITS</b>
<b><u>River Terrace Building 1</u></b>	Retail	1 <sup>st</sup> Level	20,056 S.F.
	Non-residential*	2 <sup>nd</sup> Level	20,196 S.F.
	Residential (6 units)	3 <sup>rd</sup> Level	17,690 S.F.
	Residential (6 units)	4 <sup>th</sup> Level	15,392 S.F.
	Residential (4 units)	5 <sup>th</sup> Level	13,664 S.F.
	Penthouses	5 <sup>TH</sup> mezzanine	2,198 SF
	<b><u>Total bldg area</u></b>		

<b><u>River Loft Buildings 2 And 3</u></b>	Retail	1 <sup>st</sup> Level	20,318 S.F.	
	Non-residential*	2 <sup>nd</sup> level	12,396 S.F.	
	Residential (4- 2 Bedroom) (1-3 bedroom)	2 <sup>nd</sup> Level	11,423 S.F.	
	Residential (2-1 Bedroom) (8-2 Bedroom) (3-3 bedroom)	3 <sup>rd</sup> Level	23,907 S.F.	
	Residential (2-1 Bedroom) (9-2 Bedroom) (2-3 bedroom)	4 <sup>th</sup> Level	23,095 S.F.	
	Residential (6-1 bedroom) (7-2 bedroom) (1-4 bedroom)	5 <sup>th</sup> Level/ mezzanine	32,137 S. F.	
	<b><u>Total building area</u></b>			<b><u>123,276 S.F.</u></b>

**Riverloft (Buildings 2 and 3) Parking Garage**

Parking	1 <sup>st</sup> level	21,778 SF	35 spaces
Parking	2 <sup>nd</sup> level	8,712 SF	22 spaces
Parking	3 <sup>rd</sup> level	21,778 SF	57 spaces
Parking	4 <sup>th</sup> level	21,778 SF	57 spaces
Parking	5 <sup>th</sup> level	21,778 SF	57 spaces
Parking	6 <sup>th</sup> level	21,778 SF	41 spaces
<b>Total</b>		<b>117,602 SF</b>	<b>269 spaces</b>

<b><u>Building 4</u></b>	Retail	1 <sup>st</sup> level	25,112 SF
	Non-residential*	2 <sup>nd</sup> level	30,273 SF
<b>Total</b>			<b>55,385 SF</b>

**Building 4 Parking Garage**

Parking	1 <sup>st</sup> Level	19,304 SF /45 spaces
Parking	2 <sup>nd</sup> Level	22,881 SF/52 spaces
Parking	3 <sup>rd</sup> Level	22,881 SF/50 Spaces
Parking	4 <sup>th</sup> Level	52,339 SF/140 spaces
Parking	5 <sup>th</sup> Level	52,339 SF/143 Spaces
<b>Total</b>		<b>169,744 SF/ 429 spaces</b>

<b><u>Building 6</u></b>	Parking	Below Grade Level	35 Spaces
	Retail	1 <sup>st</sup> Level	13,753 S.F.
	Non-residential*	2 <sup>nd</sup> Level	18,866 S.F.
	Residential (4 – 1 Bedroom)	3 <sup>rd</sup> Level	18,866 S.F.
	Residential (7 – 2 Bedroom)	4 <sup>th</sup> Level	18,866 S.F.
	Residential (4 – 1 Bedroom)		
	Residential (7 – 2 Bedroom)		
<b>Total</b>			<b>70,351 S.F.</b>

<b><u>Building 7A</u></b>	Retail	1 <sup>st</sup> Level	6,391 S.F.
	Apartments (8 -1 Bedroom)	2 <sup>nd</sup> Level	6,512 S.F.
	Apartments (8 -1 Bedroom)	3 <sup>rd</sup> Level	6,512 S.F.
	<b>Total</b>		<b>19,415 S.F.</b>

<b><u>Building 7B</u></b>	Retail	1 <sup>st</sup> Level	6,327 S.F.
	Non-residential*	2 <sup>nd</sup> Level	6,572 S.F.
	Office	3 <sup>rd</sup> Level	6,540 S.F.
	<b>Total</b>		<b>19,439 S.F.</b>

<b><u>Building 8</u></b>	Retail	1 <sup>st</sup> Level	4,387 S.F.
	Non-residential*	2 <sup>nd</sup> Level	4,660 S.F.
	Office	3 <sup>rd</sup> Level	4,660 S.F.
	<b>Total</b>		<b>13,707 S.F.</b>

**Building 9**

		Basement	5,987 SF
	Restaurant	1 <sup>st</sup> level	5,826 SF
	Office	2 <sup>nd</sup> level	5,943 SF
	Office	3 <sup>rd</sup> level	5,943 SF
	Office	4 <sup>th</sup> level	5,943 SF
<b>Total</b>			<b>29,636 SF</b>

**Blue Goose**

	Retail	1 <sup>st</sup> level	30,508 SF
	Office	Mezzanine	5,778 SF
<b>Total</b>			<b>36,286 SF</b>

\*Includes the non-residential uses allowed in the CBD-1 Central Business District; any use classified as a special use in Table 17.14-1 requires the granting of a Special Use.

State of Illinois )  
 )  
 ) ss.  
Counties of Kane and DuPage )

## Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on June 16, 2008, the Corporate Authorities of such municipality passed and approved Ordinance No. 2008-Z-22, entitled

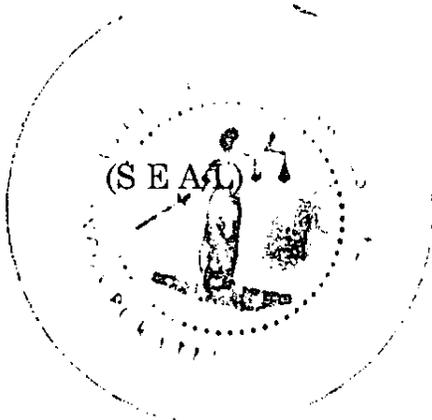
"An Ordinance Granting the First Amendment to  
Special Use PUD Ordinance 2006-Z-29 and Revised  
PUD Preliminary Plan Approval (First Street  
Redevelopment PUD),"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2008-Z-22, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on June 20, 2008, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 16th day of June 2008.

  
\_\_\_\_\_  
Municipal Clerk





TRACY CROSS & ASSOCIATES, INC.

***An Analysis of the Market Potential  
For Residential Development  
--- First Street Redevelopment – Phase Three ---  
St. Charles, Illinois***

***Prepared on behalf of:***

***City of St. Charles, Illinois  
2 East Main Street  
St. Charles, Illinois 60174-1984***

***December 2013***



## INTRODUCTION

At the request of the City of St. Charles, Illinois, Tracy Cross & Associates, Inc. was retained to furnish an independent analysis of the market potential for residential development within the First Street Redevelopment Area of downtown St. Charles, Kane County, Illinois.

### **Objectives**

The objective of this analysis is to provide officials of the City of St. Charles, Illinois with a full understanding of relevant economic and competitive market trends as they may impact specifically upon the overall marketability of planned new rental apartment and ownership condominium development within *Phase Three* of the First Street Redevelopment Area. This area aligns the west bank of the Fox River and extends west to North 2<sup>nd</sup> Street and south from Main Street to Prairie Street in the city's central business district.

Intended to be used by the City as a tool for future policy and residential development decisions in the area, this analysis establishes the following:

- An understanding of the strengths and weaknesses of the St. Charles area's multi-family residential marketplace over the immediate- to mid-term (i.e., through 2018). This evaluation is based upon forecasts of economic and housing growth throughout the Chicago region, with an emphasis upon relevant changes in their direction and magnitude as they may influence far west suburban areas;
- Conclusions regarding the overall marketability of phased construction of 72 higher-density rental apartments and 36 ownership condominiums as *conceptualized by the City's development partner*, and within the context of the First Street mixed-use master plan. These conclusions are based upon factors associated with the location of the property, the performance of competing suburban multi-family rental apartment and for sale developments, and the near term demand outlook for residential development in St. Charles and its immediate far west suburban environs;
- A forecast of absorption addressing the developer's proposed rental apartment and condominium plan portfolios and pro forma rent/sales prices.

### **Methodology**

In meeting these objectives, our firm conducted a series of inter-related research investigations that included the following:

- A full investigation of the First Street property and its environs;
- A thorough analysis of various factors of influence upon residential demand potentials over the 2013-2018 forecast period, focusing specifically upon the St. Charles Market Area, defined for purposes of this analysis as the townships of St. Charles, Geneva, Batavia, Campton



and Blackberry in Kane County, along with Wayne and Winfield townships in DuPage County.

- A complete evaluation of the overall area's residential marketplace, along with an assessment of rental apartment and condominium programs marketed in other suburban mixed-use developments of comparable scale;
- An extensive review of residential projects in the planning pipeline.

**The Report**

This report is divided into three sections. Of particular importance is **Section 1** which provides detailed conclusions and forecasts of absorption and sales. Not to be dismissed, however, are the remaining two sections which can be described as *fundamentals*. **Section 2**, for instance, defines the market area based upon all demand-related variables, while **Section 3** concludes with a complete and thorough analysis of the area's competitive residential environment.

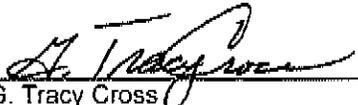
**General Limiting Conditions**

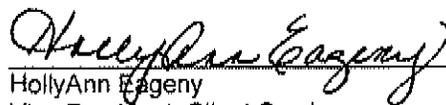
Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness for the information contained in this study. Such information was compiled from a variety of sources including interviews with developers and their agents, real estate brokerage firms, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

**Certification And Signature**

This analysis represents our objective and independent opinion regarding the market potential for Phase 3 residential development within the First Street Redevelopment Area of the City of St. Charles, Kane County, Illinois as certified below:

**TRACY CROSS & ASSOCIATES, INC.**  
An Illinois Corporation

By:   
Its: G. Tracy Cross  
President

By:   
Its: HollyAnn Eageny  
Vice President, Client Services

Date: December 20, 2013



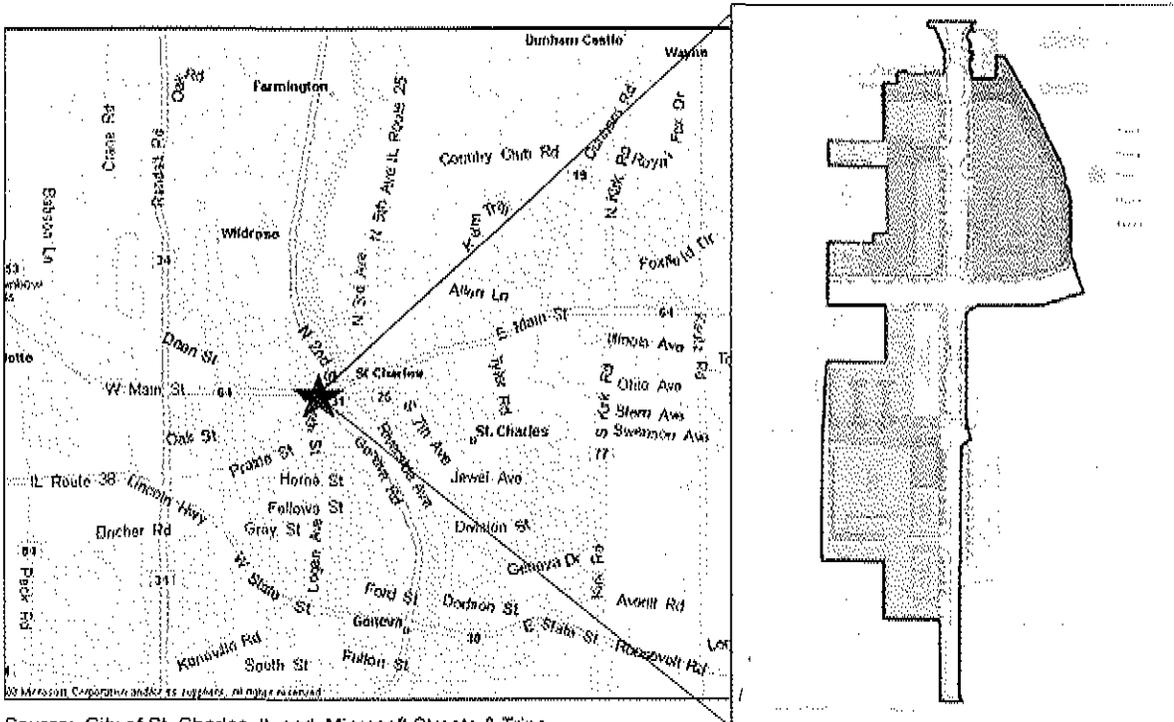


# 1. CONCLUSIONS AND RECOMMENDATIONS

The First Street Redevelopment Project is a master-planned mixed-use development encompassing an approximate six-block area of downtown St. Charles bounded generally by the Fox River, Main Street/Route 64, Second Street/Route 31, and Prairie Street. Phase Three, which is the subject of this analysis, consists of City and privately-owned properties aligning the Fox River at Main and South 1<sup>st</sup> streets as illustrated in the following graphic:



GEOGRAPHIC DELINEATION:  
FIRST STREET REDEVELOPMENT AREA – ST. CHARLES, IL



Source: City of St. Charles, IL, and Microsoft Streets & Trips

Approved by the City of St. Charles in 2006 as a component of the City's comprehensive plan, the master First Street redevelopment plan incorporates phased introduction of a variety of retail, office, commercial, entertainment and dining venues, and urban-scale for sale and rental apartment housing options, along with public improvements including improved parking, streetscape, lighting, a riverfront walkway, and a public plaza for civic gatherings. Initial phases of the overall master redevelopment included relocation and expansion of the



Blue Goose specialty market and Harris Bank facility, riverfront infrastructure improvements, and construction of a municipal parking structure. The 22-unit Milestone Row Condominiums developed over street level retail and office was concurrently developed adjacent to the project.

***The Environs***

The city of St. Charles is a well established suburb of Chicago, located in eastern Kane County, approximately 35 miles due west of downtown Chicago and 25 miles southwest of O'Hare International Airport. The city boasts a vibrant downtown business district, replete with fine dining and casual eateries, numerous long-standing local merchants, the Arcada Theater concert venue, art and antique galleries, specialty shops, a boutique hotel, and the Blue Goose epicurean market, along with a wealth of consumer service providers.

Residentially, St. Charles boasts numerous family-oriented neighborhoods of single family homes such as Cambridge East, Charlemagne, Hunt Club, and Royal Fox, along with larger lot developments and private estates concentrated in its western and far northern quadrants. St. Charles, in fact, experienced its strongest growth period during the 1990-2004 era, when roughly 40 percent of its housing stock was constructed. Based upon recent closing activity, the average sales price of a single family home in St. Charles currently stands at \$347,960, while the median home value in September 2013 stood at \$301,376.



St. Charles Township, which includes the city proper as well as portions of Wayne and unincorporated eastern Kane County which utilize St. Charles schools, parks and library, supports an estimated 2013 population of 51,569, representing the addition of 730 persons yearly since 2000. Households, in turn totaled 18,353 in 2013, equal to the annual addition of 268 yearly since 2000. The median age of a householder in St. Charles Township currently stands at 52.2 years. By age category, 12.6 percent of current householders are under the age of 35, while 44.9 percent are aged between 35 and 54. Another 33.5 percent align age categories of 55 to 74, while the remaining 8.9 percent are aged 75 and older.

While household distributions in St. Charles Township favor ownership status, equal to 79.4 percent of the community's household base (14, 569 households), the township also supports a relatively strong base of renters, equal to 20.6 percent or 3,784 households. Overall, St. Charles Township is relatively affluent, as evidenced by an estimated 2013 median income of \$84,843 annually, or 41.0 percent higher than the \$60,164 median carried by all households in metro Chicago.

St. Charles is well served by local and regional transportation systems, including Randall Road, a major north-south commutation arterial joining with the four-lane U.S. 20 expressway to the north, and the Ronald Reagan Memorial Tollway (I-88) to the south. Via U.S. 20 and its connection with the new Elgin-O'Hare Expressway, major sources of employment in and around the Itasca,

Schaumburg and O'Hare areas can be reached within a 40- to 60-minute drive time. I-88, in turn, provides linkage to heavy satellite employment concentrations in Aurora, Naperville, Warrenville, Lisle, Lombard and Oak Brook. Finally, for residents working in the city of Chicago, Union Pacific's West Line from neighboring Geneva offers rail transportation to the Loop reaching the central business district in approximately one hour. In aggregate, there are some 877,588 *suburban* private sector jobs or just over one-quarter of total metro private sector employment within convenient commuting distance of downtown St. Charles, including 19,431 jobs in St. Charles itself.

**PRIVATE SECTOR EMPLOYMENT**  
**AREAS INCLUDING AND PROXIMATE TO ST. CHARLES**  
**2012**



Area	Total Private Sector Employment 2012	
	Number of Workers	Percent of Six-County Metro Area
<b>Six-County Chicago Metro Area<sup>(1)</sup></b>	<b>3,261,253</b>	<b>100.0</b>
<b>Within a 30-Minute Commute of St. Charles:</b>	<b>308,712</b>	<b>9.5</b>
Kane County	160,955	4.9
St. Charles	19,431	0.6
Remainder of Kane County	141,524	4.3
Aurora/DuPage County	19,828	0.6
Glen Ellyn, DuPage County	9,730	0.3
Lisle, DuPage County	23,359	0.7
Naperville, DuPage County	63,798	2.0
West Chicago, DuPage County	15,234	0.5
Wheaton, DuPage County	15,808	0.5
<b>Within a 30 to 45-Minute Commute of St. Charles:</b>	<b>568,876</b>	<b>17.4</b>
Remainder of DuPage County	381,959	11.7
Arlington Heights, Cook County	45,386	1.4
Barrington, Cook/Lake Counties	10,663	0.3
Hoffman Estates, Cook County	23,199	0.7
Palatine, Cook County	18,811	0.6
Rolling Meadows, Cook County	17,320	0.5
Schaumburg, Cook County	71,548	2.2
<b>All Areas Within a 45-Minute Commute of St. Charles</b>	<b>877,588</b>	<b>26.9</b>

<sup>(1)</sup> Includes Cook, DuPage, Kane, Lake, McHenry, and Will counties in Illinois.

Source: Illinois Department of Employment Security: *Where Workers Work 2013*

There are five newer rental communities in St. Charles and Geneva which, combined, support a total of 520 apartment units. As shown in the following text table, rents in these five developments currently average \$1,409 monthly for a residence that offers 1,027 square feet of living area. This equals a value ratio of



**Residential Feasibility Analysis**  
**First Street Redevelopment Area-Phase Three**  
**City of St. Charles, Illinois**  
**St. Charles, Illinois**

\$1.37 per square foot. At present, only four units are unoccupied which translates to a vacancy factor of 0.8 percent.



**COMPOSITE SUMMARY: NEWER APARTMENT DEVELOPMENTS**  
**-- IMMEDIATE ST. CHARLES AREA --**

Program/ Address	Year Built	Number of Units	Occupied		Vacant		Average Plan Size (Sq. Ft.)	Average Monthly Posted Rent	
			Number	Percent	Number	Percent		\$	/Sq. Ft.
<b>St. Charles</b>									
Amli at St. Charles	1999	400	397	99.3	3	0.8	995	\$1,396	\$1.40
Fox Place	2004	20	20	100.0	0	0.0	978	1,018	1.04
<b>Geneva</b>									
Dodson Place	2009	22	22	100.0	0	0.0	1,455	\$2,006	\$1.38
Residence at Mill Creek	2009	48	47	97.9	1	2.1	1,161	1,455	1.25
The Village at Mill Creek	2006	30	30	100.0	0	0.0	956	1,205	1.25
<b>Total/Average</b>	<b>---</b>	<b>520</b>	<b>516</b>	<b>99.2</b>	<b>4</b>	<b>0.8</b>	<b>1,026</b>	<b>\$1,409</b>	<b>\$1.37</b>

Source: Tracy Cross & Associates, Inc.

Situated in St. Charles, and the largest of the five localized rental communities, is AMLI at St. Charles, a 400-unit community that opened in 1999. This garden-style apartment development located east of the Fox River at Kirk Road and Route 64, offers a variety of one bedroom, one bedroom plus den, two bedroom, and two bedroom plus den units in the size band from 694 to 1,452 square feet. Rents range from \$1,154 monthly to \$1,965 and average \$1,396 for a 995 square foot unit. AMLI at St. Charles, which reached stabilized occupancy levels in a 21-month period at a rate of 18.0 units monthly, features an extensive level of community amenities including a resort-style swimming pool and sun deck, two fitness centers, a business and conference center, and a multi-media room with surround sound. The community's clubhouse and swimming pool area are centrally located and overlook an expansive lake and walking trail.



As noted, the newest condominium community in St. Charles is the 22-unit Milestone Row which was introduced in 2007 adjacent to the First Street project. This community featured a variety of primarily two bedroom two bath plan types offering between 1,474 and 1,662 square feet of living area, along with two penthouse units averaging 3,098 square



feet in size which featured three bedrooms and two and one-half baths. At market introduction, base sales prices for the two bedroom designs extended from \$369,900 to \$389,900 with all except the smallest 1,474 square foot plan types including one (1) deeded enclosed parking space in the sales price. The penthouse plans, in turn, were priced at \$799,900 and included two deeded parking spaces. Overall, Milestone Row carried an average sales price of \$502,757 which included a 2,006 square foot residence, equal to a value ratio of \$250.63 per square foot. Milestone Row struggled to gain traction amid the housing downturn and ceased marketing in 2011 with only 13 of the 22 units sold, reflecting an overall sales rate of 0.2 units per month. The remaining nine units were subsequently leased, and have been offered for resale based upon lease expirations. In 2012, three units at Milestone Row were sold through the brokerage network at an average closing price of \$368,333 or \$175.82 per square foot, a price point 29.6 percent below the original sales prices. The marketing time of the three resales stood at 227 days. Two additional units are currently listed for sale at Milestone Row, including a two bedroom design carrying an asking price of \$359,900 and a penthouse unit listed for \$589,900, translating to an average asking price of \$474,900 or \$206.21 per square foot, a level 19.5 percent below original sales prices.

**The Proposed  
Phase Three  
Development**

As conceptualized, First Street-Phase Three will consist of 72 higher-density rental apartments, 32 midrise condominiums, and a municipal 121-stall parking structure. The 72 luxury apartments will be distributed between two 36-unit, four-story mixed-use residential buildings, each to include 11,960 square feet of retail, restaurant and office space, along with 35 enclosed private or private/reserved resident parking spaces. Construction of the initial phase of 36 luxury apartments (Building 1) is anticipated in Spring 2014, with the second phase (Building 2) expected to commence in late-2014 or early 2015.

As summarized in the following table, according to the Land Plan dated 10/13/13, First Street Apartments will provide 76,800 net leasable *residential* square feet distributed between studio, one bedroom one bath and two bedroom two bath plan styles ranging in unit size from 800 to 1,400 square feet. Based upon a pro forma average rental rate of \$1.25 per square foot as provided by the City of St. Charles, it is expected that corresponding lease rates will extend from \$1,027 monthly for a studio apartment to \$1,717 monthly for a two bedroom two bath unit, translating to an overall average 1,067 square foot apartment home which leases for \$1,334 monthly. It is further assumed that the resident will be responsible for all utilities, while parking will be available for an incremental monthly fee.





**PROPOSED RENTAL APARTMENT MATRIX: FIRST STREET-PHASE THREE**

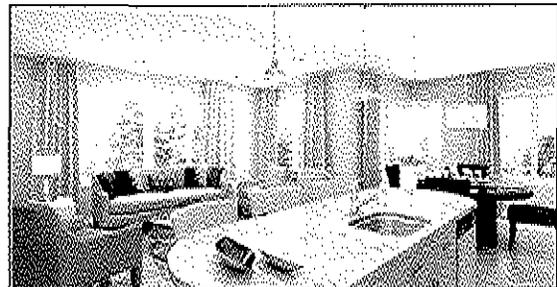


Plan Type	Total Units	Percent of Total	Bedrooms/ Baths	Net Rentable Square Foot		Proposed Rents <sup>(1)</sup>	
				Per Unit	Total	\$	\$/ Sq. Ft.
Plan A	24	33.3	0 / 1.0	800	19,200	\$1,027	\$1.28
Plan B	24	33.3	1 / 1.0	1,000	24,000	1,257	1.26
Plan C	24	33.3	2 / 2.0	1,400	33,600	1,717	1.23
<b>Total/Average:</b>	<b>72</b>	<b>100.0</b>	<b>--</b>	<b>1,067</b>	<b>76,800</b>	<b>\$1,334</b>	<b>\$1.25</b>

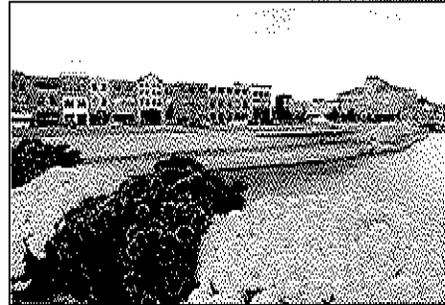
<sup>(1)</sup> Unit types, plan sizes and mix, along with pro forma average rental rate of \$1.25 per square foot provided by City of St. Charles. Individual rental rates by plan type were calculated based upon market average lease rates for analytical purposes only.

Source: City of St. Charles: Phase Three Land Plan dated 10/13/13.

It is also assumed that all apartments will feature an enhanced level of interior appointments commensurate with higher-quality apartment construction throughout suburban Chicago, including but not limited to energy-efficient stainless steel kitchen appliances, granite kitchen countertops/islands, in-unit full-size washer and dryer, laminate wood flooring in all living, dining and kitchen areas, walk-in closets in all master bedrooms, ceramic tile baths, internet and cable television connectivity, and some level of in-unit storage. The relatively small scale of the planned rental community negates the necessity for extensive community amenities.



In addition to rental apartments, Phase Three will include development of 32 ownership condominiums distributed within a five-story, mixed-use residential building (Building 3) aligning the Fox River. Building 3 will include 12,850 square feet of retail, restaurant and office space at street level and 37 private enclosed parking spaces. Although detailed plan offerings are not currently available, preliminary concepts outline a standard 1,400 square foot two bedroom two bath design. According to the City of St. Charles, the developer is projecting sales prices in the range of \$225.00 to \$250.00 per square foot, translating to an average base sales price of approximately \$332,500. It is assumed that the sales price of a condominium unit will include one (1) deeded enclosed parking space per unit. No additional information regarding association fees or common area amenities is available at this time. Introduction of the 32-unit condominium program is anticipated in mid-2015 or later based upon developer pre-sale requirements.



## CONCLUSION

Based upon a synthesis of market factors detailed throughout this report, the proposed Phase Three residential development is generally viewed as a viable development opportunity. Overall, the First Street property's vibrant downtown St. Charles location, coupled with proximity to significant sources of employment, is in concert with the proposed lifestyle orientation of the conceptualized First Street community. That said, however, market potentials for the proposed housing idioms vary dramatically, ranging from **very strong** for the conceptualized *First Street Apartments* to **very limited** for the 32-unit condominium program over *at least the mid-term*. Simply put, while there is more than adequate support for rental apartments based upon the overall strength of the suburban rental sector, a languishing recovery in the for sale housing sector, and especially in the higher-density condominium sector, translates to a *high degree of risk* attendant to introduction of the First Street Condominiums *before full recovery is evident*. It should be fully understood that the timing of this recovery is not likely to occur before 2016 and its impact upon the condominium sector not likely realized until at least 2017 or even beyond. These conclusions are further summarized below:

- The development of apartments fully addresses current and expected future trends in the residential marketplace as limits on supply have forced the suburban rental market as a whole into an *extremely tight* market condition. In the West Suburban Competitive Market Area (CMA), for example, vacancies currently average just 3.1 percent compared to a balanced market where the vacancy rate should average between 5.0 and 6.0 percent to allow for movement among communities. To reiterate, in the localized St. Charles area, vacancies stand at a mere 0.8 percent with only four of 520 newer rental units currently unoccupied. Hence, *even without factoring new renter household growth*, the 72-unit First Street Apartments would serve to alleviate at least some measure of market tightness locally.
- Rental housing demand in the St. Charles Market Area will average a sustained volume of 300 units annually during the 2013-2018 forecast period, reflecting anticipated renter household growth averaging 210 households annually during the six-year timeframe, new construction requirements to return the marketplace to a more balanced state, and replacement demand given an aging rental inventory. To this point, since 2000, renter household growth in the St. Charles



Market Area has averaged 247 households annually, accounting for 22.8 percent of total household growth during the 13-year timeframe. Yet there has been only limited new rental construction in the market area during this time, as only five boutique-scale developments providing a total of 120 new units have been introduced since 2000 or *less than* ten units yearly.

- ❑ Moreover, there is limited land available for larger-scale apartment development to the east, resulting in increasing spillover growth pressure upon the St. Charles Market Area. It is also evident that tenure shifts from renter to owner status evident during the 1999-2005 timeframe have now *fully abated* given tighter lending standards and the impact of foreclosures upon home values. This will provide new stimulus to apartment potentials locally with even some segments relinquishing their ownership status in favor of an enhanced lifestyle rental environment.
- ❑ Lastly, in reference to apartments, Chicago's employment picture is slowly improving which will stimulate job finding by many college graduates who are now unemployed or under-employed and living at home. These 21 to 29 year olds are the prime target for new lifestyle apartment development not only in the city but in the suburbs as well. From a long term perspective, younger apartment-dwelling householders downtown will provide an incubated base of demand for ownership housing in **St. Charles** at some future date. Given the City's community-oriented focus, excellent schools, proximity to employment and METRA, and what is already a vibrant downtown district, as many of these younger renter households transition to the for sale market over time they will be hard-pressed not to choose a home in St. Charles.
- ❑ Our rather bleak conclusion relative to condominium potentials near term reflects the fact that Chicago's for sale housing sector has been slow to recover from the impact of the housing downturn and subsequent recession. Only recently, in fact, has the existing home market shown some momentum as, according to the Standard & Poor/Case-Schiller Index, overall home values in the metropolitan region reached \$127,680 in August 2013, up 13.4 percent compared to the \$112,600 indexed value in December 2012, but still well below the peak index value of \$168,600 noted in September 2006.
- ❑ Home prices in St. Charles have also begun to advance most recently, although at a more moderated pace than the region as a whole. Specifically, based upon closing statistics garnered from the Multiple Listing Service of Northern Illinois 606 single family homes were sold in St. Charles through the first nine months of 2013. On an annualized basis, closings year-to-date translate to a volume of 680 units, representing a 17.6 percent increase over the 578 single family homes sold in the city in 2012. However, the median sales price of a home sold in September 2013 stood at \$301,376, up a modest 1.4 percent compared to the \$297,100 median noted in 2012.
- ❑ As it relates to First Street Condominiums, while the proposed 32-unit program will especially appeal to localized downsizing/empty-nesters who wish to remain vested in St. Charles but seek a new lifestyle housing option, it is also highly likely that this profile consumer will elect to defer transition from their existing residence until *sustained momentum* in the housing market is realized and home values are restored. Given the tempered pace of market appreciation to date, the timing of sustained recovery is (again) not expected to occur before 2016, and its impact upon the condominium sector therefore is not likely to be realized until at least 2017 and beyond.
- ❑ Median home values are also particularly relevant vis-à-vis the proposed First Street Condominiums, as the profile consumer typically moves *laterally or down* in size, but almost universally *down in price*. Based upon the conceptualized 1,400 square foot plan design and pro forma sales prices ranging from \$225.00 to \$250.00 per square foot, average sales prices at First



Street Condominiums would fall in the range of \$315,000 to \$350,000, or up to 16.3 percent higher than current median home values locally.

- ❑ Caution is also exercised as the St. Charles marketplace has shown resistance to higher-density and/or higher-priced attached for sale alternatives. Specifically, the vast majority of higher-density condominium development in the western suburbs has occurred in more urbanized, primarily rail-served communities located *east of I-355* in DuPage and western Cook counties. The St. Charles area, in fact, as accounted for *less than five percent* of all west suburban midrise and highrise condominium sales since 1995, or an average of only 12 sales annually over the last 18 years. In aggregate, only five condominium developments have been introduced in the local marketplace, namely Hunt Club and Milestone Row in St. Charles; Quarry Stone Pond in Batavia; and, in Geneva, two phases of River North and Crossings at Geneva, originally planned to provide a total of 484 units. It is important to note that *only* River North-Phase I achieved full sell-out. Excluding Crossings at Geneva, marketing of the remaining developments was halted prior to completion, with undeveloped phases cancelled and unsold units converted to rental idioms. At Crossings at Geneva, a "lease to own" program is now available.
- ❑ For the most part, new higher-density condominium developments in the St. Charles area carried average sales prices well below the \$200.00 per square foot mark, and averaging \$175.00. The lone exception, of course, is Milestone Row where sales prices hovered at \$250.00 per square foot. Again, sales at this latter program averaged 0.2 monthly during its marketing life.
- ❑ Higher-density condominium sales throughout the west suburban region have been tepid in recent years, averaging only 81 sales annually during the 2010-3<sup>rd</sup> Quarter 2013 timeframe and are expected to remain below trend during the forecast period. At present, there are 15 higher-density condominium programs actively marketing in west suburban areas proximate to St. Charles. Excluding three truly discretionary-buyer programs in the Hinsdale/Burr Ridge area, remaining 12 communities are generating 0.5 sales monthly at an average sales price of \$251,844 or \$166.01 per square foot, a price point *substantially below* projected pro forma sales prices.

**Absorption Potentials-  
First Street  
Apartments**

Given the extremely strained rental market conditions, First Street Apartments will generate an overall absorption rate of 5.7 units per month, enabling *each 36-unit phase* to achieve a stabilized occupancy level of 95 percent or 34 units leased within a six-month timeframe *from first occupancy*. This leasing period *does not include* three months of pre-lease marketing prior to initial deliveries.

The projected absorption pace is consistent with the 5.0 units monthly average achieved by the four newest localized communities, namely *Dodson Place, Residence at Mill Creek, Village at Mill Creek* and *Fox Place*, which are all of comparable scale to the proposed phasing of First Street Apartments, averaging 30 units in size. The projected absorption rate is also consistent with the 8.4 unit monthly pace noted among new higher-density rental apartments throughout the western suburbs when variances in location, scale and community amenities are factored.

It is important to note that the forecasted absorption rate *assumes an enhanced level of interior appointments and community amenities commensurate with new construction apartment development throughout the region*. The forecasted



absorption rate also assumes that pro forma rents provided by the City of St. Charles *include premiums for floor and unit location but do not include parking*. To this point, one enclosed parking space is included in the monthly lease rate at Dodson Place, Residence at Mill Creek, Two Itasca Place, Regency Place and City View at The Highlands. Among remaining newer west suburban higher-density communities, *private* enclosed parking is available for incremental fees ranging from \$65 to \$190 monthly, with the average standing at \$110 per month based upon a 12-month parking agreement. The exception is Oak Park Place where *reserved parking* in an adjacent municipal parking structure is available at a current rate of \$77 monthly. These market average parking fees are viewed as reasonable for transference to First Street Apartments as resident parking is determined.

Finally, **Exhibits 1.1 through 1.4** illustrate the value positioning of First Street Apartments at *pro forma rents* relative to posted average *base rents* among newer higher-density apartment communities both locally and in areas to the east. As shown, pro forma rents position First Street Apartments substantially below these competing communities with variances ranging from \$114 monthly compared to localized developments and some \$385 per month lower than the market area as a whole. Given the enhancement of a new construction alternative, coupled with the lifestyle environs of downtown St. Charles, and considering the general lack of rental projects announced to date in (particularly) the localized marketplace, pro forma rents could be increased by \$160 monthly *excluding parking* or to an average of \$1.40 per square foot *without jeopardizing absorption potentials*.

**Absorption Potentials-**  
**First Street**  
**Condominiums**

At an average sales price of \$315,000 for a 1,400 square foot residence, the proposed First Street Condominiums would support a per square foot value ratio of \$225.00 which would place the community approximately \$84,000 *higher* than similar competing offerings which are located some 15 to 20 miles to the east; or simply stated, competing product that is closer to regional employment, more convenient to rail transportation to the city, and within areas that support significantly higher population densities than St. Charles and its immediate environs. For this reason, it is highly unlikely that the First Street Condominiums could generate sales volumes in excess of 0.5 monthly, even at a time of sustained market recovery. This forecast can be further supported by the fact that higher-density, higher-end condominium communities in the far western suburbs of St. Charles, Geneva and Batavia have never performed well with only 221 new units in this sector sold in these areas over the last 18 years.

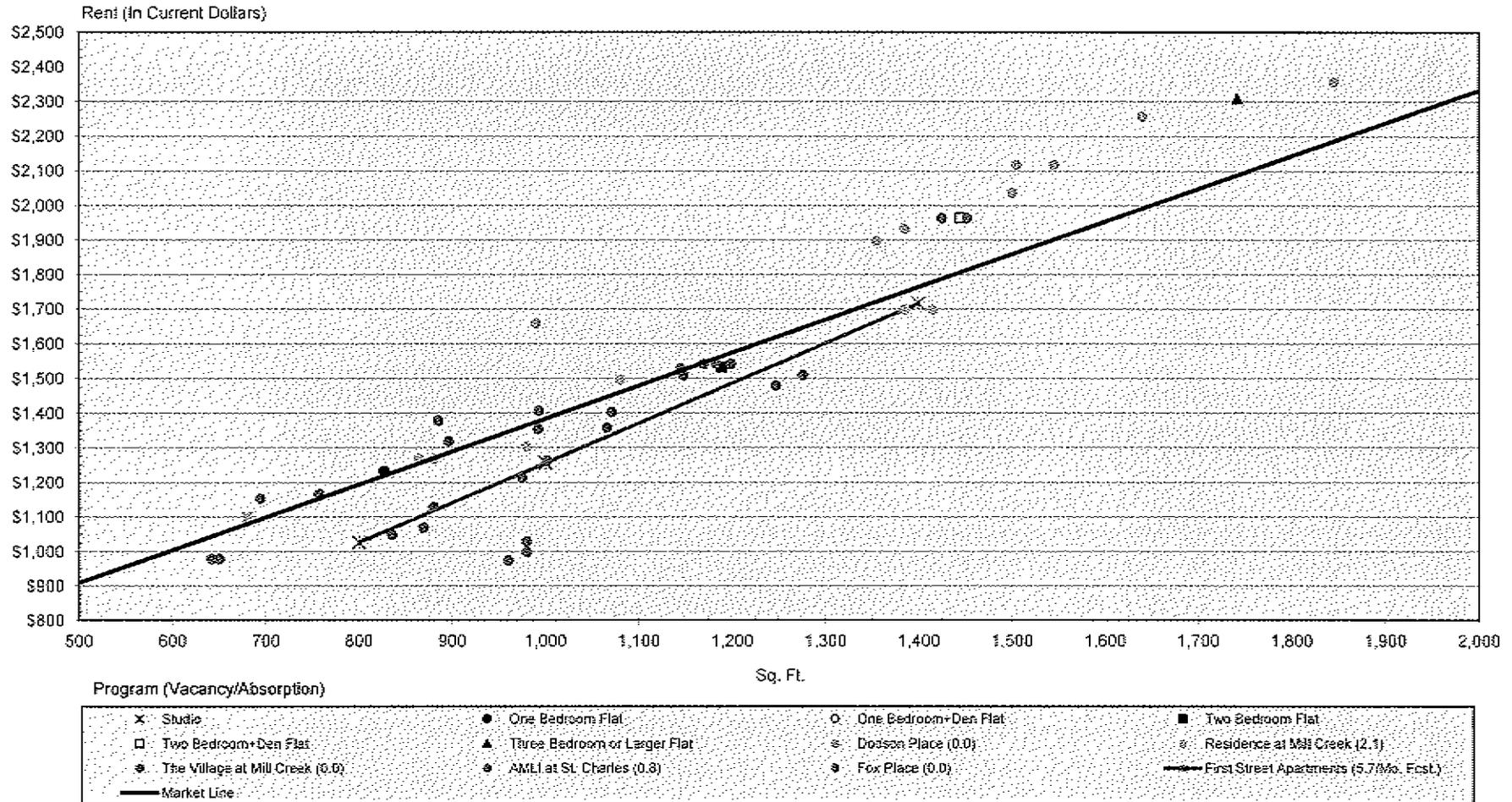
**CLOSING REMARKS**

The conclusions forwarded for the higher-density condominium portion of the First Street development are not meant to suggest that the concept has no market potential. Rather, the 32-unit community must support significantly lower price points to be successful, and that market introduction be deferred until later in the forecast period, say in 2017 or 2018. Regarding price, and to approach one sale per month, the condominium development must be positioned nearer the \$265,000 mark for a 1,400 square foot unit in order to be properly aligned with its most direct sources of competition to the east. This price point



# 1.1

## Rent/Value Analysis Newer Apartment Developments Localized St. Charles/Geneva Area June 2013



Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.



# 1.2

## Rent/Value Analysis Newer Apartment Developments Localized St. Charles/Geneva Area June 2013

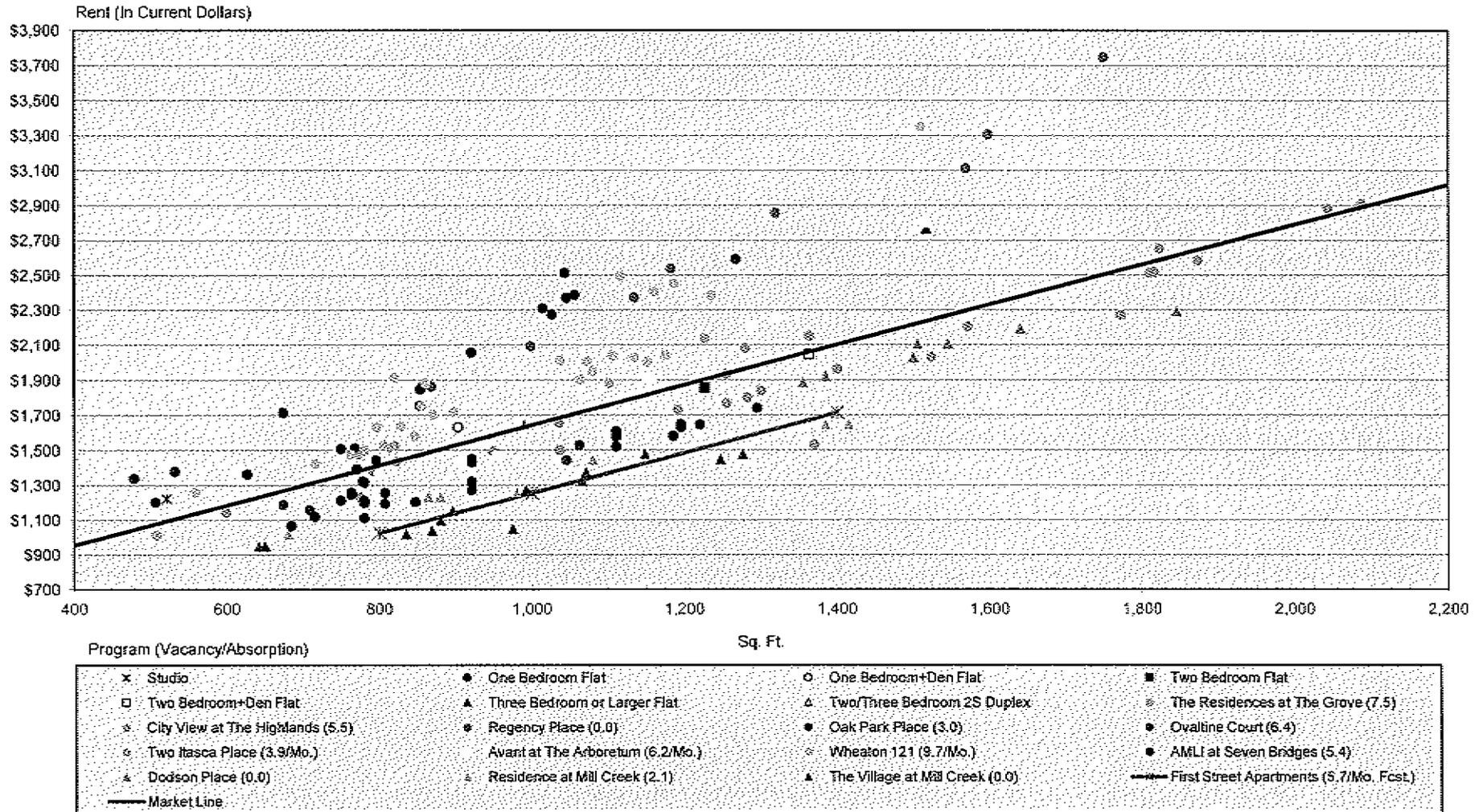
Plan Size (Sq. Ft.)	Average Market Rent	Development/Location	Year Built/ Renovated	Average Plan Size (Sq. Ft.)	Average Posted Base Rent		Average Market Rent	Variance From Market	Vacancy Rate/ (Monthly Absorption)
					Dollars	Rent per Sq. Ft.			
400	\$815	Dodson Place/Geneva	2009	1,455	\$2,005	\$1.38	\$1,817	+\$188	0.0
500	910	AMLi at St. Charles/St. Charles	1999	995	1,396	1.40	1,380	+16	0.8
600	1,005								
700	1,100	<b>--- Market ---</b>	<b>---</b>	<b>1,026</b>	<b>1,409</b>	<b>1.37</b>	<b>1,409</b>	<b>0</b>	<b>0.8</b>
800	1,195								
900	1,290	Residence at Mill Creek/Geneva	2009	1,161	1,455	1.25	1,538	-83	2.1
1,000	1,385	First Street Apartments at Pro Forma Rents	2014	1,067	1,334	1.25	1,448	-114	5.7/Mo. Fcst.
1,100	1,480	The Village at Mill Creek/Geneva	2006	956	1,205	1.26	1,343	-138	0.0
1,200	1,575	Fox Place/St. Charles	2004	978	1,016	1.04	1,364	-348	0.0
1,300	1,670								
1,400	1,765								
1,500	1,860								
1,600	1,955								
1,700	2,050								
1,800	2,145								
1,900	2,240								
2,000	2,335								
2,100	2,430								
2,200	2,525								

Slope: \$0.95 per sq. ft.



# 1.3

## Rent/Value Analysis Higher-Density Apartment Developments: Flats and 2S Duplex Plan Types West Suburban CMA June 2013



Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.



# 1.4

## Rent/Value Analysis Higher-Density Apartment Developments: Flats and 2S Duplex Plan Types West Suburban CMA June 2013

Plan Size (Sq. Ft.)	Average Market Rent	Development/Location	Year Built/ Renovated	Average Plan Size (Sq. Ft.)	Average Posted Base Rent		Average Market Rent	Variance From Market	Vacancy Rate/ (Monthly Absorption)
					Dollars	Rent per Sq. Ft.			
400	\$952	Regency Place/Oakbrook Terrace	2007	1,199	\$2,541	\$2.12	\$1,871	+\$670	0.0
500	1,067	Oak Park Place/Oak Park	2008	799	1,836	2.30	1,411	+425	3.0
600	1,182	Wheaton 121/Wheaton	2013	892	1,757	1.97	1,518	+239	(9.7/Mo.)
700	1,297	The Residences at The Grove/Downers Grove	2008	938	1,700	1.81	1,571	+129	7.5
800	1,412	<sup>(1)</sup> Avant at The Arboretum/Lisle	2013	936	1,587	1.70	1,569	+18	(6.2/Mo.)
900	1,527								
1,000	1,642	--- Market ---	---	<b>968</b>	<b>1,606</b>	<b>1.66</b>	<b>1,606</b>	<b>0</b>	<b>2.2 / (6.6/Mo.)</b>
1,100	1,757								
1,200	1,872	City View at The Highlands/Lombard	2003	916	1,508	1.65	1,546	-38	5.5
1,300	1,987	Two Itasca Place/Itasca	2006	1,626	2,252	1.38	2,362	-110	(3.9/Mo.)
1,400	2,102	Ovaltine Court/Villa Park	1917/2001	805	1,270	1.58	1,418	-148	6.4
1,500	2,217	Dodson Place/Geneva	2009	1,455	2,005	1.38	2,166	-161	0.0
1,600	2,332	AMLi at Seven Bridges/Woodridge	2002	928	1,353	1.46	1,560	-207	5.4
1,700	2,447	Residence at Mill Creek/Geneva	2009	1,161	1,455	1.25	1,827	-372	2.1
1,800	2,562	First Street Apartments at Pro Forma Rents	2014	1,067	1,334	1.25	1,719	-386	5.7/Mo. Fcst.
1,900	2,677	The Village at Mill Creek/Geneva	2006	956	1,205	1.26	1,592	-387	0.0
2,000	2,792								
2,100	2,907								
2,200	3,022								

Slope: \$1.15 per sq. ft.

<sup>(1)</sup> Development began marketing July 2013.

would also position the program approximately 10 to 12 percent below housing values in St. Charles itself, a prerequisite to allow for move-down succession to occur from residents in St. Charles proper.

Finally, as an alternative, given the overall strength of particularly the localized rental sector, should Building 3 also be developed as a rental apartment idiom, construction could commence in tandem with the phasing schedule of Buildings 1 and 2. If this option were pursued, a 42-unit development could carry a similar \$1.40 per square foot average (excluding parking) with stabilized occupancy of 95 percent attainable within a seven- to nine-month period of Building 3's first move-ins.



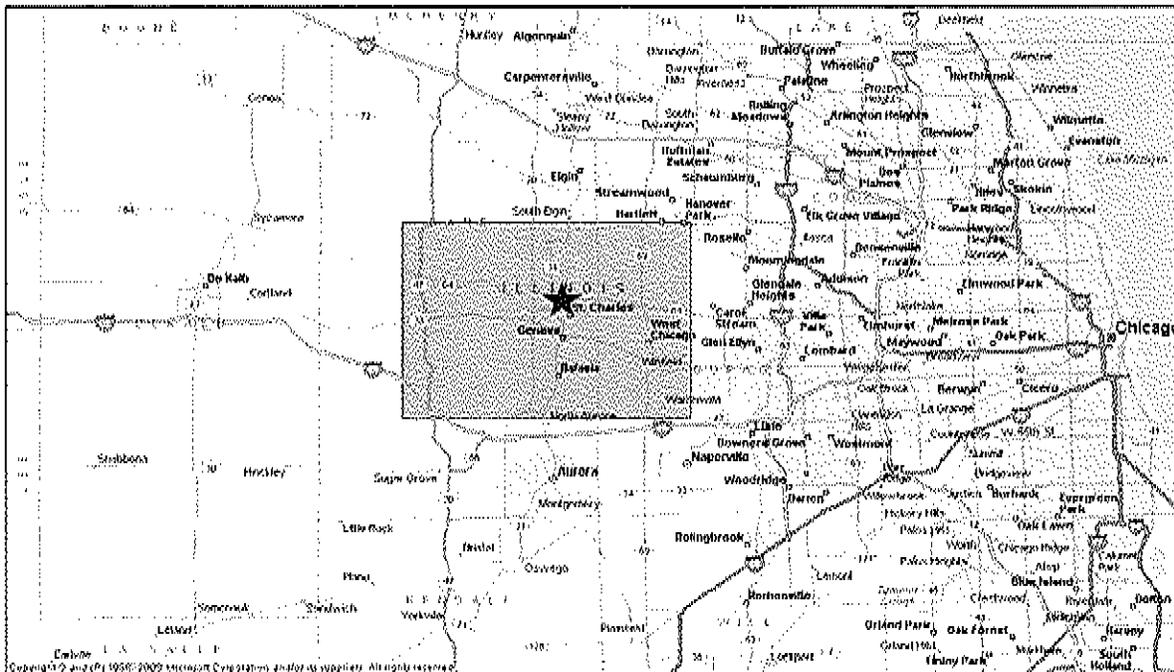


## 2. BACKGROUND TO THE MARKET

From an overall perspective, the geographic area from which primary residential demand support for the First Street development will emanate consists of a seven-township area that includes St. Charles, Geneva, Batavia, Campton, and Blackberry in Kane County, along with Wayne and Winfield in DuPage County, generally extending west from the city of Warrenville to Illinois Route 47 and south from West Bartlett Road to the northern village boundaries of North Aurora.



### GEOGRAPHIC DELINEATION: THE ST. CHARLES MARKET AREA



Source: Microsoft Streets & Trips and Tracy Cross & Associates, Inc.

The selection of this geographic quadrant, defined for purposes of this analysis as the St. Charles Market Area, is based upon a number of factors including commonalities relative to sources of employment, commuting patterns established along U.S. 20, the I-88 highway system and/or the METRA commuter rail network; socio-economic and demographic similarities of area residents; and the alignment and location of residential developments which will serve as a source of competition, either direct or indirect.



**Population,  
Households,  
And Tenure**

The 2000 Census revealed that during the 1990s, the population of the St. Charles Market Area grew by 6,367 persons yearly to a 2000 base of 224,600. Market area households in turn advanced by 2,056 annually to a level of 73,896 in 2000. During the decade, the host St. Charles Township accounted for 13.9 percent of total population growth in the market area and 17.0 percent of all household additions.

As detailed in **Exhibit 2.1**, growth in both population and households slowed appreciably during the 2000-2010 timeframe. Specifically, the 2010 Census showed a total market area household base of 86,614 representing the annual addition of 1,272 households yearly since 2000, a pace 38.0 percent slower than growth levels witnessed during the 1990s. Several factors contributed to this rather steep decline, most notably the implosion of the for-sale housing market beginning in 2007, coupled with the subsequent national recession which continued through the close of the decade. Other contributing factors included the largely built-out nature of component townships in DuPage County, coupled with the higher price of housing in unincorporated areas of Kane County where larger lot sizes are mandated due to the lack of municipal water and sewer. Notably, population and household growth in St. Charles Township during the 2000-2010 timeframe virtually mirrored that of the previous decade, with the host township increasing its share of total market area household additions to 25.4 percent.

Recent estimates derived from the 2010 Census indicate that the St. Charles Market Area supports a 2013 household base of 87,953, representing the annual addition of 446 households yearly since 2010, with household growth through 2018 projected at 910 households per annum. These below trend statistics are attributed, in part, to lingering stagnation in the regional economy, as well as the fact that growth throughout much of the market area will remain constricted on the basis of zoning mandates or more restrictive subdivision regulation.

Tenure distributions in the St. Charles Market Area continue to favor ownership housing which currently accounts for 84.2 percent of all occupied units. Nonetheless, during the decade of the 2000s, renter household additions accounted for *nearly one-quarter* (23.1 percent) of total household growth in the market area or 293 renter households yearly. St. Charles Township in turn accounted for 24.2 percent of all renter household growth over the ten-year timeframe or 71 renter household additions yearly. Since 2010, renter household growth in the market area is estimated at 95 yearly or 21.3 percent of total household growth, equal to an estimated 2013 base of 13,865 renter households. Renter household growth over the last three years likely reflects an increase in investor-held single family detached, townhome/duplex and condominium rentals throughout the market area, as there has been no substantive new rental apartment construction in the market area since 2009. St. Charles Township currently supports an estimated 3,784 renter households or 27.3 percent of the market area base.

Consistent with these statistics, analysis of household compositions reveals that 53.5 percent of resident market area households represent married couples and/or non-family households *without children*. Also consistent with higher-





# 2.1

## POPULATION, HOUSEHOLDS, AND INCOME – ST. CHARLES MARKET AREA –

Attribute/Year	St. Charles Market Area	St. Charles Township	Attribute/Year	St. Charles Market Area	St. Charles Township
<b>Population</b>			<b>Households</b>		
1990	160,931	33,247	1990	53,333	11,375
2000	224,600	42,083	2000	73,896	14,869
2010	257,680	50,852	2010	86,614	18,101
2013	262,484	51,569	2013	87,953	18,353
2018	275,660	55,197	2018	92,503	19,643
<b>Average Annual Change</b>			<b>Average Annual Change</b>		
1990 - 2000	6,367	884	1990 - 2000	2,056	349
2000 - 2010	3,308	877	2000 - 2010	1,272	323
2010 - 2013	1,601	239	2010 - 2013	446	84
2013 - 2018	2,635	726	2013 - 2018	910	258
<b>2013 Population by Race/Hispanic or Latino</b>			<b>2013 Households by Type</b>		
<b>Total Population</b>	<b>262,484</b>	<b>51,569</b>	<b>Total Households</b>	<b>87,953</b>	<b>18,353</b>
<b>Not Hispanic or Latino</b>	<b>223,838</b>	<b>46,571</b>	Married Couple with Children	30,513	5,576
White Alone Not Hispanic	180,678	40,621	Married Couple without Children	28,796	6,257
Black Alone Not Hispanic	6,570	1,165	Other Family with Children	6,580	1,333
Asian Alone Not Hispanic	16,655	2,053	Other Family without Children	3,697	814
All Other Races Not Hispanic	19,935	2,732	Nonfamily with Children	147	48
<b>Hispanic or Latino</b>	<b>38,646</b>	<b>4,998</b>	Nonfamily without Children	18,220	4,325
<b>2013 Housing Units and Tenure</b>			<b>2013 Household Income</b>		
<b>Total Housing Units</b>	<b>91,850</b>	<b>19,311</b>	<b>Total Households</b>	<b>87,953</b>	<b>18,353</b>
<b>Occupied Housing Units</b>	<b>87,953</b>	<b>18,353</b>	Under \$25,000	\$8,895	\$2,211
Owner Occupied	74,088	14,569	25,000 - 34,999	5,689	1,249
Percent	84.2	79.4	35,000 - 49,999	8,767	1,661
Renter Occupied	13,865	3,784	50,000 - 74,999	14,250	3,059
Percent	15.8	20.6	75,000 - 99,999	13,826	2,531
<b>Vacant</b>	<b>3,897</b>	<b>958</b>	100,000 - 149,999	18,567	3,429
Percent	4.2	5.0	150,000 and Over	17,959	4,213
			<b>Median</b>	<b>\$86,528</b>	<b>\$84,843</b>

Source: U.S. Department of Commerce, Bureau of the Census: Census 1990, 2000 and 2010; Nielsen Solution Center; and estimates by Tracy Cross & Associates, Inc.

density multi-family profile demographics, some 47.4 percent of all resident households (or 41,718 households) consist of persons living alone or in two-person arrangements.

**Age and Income**

Households in the St. Charles Market Area are quite affluent, as evidenced by an estimated 2013 median income of \$86,528, significantly higher than the \$60,164 median represented for the Chicago region as a whole. More importantly, as shown in the following table and detailed in **Exhibit 2.2**, in the age categories of "Under 35" and "Aged 55 to 64" which represent the strongest renter and/or lifestyle condominium ownership age segments, incomes are quite high with 63.2 percent of the younger subset currently supporting incomes of \$50,000 or more, while 81.3 percent of the more mature age group earns at least \$50,000 per annum. In St. Charles Township, incomes among these profile age groups mirror the market area as a whole, at 61.6 and 80.2 percent, respectively.

**HOUSEHOLD AGE AND INCOME CHARACTERISTICS: 2013**  
**-- ST. CHARLES MARKET AREA --**

Attribute	Total Households					
	St. Charles Market Area			St. Charles Township		
	Number	Percent	Median	Number	Percent	Median
<b>Total Households</b>	<b>87,953</b>	<b>100.0</b>	<b>\$86,528</b>	<b>18,353</b>	<b>100.0</b>	<b>\$84,843</b>
Under 25 Years	1,737	2.0	38,362	417	2.3	34,247
25 - 34 Years	9,316	10.6	70,729	1,893	10.3	65,676
35 - 44 Years	17,193	19.5	94,622	3,402	18.5	91,111
45 - 54 Years	24,144	27.5	103,485	4,845	26.4	106,906
55 - 64 Years	19,699	22.4	99,460	4,010	21.8	104,149
65 - 74 Years	9,677	11.0	58,072	2,155	11.7	63,139
75 - 84 Years	4,268	4.9	38,990	1,078	5.9	39,091
85 Years and Over	1,919	2.2	29,040	553	3.0	25,075
<b>Total Households Under 35 Years</b>	<b>11,053</b>	<b>12.6</b>	<b>\$65,642</b>	<b>2,310</b>	<b>12.6</b>	<b>\$60,000</b>
With Incomes of \$50,000 or More	6,985	63.2	---	1,424	61.6	---
<b>Total Households Aged 55 to 64 Years</b>	<b>19,699</b>	<b>22.4</b>	<b>\$99,460</b>	<b>4,010</b>	<b>21.8</b>	<b>\$104,149</b>
With Incomes of \$50,000 or More	16,013	81.3	---	3,218	80.2	---

Source: The Nielsen Company: *Household Income by Age of Householder* and Tracy Cross & Associates, Inc.

**Employment**

As previously noted, there are some 877,588 suburban private sector jobs within a 45-minute drive time of St. Charles, representing roughly 27 percent of total private sector employment in the six-county Chicago metropolitan area. Nonetheless, one cannot discount the recessionary impact of the last several years which has had a profound impact upon not only employment sources supporting the proposed First Street residential developments but regionally as well. Specifically, as shown in the following table, employment sources proximate to St. Charles endured private sector job losses totaling 61,568 between 2005 and 2010, representing 30.7 percent of the 200,330 private sector jobs lost in the six-county metro area over the five-year period. The intensity of job losses throughout the metro area began to reverse in 2010 and turned positive in 2011. Between 2010 and 2012, for example, the six-county area





HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER - 2013  
 - ST. CHARLES MARKET AREA -

Age of Householder	2013 Income												Total	Median
	Under \$25,000		\$25,000 - 34,999		\$35,000 - 49,999		\$50,000 - 74,999		\$75,000 - 99,999		\$100,000 and Over			
	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households		
<b>St. Charles Market Area</b>														
15 - 24 Years	546	0.62	277	0.31	203	0.23	260	0.30	189	0.21	262	0.30	1,737	\$38,362
25 - 34 Years	935	1.05	863	0.98	1,244	1.41	1,949	2.22	1,655	1.88	2,670	3.04	9,316	70,729
35 - 44 Years	999	1.14	1,045	1.19	1,474	1.68	2,738	3.11	2,982	3.39	7,955	9.04	17,193	94,622
45 - 54 Years	1,205	1.37	867	0.99	1,699	1.93	3,627	4.12	4,182	4.75	12,564	14.28	24,144	103,485
55 - 64 Years	1,220	1.39	824	0.94	1,642	1.87	2,971	3.38	3,263	3.71	9,779	11.12	19,699	99,460
65 - 74 Years	1,769	2.01	971	1.10	1,506	1.71	1,835	2.09	1,110	1.26	2,486	2.83	9,677	58,072
75 - 84 Years	1,373	1.56	566	0.64	733	0.83	638	0.73	353	0.40	605	0.69	4,268	38,990
85 Years & Over	848	0.96	276	0.31	266	0.30	232	0.26	92	0.10	205	0.23	1,919	29,040
<b>Total</b>	<b>8,895</b>	<b>10.11</b>	<b>5,689</b>	<b>6.47</b>	<b>8,767</b>	<b>9.97</b>	<b>14,250</b>	<b>16.20</b>	<b>13,826</b>	<b>15.72</b>	<b>36,526</b>	<b>41.53</b>	<b>87,953</b>	<b>\$86,528</b>
<b>St. Charles Township</b>														
15 - 24 Years	141	0.77	73	0.40	34	0.19	63	0.34	22	0.12	64	0.46	417	\$34,247
25 - 34 Years	219	1.19	187	1.02	232	1.26	492	2.68	297	1.62	466	2.54	1,693	65,676
35 - 44 Years	232	1.26	217	1.18	261	1.42	643	3.50	540	2.94	1,509	8.22	3,402	91,111
45 - 54 Years	281	1.53	199	1.08	330	1.60	697	3.80	747	4.07	2,591	14.12	4,845	106,906
55 - 64 Years	287	1.56	193	1.05	312	1.70	562	3.06	573	3.12	2,083	11.35	4,010	104,149
65 - 74 Years	402	2.19	189	1.03	281	1.53	391	2.13	236	1.29	656	3.57	2,155	63,139
75 - 84 Years	373	2.03	124	0.68	154	0.84	153	0.83	87	0.47	167	1.02	1,078	39,091
85 Years & Over	276	1.50	67	0.37	57	0.31	58	0.32	29	0.16	66	0.36	553	25,075
<b>Total</b>	<b>2,211</b>	<b>12.05</b>	<b>1,249</b>	<b>6.81</b>	<b>1,661</b>	<b>9.05</b>	<b>3,059</b>	<b>16.67</b>	<b>2,531</b>	<b>13.79</b>	<b>7,642</b>	<b>41.64</b>	<b>18,353</b>	<b>\$84,843</b>

Source: Nielsen Solution Center and Tracy Cross & Associates, Inc.

**Residential Feasibility Analysis**  
**First Street Redevelopment Area-Phase Three**  
**City of St. Charles, Illinois**  
**St. Charles, Illinois**

added 128,202 private sector jobs reflecting an annual growth rate of 2.0 percent. Employment growth in areas serving St. Charles has advanced at a slightly higher pace of 2.3 percent annually, reflecting the addition of 40,095 jobs since 2010, and signaling that the proposed First Street residential developments will enter the market at a time of improving economic conditions which will initially create a positive influence upon the rental sector and, as consumer confidence is restored over time, ultimately extend to the for sale sector.

**TRENDS IN PRIVATE SECTOR EMPLOYMENT**  
**AREAS INCLUDING AND PROXIMATE TO ST. CHARLES**  
**2000 - 2012**

Area	Total Private Sector Employment				Average Annual Change		
	2000	2005	2010	2012	2000-2005	2005-2010	2010-2012
<b>Six-County Chicago Metro Area<sup>(1)</sup></b>	<b>3,487,542</b>	<b>3,333,380</b>	<b>3,132,051</b>	<b>3,261,253</b>	<b>-30,832</b>	<b>-40,086</b>	<b>64,101</b>
<b>Within a 30-Minute Commute of St. Charles:</b>	<b>308,802</b>	<b>310,895</b>	<b>293,258</b>	<b>308,712</b>	<b>859</b>	<b>-3,527</b>	<b>7,727</b>
Kane County	165,760	171,148	159,888	160,955	1,078	-3,097	2,645
St. Charles	22,510	23,016	17,643	19,431	101	-1,075	894
Remainder of Kane County	143,250	148,132	138,022	141,524	977	977	1,751
Aurora, DuPage County	13,019	16,060	17,288	18,828	608	246	1,270
Glen Ellyn, DuPage County	10,448	10,894	10,143	9,730	87	-148	-207
Lisle, DuPage County	21,275	20,644	19,089	23,359	-128	-311	2,135
Naperville, DuPage County	63,877	60,090	60,929	63,790	-758	168	1,435
West Chicago, DuPage County	13,826	14,923	14,513	15,234	219	-82	361
Wheaton, DuPage County	18,397	17,137	15,631	15,808	-282	-301	89
<b>Within a 30 to 45-Minute Commute of St. Charles:</b>	<b>597,199</b>	<b>688,166</b>	<b>644,235</b>	<b>668,876</b>	<b>-1,907</b>	<b>-8,788</b>	<b>12,321</b>
Remainder of DuPage County	383,183	390,094	347,317	381,959	-618	-6,555	17,321
Arlington Heights, Cook County	53,982	46,471	44,841	45,388	-1,502	-368	373
Barrington, Cook/Lake Counties	10,781	11,805	10,581	10,653	160	-205	36
Hoffman Estates, Cook County	20,710	24,293	26,490	23,199	717	439	-1,648
Palatine, Cook County	23,687	21,869	23,812	18,811	-344	369	-2,501
Rolling Meadows, Cook County	24,125	23,239	17,578	17,320	-177	-1,133	-128
Schaumburg, Cook County	80,751	80,495	73,818	71,548	-51	-1,335	-1,135
<b>All Areas Within a 45-Minute Commute of St. Charles</b>	<b>903,801</b>	<b>899,061</b>	<b>837,493</b>	<b>877,588</b>	<b>-948</b>	<b>-12,314</b>	<b>20,048</b>

<sup>(1)</sup> Includes Cook, DuPage, Kane, Lake, McHenry, and Will counties in Illinois.

Source: Illinois Department of Employment Security: *Where Workers Work 2013*

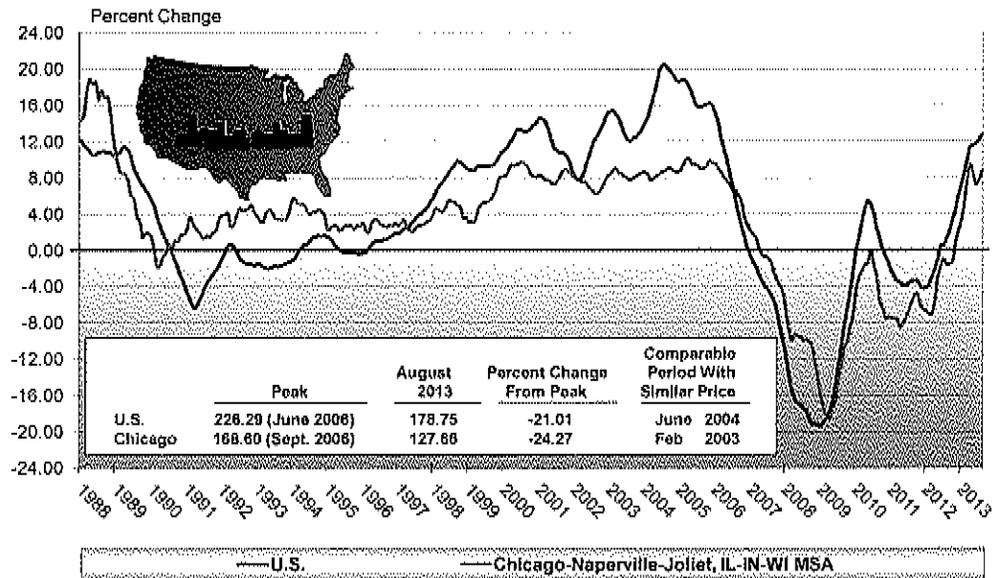
**Existing Home Price Trends**

Without dispute, the Chicago region has been severely impacted by the Great Recession which began in late-2007 and the subsequent implosion of the region's for sale housing market. Only recently, in fact, has the regional for sale market shown signs of sustainable recovery. According to the Standard & Poor's Case-Schiller Index, for example, the median sale price of an existing home in the Chicago metro area stood at \$127,680 in August 2013, up 13.4 percent from the \$112,600 indexed value in December 2012, but still well below the peak index value of \$168,600 noted in September 2006. As the following graphic also indicates, however, recovery in the Chicago metro area's existing home sector lags advances noted in the nation as a whole.





**TRENDS IN EXISTING HOME PRICES – A COMPARISON  
 CHICAGO-NAPERVILLE-JOLIET, IL-IN-WI MSA AND THE U.S.**



Source: Standard & Poor's/Case-Shiller Home Price Indices: 10 City Composite

As delineated in the following table, home prices in St. Charles have also begun to advance most recently, although at a more moderated pace than the region as a whole. Specifically, based upon closing statistics garnered from the Multiple Listing Service of Northern Illinois, a total of 606 single family homes were been sold in St. Charles during the first nine months of 2013. On an annualized basis, closings during the January-September 2013 period translate to a volume of 680 units, representing a 17.6 percent increase over the 578 single family homes sold in 2012. The median sales price of a home sold as of September 2013 stood at \$301,376, up a modest 1.4 percent compared to the \$297,100 median noted in 2012, while overall marketing time fell by 4.0 percent to an average of 168 days.



**Residential Feasibility Analysis**  
**First Street Redevelopment Area-Phase Three**  
**City of St. Charles, Illinois**  
**St. Charles, Illinois**



**SINGLE FAMILY CLOSING ACTIVITY: CITY OF ST. CHARLES**  
**2012 - SEPTEMBER 2013**

Price Range	Single Family Closings by Price Range			
	2012		YTD September 2013 <sup>(1)</sup>	
	Number	Percent	Number	Percent
Under \$100,000	29	5.0	20	3.3
100,000 - 119,999	12	2.1	13	2.1
120,000 - 139,999	28	4.8	11	1.8
140,000 - 159,999	22	3.8	24	4.0
160,000 - 179,999	35	6.1	24	4.0
180,000 - 199,999	23	4.0	29	4.8
200,000 - 249,999	74	12.8	93	15.3
250,000 - 299,999	70	12.1	87	14.4
300,000 - 349,999	57	9.9	66	10.9
350,000 - 399,999	47	8.1	46	7.6
400,000 - 449,999	38	6.6	42	6.9
450,000 - 499,999	47	8.1	37	6.1
500,000 - 599,999	49	8.5	53	8.7
600,000 - 699,999	13	2.2	25	4.1
700,000 and Over	34	5.9	36	5.9
<b>Total:</b>	<b>578</b>	<b>100.0</b>	<b>606</b>	<b>100.0</b>
<b>Percent Change Y-O-Y</b>	<b>---</b>	<b>---</b>	<b>+17.6</b>	<b>---</b>
<b>Average Sales Price:</b>	<b>\$336,921</b>	<b>---</b>	<b>\$347,960</b>	<b>---</b>
<b>Percent Change Y-O-Y</b>	<b>---</b>	<b>---</b>	<b>+3.3</b>	<b>---</b>
<b>Median Sales Price:</b>	<b>\$297,100</b>	<b>---</b>	<b>\$301,376</b>	<b>---</b>
<b>Percent Change Y-O-Y</b>	<b>---</b>	<b>---</b>	<b>+1.4</b>	<b>---</b>
<b>Average DOM:</b>	<b>175</b>	<b>---</b>	<b>168</b>	<b>---</b>
<b>Percent Change Y-O-Y</b>	<b>---</b>	<b>---</b>	<b>-4.0</b>	<b>---</b>

<sup>(1)</sup> Closings YTD September 2013 translate to an annualized rate of 680 sales.

Source: Multiple Listing Service of Northern Illinois

**Residential Building Activity**

Since 1990 and through August 2013, residential building activity in the St. Charles Market Area has averaged 1,027 units annually, distributed between 927 single family units (including single address townhomes and duplexes) and 100 in the multi-family sector. As shown in **Exhibit 2.3**, the strongest periods of new residential construction in the market area occurred during the early 1990s when residential construction volumes averaged 1,287 units annually due in large part to intense development along the Illinois Route 59 corridor. It also surged during the 1998-2005 period when authorizations averaged 1,567 units yearly, a result of robust single family detached and attached for sale activity fostered by relatively low interest rates, shifts in renter to ownership tenure and, as we now know, extremely lax lending practices during the 2003-2005 housing boom.





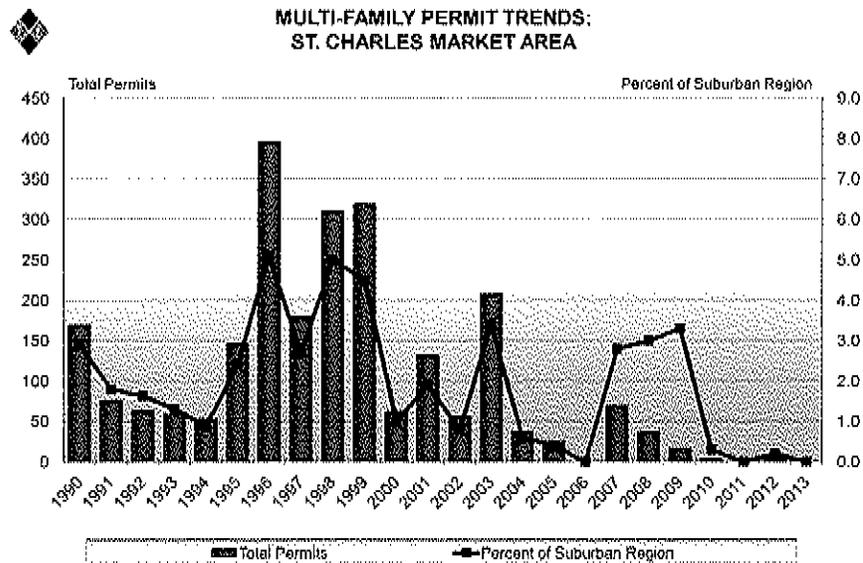
# 2.3

## TRENDS IN RESIDENTIAL BUILDING PERMITS - ST. CHARLES MARKET AREA -

Year	St. Charles Market Area			St. Charles Township					
	Total Permits	Single Family	Multi-Family	Total Permits		Single Family		Multi-Family	
				Number	Percent of Market Area	Number	Percent of Market Area	Number	Percent of Market Area
1990	1,204	1,035	169	165	13.70	149	14.40	16	9.47
1991	1,158	1,082	76	155	13.39	155	14.33	0	0.00
1992	1,310	1,247	63	156	11.91	152	12.19	4	6.35
1993	1,294	1,252	42	176	13.60	166	13.26	10	23.81
1994	1,507	1,454	53	332	22.03	332	22.83	0	0.00
1995	1,099	953	146	160	14.56	117	12.28	43	29.45
1996	1,524	1,128	396	189	12.40	144	12.77	45	11.36
1997	1,197	1,018	179	162	13.53	154	15.13	8	4.47
1998	1,686	1,376	310	471	27.94	234	17.01	237	76.45
1999	2,082	1,763	319	698	33.53	443	25.13	255	79.94
2000	1,740	1,678	62	441	25.34	431	25.69	10	16.13
2001	1,661	1,529	132	529	31.85	425	27.80	104	78.79
2002	1,474	1,418	56	388	26.32	378	26.66	10	17.86
2003	1,545	1,338	207	193	12.49	173	12.93	20	9.66
2004	1,257	1,220	37	100	7.96	87	7.13	13	35.14
2005	1,087	1,063	24	111	10.21	89	8.37	22	91.67
2006	629	629	0	68	10.81	68	10.81	0	0.00
2007	362	293	69	30	8.29	30	10.24	0	0.00
2008	169	133	36	18	10.65	14	10.53	4	11.11
2009	158	142	16	9	5.70	5	3.52	4	25.00
2010	102	99	3	8	7.84	8	8.08	0	0.00
2011	97	97	0	11	11.34	11	11.34	0	0.00
2012	140	136	4	18	12.86	18	13.24	0	0.00
2013 <sup>(1)</sup>	160	160	0	69	43.13	69	43.13	0	0.00
<b>Annual Average</b> 1990 - 2013	1,027	927	100	194	18.90	161	17.32	34	33.56

<sup>(1)</sup> Seasonally adjusted and annualized YTD August.

Residential construction volume in the St. Charles Market Area began to slide in 2006 and precipitously so after 2008. Between 2009 and 2012, for example, residential building activity dropped to a yearly average of only 124 units, representing a *decline of 92.1 percent* from 1998-2005 averages. Virtually *all* recent residential construction declines can be attributed to erosion in the for sale market as only four boutique apartment communities were introduced in the whole of the defined St. Charles Market Area over the last ten years, namely *Fox Place* in St. Charles and *Dodson Place, Residence at Mill Creek* and *Village at Mill Creek* in Geneva which *collectively* added 120 rental units to the marketplace or a mere 12 units yearly on average. The St. Charles Market Area, in fact, has accounted for *less than two percent* of all new multi-family construction in the whole of suburban Chicago since 2000, with the vast majority of these newer units reflecting condominium for sale idioms concentrated in areas east of Route 59 or aligning the Fox River in the downtown districts of St. Charles (Milestone Row), Batavia (Quarry Stone Pond), and Geneva (Crossings at Geneva).



Source: U.S. Bureau of the Census: [C-49 Construction Reports](#) and Tracy Cross & Associates, Inc.

**Demand  
For Housing**

During the 2013-2018 forecast period, new residential construction in the St. Charles Market Area will average 1,075 units yearly. The for sale sector is expected to average 785 units yearly, with volumes ranging from only 200 in 2013 to a high of 1,350 in 2018 as the ownership sector transitions slowly from deep recession to a new normal which is expected to be approximately 33 percent below volumes generated during the 1990-1996 period. Rental housing demand, in turn, will average a sustained volume of 300 units annually. Anticipated new construction demand requirements are reconciled as follows:

- During the 2000-2013 timeframe, household growth in the St. Charles Market Area advanced by an estimated average of 1,081 annually, with more than three-quarters of household additions representing



homeowners (77.2 percent or 834 households yearly). Renter households in the seven-township market area advanced by an estimated average of 247 annually, accounting for 22.8 percent of total household growth during the 13-year timeframe.

- However, household growth in the St. Charles Market Area is expected to moderate during the 2013-2018 timeframe to a projected 910 households annually. This below trend forecast reflects, in part, the languishing pace of regional economic recovery, coupled with in-place zoning restrictions in much of the market area which preclude significant large-scale development. Based upon trend statistics, just over three quarters of household additions will represent ownership households (76.9 percent or 700 households yearly). To this point, the 785-unit yearly for sale demand will be heavily concentrated in the form of mainstream and move-up detached family housing idioms.
  
- The 300-unit yearly rental apartment demand, in turn, anticipates renter household growth averaging 210 households annually during the 2013-2018 timeframe. As noted, construction of Class A rental apartments in the St. Charles Market Area has been very limited over the last decade, as only five boutique-scale communities providing a total of just 120 new units have been introduced since 2000. As detailed in Section 3, conditions throughout the localized area are extremely tight, with vacancies among newer (post-1985) rental communities averaging only 0.8 percent (4 of 520 total units available). Given the age of the vast majority of rental inventory in the market area, coupled with the tight market conditions, another 90+/- new units yearly will be required to replace units lost to demolition and help to move the marketplace to a more balanced state.
  
- In addition, there is limited land available for larger-scale apartment development to the east, resulting in increasing spillover growth pressure upon the St. Charles Market Area. It is also evident that tenure shifts from renter to owner status evident during the 1999-2005 timeframe have now *fully* abated given tighter lending standards and the impact of foreclosures upon home values. This will provide new stimulus to apartment potentials locally with even some segments relinquishing their ownership status in favor of an enhanced lifestyle rental environment.
  
- Finally, Chicago's employment picture is slowly improving which will stimulate job finding by many college graduates who are now unemployed or under-employed and living at home. These 21 to 29 year olds are the prime target for new apartment development not only in the city but also in the suburbs.



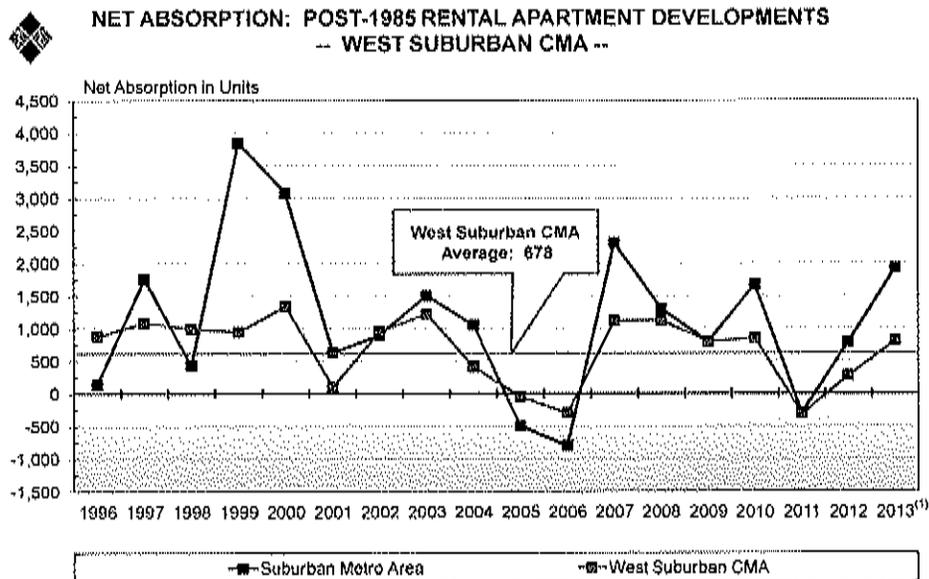


### 3. THE COMPETITIVE ENVIRONMENT

There has been only limited new multi-family for sale or rental apartment construction of scale in the St. Charles Market Area over the last two-plus decades. Rather, higher-density development has remained concentrated in Chicago's Central District; some eight to 20 miles southeast in suburban locales generally located west of Route 53/I-355 and south of I-88; and/or within mixed-use developments found in many of the region's first-ring rail line suburban municipalities which offer a comparable living environment to that envisioned within First Street. The following paragraphs therefore summarize trends from a regional perspective, focusing upon newer (post-1985) rental apartments and new construction condominium developments throughout the region, with concentrated emphasis upon alternatives within the more localized west suburban region, generally encompassing west suburban Cook, DuPage and southern Kane counties, and defined for purposes of this analysis as the *West Suburban Competitive Market Area (CMA)*. As initial phases of the proposed development consist of 72 rental apartments distributed between two mixed-use buildings, we begin with an overview of suburban Chicago's rental apartment marketplace.

#### THE SUBURBAN APARTMENT MARKET

Since 1995 and through June 2013, the Chicago region's suburban marketplace has averaged a net absorption of 1,121 rental units annually. Cyclical in nature, absorption levels during this 17.5-year period peaked in 1999 at 3,850 net units, reflecting strong new construction activity during the 1997-1999 timeframe, primarily concentrated in the region's near western suburbs. As noted, net absorption in the West Suburban CMA has averaged 678 units annually since 1995, accounting for a full 60.5 percent of net suburban apartment absorption.



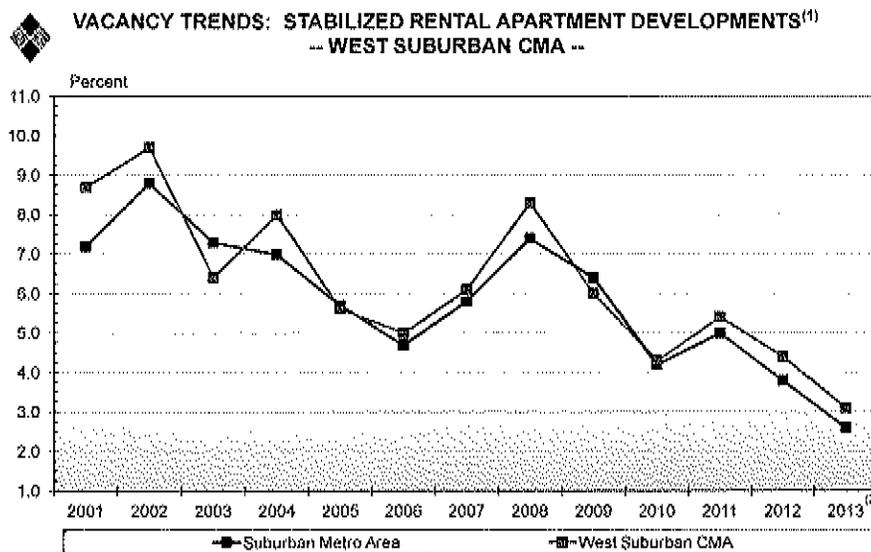
<sup>(1)</sup> Annualized rate YTD June 2013.  
Source: Tracy Cross & Associates, Inc.



During the more recent 2009-June 2013 period, however, net absorption in the CMA dropped to an annual average of 484 units annually reflecting very limited and sporadic new apartment construction. In fact, since 2009, only 607 rental apartment units have been added to the whole of the CMA, translating to a nominal 135 units per year. More to the point, only 70 units in two boutique apartment communities have been introduced west of the Fox River in the last 4.5 years, with no development of significant scale occurring in the immediate St. Charles or Geneva area since 1999 when the 400-unit AMLI at St. Charles community opened.

Suburban rental rate growth has also been subject to market forces. Specifically, during the 2003-2005 housing boom period, and again during the Great Recession which resulted in staggering job losses region-wide, substantial concessions and/or rent rollbacks were initiated throughout the marketplace to encourage lease-use and/or higher occupancy levels, with average *base* rents throughout the suburban marketplace and in the West Suburban CMA settling at \$1.17 per square foot at the close of 2009. As shown in Exhibit 3.1, rents have rebounded most recently, with the CMA establishing a new peak level of \$1.34 per square foot as of June 2013, reflecting a 3.9 percent increase from the \$1.29 per square foot average noted at the close of 2012.

The overall lack of new construction, has also had a dramatic impact upon vacancies throughout the marketplace. As illustrated in the following graphic, suburban vacancies among stabilized developments fell from a high of 8.8 percent in 2002 to a relatively balanced 4.7 percent by the close of 2006. In tandem with advancing rents, vacancies began to move upward again in 2007, reaching the 7.4 percent market in 2008. Notably, by the close of 2011, rent concessions and discounts, coupled with continued upheaval and uncertainty in the for-sale sector, saw suburban wide vacancies settle at a balanced 5.0 percent. While vacancies in the West Suburban CMA generally patterned the suburban marketplace through 2006, between 2007 and 2009, the west suburban area was more sharply impacted by the economic downturn, with vacancies quickly rising past the 8.0 percent mark during the three-year period. However, improving economic conditions over the last 18 months have again resulted in tightening conditions as evidenced by an overall stabilized vacancy rate of 2.6 percent suburban-wide and 3.1 percent in the West Suburban CMA, reflecting the *lowest levels seen in more than a decade*.



<sup>(1)</sup> Excludes programs in initial stages of absorption.

<sup>(2)</sup> Statistics YTD June 2013.

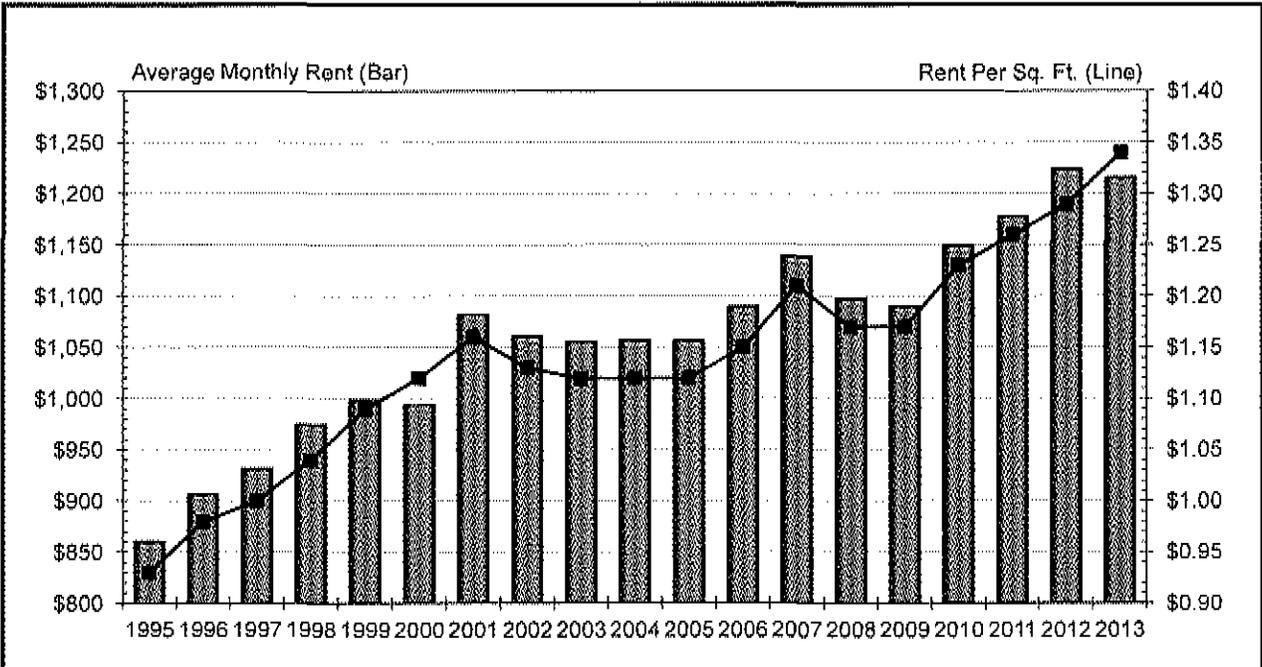
Source: Tracy Cross & Associates, Inc.





### 3.1

## TRENDS IN POSTED RENTS: APARTMENTS CONSTRUCTED SINCE 1985 WEST SUBURBAN CMA



Year <sup>(1)</sup>	Average Posted Rent <sup>(2)</sup>		
	\$	\$/Sq. Ft.	Percent Change
1995	\$861	\$0.93	---
1996	907	0.98	+5.4
1997	932	1.00	+2.0
1998	975	1.04	+4.0
1999	999	1.09	+4.8
2000	994	1.12	+2.8
2001	1,082	1.16	+3.6
2002	1,062	1.13	-2.6
2003	1,056	1.12	-0.9
2004	1,058	1.12	---
2005	1,057	1.12	---
2006	1,090	1.15	+2.7
2007	1,140	1.21	+5.2
2008	1,098	1.17	-3.3
2009	1,091	1.17	---
2010	1,150	1.23	+5.1
2011	1,178	1.26	+2.4
2012	1,224	1.29	+2.4
2013	1,216	1.34	+3.9

<sup>(1)</sup> As of December 31st 1995-2012; June 2013.

<sup>(2)</sup> Represents weighted average base posted rent (i.e. excluding floor, unit location and/or view premiums) before incentives, if applicable.

**Newer Developments**

While the preceding paragraphs present a general overview of the CMA's rental marketplace, certainly not all of the apartment complexes found in the west suburban area will be directly or even indirectly competitive with the proposed First Street Apartments, especially those which were built *before* 1995. From a practical standpoint and considering developments of scale, plan designs, community amenities and/or location, 35 new and/or *fully renovated* developments offering a collective 9,584 apartment units are viewed to represent the *most direct* sources of competitive substitution vis-à-vis the proposed development. These include selected developments in Aurora, Bloomingdale, Downers Grove, Geneva, Itasca, Lombard, Naperville, North Aurora, Oakbrook Terrace, Oak Park, Oswego, St. Charles, Villa Park, Warrenville, Wheaton, Woodridge, and Yorkville.

Eleven of the 35 developments represent higher-density and/or mixed-use apartments similar to the proposed First Street Apartments, including among others *Dodson Place*, *Residence at Mill Creek* and *Village at Mill Creek* in Geneva. As illustrated in the following table, nine of the eleven higher-density developments reached stabilized occupancy levels at an overall average rate of 8.4 units per month. Notably, four of the nine stabilized communities are of smaller scale, providing fewer than 200 units, with overall absorption rates among these latter developments averaging of 3.5 units per month.

**ABSORPTION TRENDS: HIGHER-DENSITY APARTMENT DEVELOPMENTS**  
**-- WEST SUBURBAN CMA --**

Program	Location	Total Units	Leasing (Month/Year)	Achieved Stabilized Occupancy (Month/Year)	Average Monthly Rate	As a Percent of Total Units
Lincoln at Ovaltine Court	Villa Park	344	Nov-00	Jun-02	17.2	5.0
Amli at Seven Bridges	Woodridge	520	Jul-02	Oct-04	15.3	2.9
City View at the Highlands	Lombard	403	Aug-03	Dec-05	13.5	3.3
The Village at Mill Creek	Geneva	30	Feb-06	Oct-06	3.0	10.0
Regency Place	Oakbrook Terrace	112	Mar-07	Jun-09	3.9	3.5
The Residences at the Grove	Downers Grove	294	Aug-08	Dec-10	9.1	3.1
Oak Park Place	Oak Park	200	Nov-08	Dec-10	6.9	3.5
Dodson Place	Geneva	22	Feb-09	Jun-09	4.0	18.2
Residence at Mill Creek	Geneva	48	Mar-09	Jun-10	3.0	6.3
Two Itasca Place	Itasca	69	May-12	---	3.9	---
Wheaton 121	Wheaton	305	Mar-13	---	9.7	---

Absorption Summary			
Attribute	Total Market	Programs with 200 Units or More	Programs with Less Than 200 Units
Number of Programs	11	6	5
Total Units	2,348	2,087	261
Average Program Size	213	345	56
Average Monthly Absorption to Stabilization	8.4	12.4	3.5
As a Percent of Program Size	3.8	3.5	6.6

Source: Tracy Cross & Associates, Inc.



Excluded from the noted statistics are *Two Itasca Place* and *Wheaton 121* which are currently undergoing lease-up. *Two Itasca Place* was initially introduced as a condominium for sale project in 2006; however, a stagnant marketplace undermined sales volumes, with the developer converting the second phase to rental apartments in May 2012. At the close of June 2013, 54 of the 69 apartments units had been leased, translating to an average absorption rate of 3.9 units monthly. In mid-March 2013, Morningside Group introduced *Wheaton 121*, a 306-unit apartment development located in downtown Wheaton. *Wheaton 121* generated an initial absorption rate of 9.7 units per month, with 34 units leased through the close of June.

Mirroring conditions in the marketplace overall, vacancies among stabilized newer developments are *extremely strained* with only 225 unoccupied units reflecting a vacancy factor of 2.5 percent. This compares with a 3.5 percent vacancy factor noted one year ago (June 2012). Notably, in the localized St. Charles/Geneva area, only four of the 520 newer apartment units are currently available or a vacancy factor of 0.8 percent. Comparatively, in June 2012, local vacancies stood at 2.5 percent, indicating even tighter conditions in the local marketplace.

As detailed in **Exhibit 3.2**, *posted base* asking rents among the 35 newer developments have recently begun to advance to an average \$1,416 monthly for a typical 1,015 square foot apartment home. This translates to a value ratio of \$1.39 per square foot, a level 3.7 percent higher than the \$1.34 per square foot ratio noted in December 2012 and also 3.7 percent higher than current rents in the West Suburban CMA overall. In the localized St. Charles/Geneva area, *posted base* rents currently average \$1,409 monthly or \$1.37 per square foot, up 3.0 percent compared to the \$1.33 per square foot average noted in December 2012.

Given strained conditions, only a few of the 35 newer developments in the whole of the CMA are currently offering discounts, lease incentives and/or rent roll-backs. Specifically, Exhibit 3.2 also illustrates that current discounts among the 35 projects equate to an overall average *effective base* rent of \$1,406 or \$1.38 per square foot. Throughout the marketplace, discounts vary widely from waiving of application fees to up to two months of free rent on a 12- or 13-month lease of *select* vacant unit types.

Also excluded from the mid-year 2013 statistics is Lincoln Property Group's *Avant at the Arboretum* aligning Warrenville Road at I-88 in Lisle. This 310-unit midrise community began pre-leasing in late-July 2013 with initial occupancies occurring in October. A variety of one bedroom one bath and two bedroom two bath designs are available ranging in unit size from 721 to 1,517 square feet. Corresponding *posted base* rents extend from \$1,334 to \$2,800 monthly, translating to an average 936 square foot unit which carries a base rent of \$1,587 or \$1.70 per square foot. *Avant at the Arboretum* is currently offering one month of free rent to encourage lease-up, translating to an effective





# 3.2

## COMPOSITE SUMMARY: APARTMENT DEVELOPMENTS CONSTRUCTED IN 1995 OR LATER WEST SUBURBAN CMA - JUNE 2013

Municipality/ Development	Year Built/ Renovated	Number of Units	Number Vacant	Percent Vacant	Average Unit Size (Sq. Ft.)	Average Posted December 2012	Rent Characteristics				Stabilized Developments <sup>(1)</sup>		
							June 2013				Number of Units	Number Vacant	Percent Vacant
							Average Posted		Average Effective				
\$	\$/Sq.	\$	\$/Sq. Ft.										
<b>West Suburban CMA Totals/Averages</b>	---	<b>9,584</b>	<b>625</b>	<b>6.5</b>	<b>1,015</b>	<b>\$1,355</b>	<b>\$1,416</b>	<b>\$1.39</b>	<b>\$1,406</b>	<b>\$1.38</b>	<b>9,063</b>	<b>225</b>	<b>2.5</b>
<b>Aurora</b>	---	<b>2,098</b>	<b>58</b>	<b>2.8</b>	<b>1,017</b>	<b>\$1,185</b>	<b>\$1,240</b>	<b>\$1.22</b>	<b>\$1,240</b>	<b>\$1.22</b>	<b>2,098</b>	<b>58</b>	<b>2.8</b>
Alara at Summerfield I/II	1999/2001	368	10	2.7	1,160	1,154	1,280	1.10	1,280	1.10	368	10	2.7
Amli at Kirkland Crossing	2003	266	10	3.8	1,145	1,419	1,478	1.29	1,478	1.29	266	10	3.8
The Aventure at Oakhurst North	1998	464	8	1.7	991	1,130	1,205	1.22	1,205	1.22	464	8	1.7
Butterfield Oaks	2001	336	10	3.0	878	1,158	1,129	1.29	1,129	1.29	336	10	3.0
Lakeview TH at Fox Valley	1988	120	2	1.7	1,165	1,325	1,315	1.13	1,315	1.13	120	2	1.7
Legacy at Fox Valley	1996	272	4	1.5	967	1,175	1,211	1.23	1,211	1.23	272	4	1.5
Orchard Village	2000	272	14	5.1	876	1,072	1,148	1.31	1,148	1.31	272	14	5.1
<b>Bloomington</b>	---	<b>192</b>	<b>8</b>	<b>4.2</b>	<b>1,234</b>	<b>\$1,550</b>	<b>\$1,503</b>	<b>\$1.22</b>	<b>\$1,503</b>	<b>\$1.22</b>	<b>192</b>	<b>8</b>	<b>4.2</b>
Stratford Green	1997	192	8	4.2	1,234	1,550	1,503	1.22	1,503	1.22	192	8	4.2
<b>Downers Grove</b>	---	<b>294</b>	<b>11</b>	<b>3.7</b>	<b>1,003</b>	<b>\$1,804</b>	<b>\$1,804</b>	<b>\$1.80</b>	<b>\$1,747</b>	<b>\$1.74</b>	<b>294</b>	<b>11</b>	<b>3.7</b>
The Residences at The Grove	2008	294	11	3.7	1,003	1,804	1,804	1.80	1,747	1.74	294	11	3.7
<b>Geneva</b>	---	<b>100</b>	<b>1</b>	<b>1.0</b>	<b>1,164</b>	<b>\$1,536</b>	<b>\$1,501</b>	<b>\$1.29</b>	<b>\$1,501</b>	<b>\$1.29</b>	<b>100</b>	<b>1</b>	<b>1.0</b>
Dodson Place	2009	22	0	0.0	1,455	2,028	2,005	1.38	2,005	1.38	22	0	0.0
Residence at Mill Creek	2009	48	1	2.1	1,161	1,493	1,455	1.25	1,455	1.25	48	1	2.1
Village at Mill Creek	2008	30	0	0.0	956	1,245	1,205	1.26	1,205	1.26	30	0	0.0
<b>Itasca</b>	---	<b>69</b>	<b>15</b>	<b>21.7</b>	<b>1,626</b>	<b>\$2,222</b>	<b>\$2,252</b>	<b>\$1.38</b>	<b>\$2,079</b>	<b>\$1.28</b>	<b>---</b>	<b>---</b>	<b>---</b>
Two Itasca Place <sup>(2)</sup>	2006	69	15	21.7	1,626	2,222	2,252	1.38	2,079	1.28	---	---	---
<b>Lombard</b>	---	<b>403</b>	<b>12</b>	<b>3.0</b>	<b>916</b>	<b>\$1,523</b>	<b>\$1,508</b>	<b>\$1.65</b>	<b>\$1,508</b>	<b>\$1.65</b>	<b>403</b>	<b>12</b>	<b>3.0</b>
CityView at The Highlands	2003	403	12	3.0	916	1,523	1,508	1.65	1,508	1.65	403	12	3.0
<b>Naperville</b>	---	<b>3,094</b>	<b>89</b>	<b>2.9</b>	<b>1,008</b>	<b>\$1,324</b>	<b>\$1,384</b>	<b>\$1.37</b>	<b>\$1,375</b>	<b>\$1.36</b>	<b>3,094</b>	<b>89</b>	<b>2.9</b>
Amli at Naperville	1998	440	13	3.0	938	1,209	1,308	1.39	1,308	1.39	440	13	3.0
Amli at River Run	2002	206	2	1.0	1,316	1,577	1,714	1.30	1,714	1.30	206	2	1.0
Bristol Station	2002	348	4	1.1	862	1,180	1,208	1.40	1,199	1.39	348	4	1.1
Brittany Springs	1996	336	3	0.9	1,129	1,399	1,438	1.27	1,438	1.27	336	3	0.9
Glenmuir	2000	321	6	1.9	1,033	1,410	1,480	1.43	1,480	1.43	321	6	1.9
Grand Reserve of Naperville	1997	318	16	5.0	1,055	1,365	1,472	1.40	1,472	1.40	318	16	5.0
Lincoln at The Parks	1997	400	8	2.0	896	1,253	1,280	1.43	1,280	1.43	400	8	2.0
Maple Court of Naperville	1996	28	0	0.0	869	1,072	1,072	1.23	1,072	1.23	28	0	0.0
Railway Plaza	1999	417	24	5.8	1,072	1,378	1,448	1.35	1,390	1.30	417	24	5.8
Thornberry Woods	2001	280	13	4.6	929	1,312	1,291	1.39	1,291	1.39	280	13	4.6
<b>North Aurora</b>	---	<b>146</b>	<b>113</b>	<b>77.4</b>	<b>1,469</b>	<b>---</b>	<b>\$1,739</b>	<b>\$1.18</b>	<b>\$1,739</b>	<b>\$1.18</b>	<b>---</b>	<b>---</b>	<b>---</b>
Randall Highlands	2013	146	113	77.4	1,469	---	1,739	1.18	1,739	1.18	---	---	---
<b>Oakbrook Terrace</b>	---	<b>112</b>	<b>1</b>	<b>0.9</b>	<b>1,199</b>	<b>\$2,493</b>	<b>\$2,541</b>	<b>\$2.12</b>	<b>\$2,541</b>	<b>\$2.12</b>	<b>112</b>	<b>1</b>	<b>0.9</b>
Regency Place	2007	112	1	0.9	1,199	2,493	2,541	2.12	2,541	2.12	112	1	0.9
<b>Oak Park</b>	---	<b>200</b>	<b>3</b>	<b>1.5</b>	<b>799</b>	<b>\$1,918</b>	<b>\$1,875</b>	<b>\$2.35</b>	<b>\$1,875</b>	<b>\$2.35</b>	<b>200</b>	<b>3</b>	<b>1.5</b>
Oak Park Place	2008	200	3	1.5	799	1,918	1,875	2.35	1,875	2.35	200	3	1.5

Municipality/ Development	Year Built/ Renovated	Number of Units	Number Vacant	Percent Vacant	Average Unit Size (Sq. Ft.)	Average Posted December 2012	Rent Characteristics				Stabilized Developments <sup>(1)</sup>		
							June 2013				Number of Units	Number Vacant	Percent Vacant
							Average Posted		Average Effective				
\$	\$/Sq.	\$	\$/Sq. Ft.										
Oswego	—	304	8	2.6	924	\$1,147	\$1,066	\$1.15	\$1,066	\$1.15	304	8	2.6
Farmington Lakes	2002	304	8	2.6	924	1,147	1,066	1.15	1,066	1.15	304	8	2.6
St. Charles	—	420	3	0.7	994	\$1,323	\$1,378	\$1.39	\$1,378	\$1.39	420	3	0.7
Amli at St. Charles	1999	400	3	0.8	995	1,337	1,398	1.40	1,396	1.40	400	3	0.8
Fox Place	2004	20	0	0.0	978	1,041	1,016	1.04	1,016	1.04	20	0	0.0
Villa Park	—	344	6	1.7	815	\$1,243	\$1,300	\$1.60	\$1,300	\$1.60	344	6	1.7
Lincoln at Ovaline Court	2001	344	6	1.7	815	1,243	1,300	1.60	1,300	1.60	344	6	1.7
Warrenville	—	343	3	0.9	1,054	\$1,297	\$1,304	\$1.24	\$1,304	\$1.24	343	3	0.9
Village Green at Cantera	1996	343	3	0.9	1,054	1,297	1,304	1.24	1,304	1.24	343	3	0.9
Wheaton	—	601	278	46.3	1,038	\$1,576	\$1,730	\$1.67	\$1,661	\$1.60	295	6	2.0
Retreat at Danada Farms	1996	295	6	2.0	1,189	1,576	1,702	1.43	1,702	1.43	295	6	2.0
Wheaton 121	2013	306	272	88.9	892	—	1,757	1.97	1,622	1.62	—	—	—
Woodridge	—	772	14	1.8	976	\$1,306	\$1,397	\$1.43	\$1,397	\$1.43	772	14	1.8
Amli at Seven Bridges	2002	520	8	1.5	928	1,281	1,393	1.50	1,393	1.50	520	8	1.5
Retreat at Seven Bridges	1996	252	6	2.4	1,075	1,358	1,404	1.31	1,404	1.31	252	6	2.4
Yorkville	—	92	2	2.2	1,342	\$1,384	\$1,405	\$1.05	\$1,405	\$1.05	92	2	2.2
York Meadow	2001	92	2	2.2	1,342	1,384	1,405	1.05	1,405	1.05	92	2	2.2

<sup>(1)</sup> Excludes rental programs currently undergoing renovation and/or new programs undergoing initial absorption.

<sup>(2)</sup> Originally marketed as for sale condominiums.

Source: Tracy Cross & Associates, Inc.

base rent value ratio of \$1.57 per square foot or a 7.6 percent discount from posted rates. At this writing, Avant at the Arboretum has leased 31 units, equating to an initial absorption rate of 6.2 units per month.

For the most part, suburban developments represent two and three-story, garden-style apartments although several newer developments, primarily located in mixed-use and/or city center environments, feature midrise idioms. These higher-density communities include *Residences at The Grove* in Downers Grove; *Dodson Place*, *Residence at Mill Creek*, and *Village at Mill Creek* in Geneva; *Two Itasca Place* in Itasca; *Avant at The Arboretum* in Lisle; *City View at The Highlands* in Lombard; *Regency Place* in Oakbrook Terrace; *Oak Park Place* in Oak Park; *Ovaltine Court* in Villa Park; *Wheaton 121* in Wheaton; and *AMLI at Seven Bridges* in Woodridge. With the exception of the three Geneva developments, higher-density programs are concentrated in areas east of Route 59 with most found east of I-355. Isolating upon these twelve most directly competitive higher-density/mixed-use communities, linear regression analysis reveals that, by bedroom type, posted base rents average \$1,606 monthly or \$1.66 per square foot. Posted rents range from lows of \$1,223 monthly for the limited number of studio apartments offered to an average high of \$2,786 for a three bedroom flat. Posted lease rates among the higher-density communities are *exclusive* of utilities, premiums, other incremental fees and, for the most part, parking.



**POSTED RENTS BY UNIT TYPE: HIGHER-DENSITY FLATS**  
**WEST SUBURBAN CMA**

Plan Type	Number of Units	Percent of Total	Average Unit Size (Sq. Ft.)	Rent Characteristics	
				Average Monthly	\$/Sq. Ft.
Studio	63	2.4	521	\$1,223	\$2.35
One Bedroom Flat	1,299	49.5	770	1,392	1.81
One Bedroom+Den Flat	81	3.1	903	1,632	1.81
Two Bedroom 2S Duplex	97	3.7	708	1,160	1.64
Two Bedroom Flat	923	35.2	1,226	1,856	1.51
Two Bedroom+Den Flat	94	3.6	1,363	2,047	1.50
Three Bedroom 2S Duplex	24	0.9	1,062	1,530	1.44
Three Bedroom Flat	40	1.5	1,501	2,786	1.86
Three Bedroom+Den Flats	2	0.1	1,845	2,360	1.28
<b>Total / Weighted Average</b>	<b>2,623</b>	<b>100.0</b>	<b>968</b>	<b>\$1,606</b>	<b>\$1.66</b>

Source: Tracy Cross & Associates, Inc.

Specific to parking, while *Dodson Place*, *Residence at Mill Creek*, *Two Itasca Place*, *Regency Place* and *City View at The Highlands* include one enclosed parking space per unit, the remaining seven communities offer enclosed parking for incremental fees ranging from \$65 to \$125 monthly, with the average standing at \$70 per month for a 12-month lease. Also, parking at *Oak Park Place* reflects reserved spaces within an adjacent municipal parking structure with leases for



\$77 per month. Typically, the tenant is responsible for all utilities, however at Wheaton 121 and Avant at The Arboretum, management employs a utility billing service with incremental fees for water and refuse collection ranging between \$15 and \$60 monthly based upon unit type.

All units offered by the twelve higher-density developments feature balconies and include a higher level of interior appointments such as energy-efficient black or stainless steel appliances, granite countertops/islands, in-unit laundry appliances, wood laminate flooring in all living areas, ceramic tile baths, and walk-in closets in all master bedrooms. Finally, in terms of community amenities, all except Dodson Place and Two Itasca Place, provide at least a fitness center and clubroom for resident use, while among the newest developments, amenities such as rooftop terraces, fireside lounges, multi-media rooms, and a host of other luxury enhancements are the norm.

**Condominium  
Rentals**

In the localized St. Charles, Geneva and Batavia area, potential competition from what is commonly referred to as the "shadow market" is minimal. Listings in this market, which include previously owner-occupied units that are now available for rent, currently average \$1,217 monthly for a typical 1,167 square foot unit or \$1.04 per square foot. However, these ownership units, which include Hunt Club Condominiums and Milestone Row in St. Charles and Quarry Stone Pond in Batavia among others, are *generally* in communities of smaller scale and lack significant level of community amenities or on-site management. Moreover, these rental alternatives continue to be *actively marketed for sale* based upon temporary lease expirations, fully negating their competitive influence.

**Future Rental  
Competition**

The competitive landscape is likely to intensify over the next few years as the overall strength of the market has not gone unnoticed. Apart from the proposed First Street Apartments, for example, no fewer than eleven larger-scale rental communities are in various stages of the planning pipeline in suburban areas generally proximate to St. Charles. As outlined in the following table, two of these are currently under construction and will be in their initial leasing stage in tandem with the subject development, including *The Oaks at Naperville Crossing* (298 units) in Naperville, and the transit-oriented *Plaza Station* in Aurora, which will consist of 508 higher-density apartments along with 100 age-qualifying senior rentals. In addition to these announced developments, it is quite probable that a number of other west/northwest suburban developments abandoned as for sale product will re-emerge as rental idioms, while St. Charles itself may be asked to consider rental alternatives elsewhere in the city. With the exception of Mill Creek Apartments proposed in the Geneva area, most developments announced to date, however, represent larger-scale communities located some *5.0 to 20.0 miles north and/or southeast* of the St. Charles city center, thus limiting their direct, and possibly harmful, competitive influence.



**Residential Feasibility Analysis**  
**First Street Redevelopment Area-Phase Three**  
**City of St. Charles, Illinois**  
**St. Charles, Illinois**



**RENTAL APARTMENT PROJECTS IN PLANNING<sup>(1)</sup>: WEST SUBURBAN CMA**

Municipality/ Proposed Development Name	Location	Builder/Developer	Current Status <sup>(2)</sup>	Number of Units
<b>Aurora</b>				
Kensington Station	Meridian Parkway, west of Route 59	TBD	PP	455
Plaza Place Apartments	New York Street, 1/4 mile west of Route 59	Station I LLC	UC	508
<b>Elmhurst</b>				
Hahn Street District	Hahn Street and York Road	TBD	CS	TBD
Elm Creek Townhomes-Ph II	One Elm Creek Drive	AIMCO Residential	FP	16
<b>Geneva</b>				
Mill Creek Apartments <sup>(3)</sup>	Kealing and LaFox	Sho-Deon Residential	CS	150
<b>Lombard</b>				
Yorktown Apartments-Addition	Finley Road and 22nd Street	AIMCO Residential	CS	90
<b>Naperville</b>				
The Oaks at Naperville Crossing	Route 59 and 95th Street	Lennar	UC	298
<b>Oak Park</b>				
Lake and Forest Apartments	Lake Street and Forest Avenue	Sertus Capital	INF	270
<b>South Elgin</b>				
Arbor Green	1800 McDonald Road	TBD	CS	347
<b>Villa Park</b>				
Garden Station	401 N. Ardmore Avenue	Golden Spike Development	FP	250
<b>Market Area Total<sup>(4)</sup></b>				<b>2,384</b>
<sup>(1)</sup> Excludes age and/or income-restricted, service-enhanced, and congregate care senior developments. <sup>(2)</sup> As of 6/30/2013. <sup>(3)</sup> Status key: Concept Stage (CS); Preliminary Plat Approval (PP); Final Plat Approval (FP); Site Improvements started (INF); Permits issued/under construction (UC). <sup>(4)</sup> Excludes developments with unit counts and product idioms yet to be determined. <sup>(5)</sup> Underlying zoning will allow for the development of up to 400 multi-family units.				

Source: Tracy Cross & Associates, Inc.

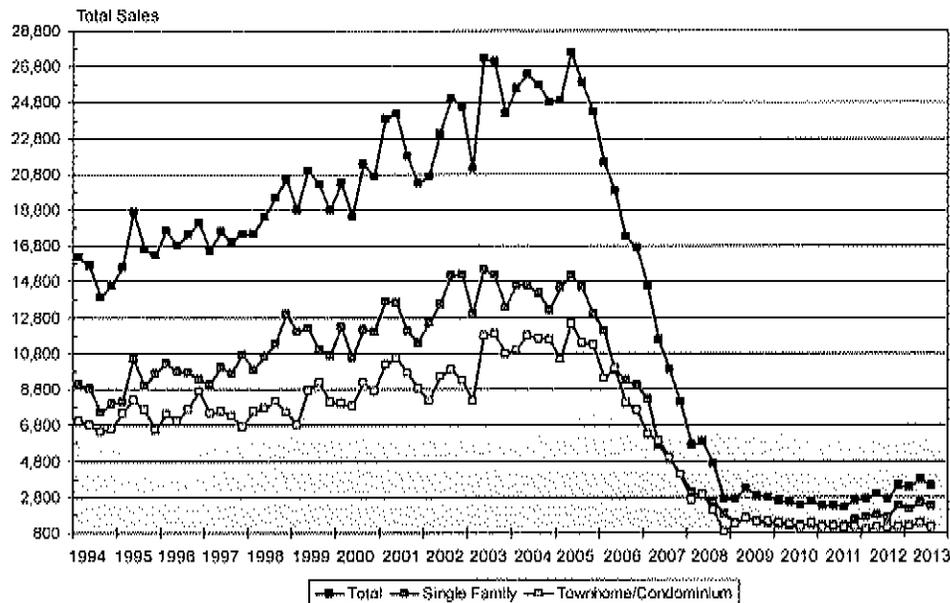
**THE FOR SALE SECTOR**

As has been well documented, Chicago's new construction housing sector was among the most dramatically impacted by the Great Recession and the subsequent implosion of the for sale marketplace. From a peak volume of 25,761 units in 2005, for example, sales of suburban single family, townhome and condominium units tumbled below the 5,000-unit mark by the close of 2008. As illustrated in the following graphic, new construction sales throughout the region continued to freefall during the 2009-2011 period, reaching an historic low in 2011 when only 2,355 total new production-type home sales were recorded in the ten-county suburban region. Sales volume in 2011 represented an unprecedented 90.9 percent drop from 2005 peak levels.





**QUARTERLY SALES TRENDS**  
**SEASONALLY ADJUSTED, ANNUALIZED RATE**  
**SUBURBAN AREA**



Note: DuKalb County, IL and Kenosha County, WI included starting 2nd Quarter 2003.  
 Source: Tracy Cross & Associates, Inc.

Perhaps a more striking comparison considers the dramatic decline in the *number of active production developments* in the suburban marketplace. At the height of the housing boom in 2005, for instance, there were 1,123 single family, townhome and condominium communities actively marketing in the suburban area. By 2011, the number of active developments had fallen to 452. Today, there are only 330 developments actively marketing in the whole of the suburban region.

By housing type, total suburban single family sales peaked at 14,374 units in 2005, subsequently falling to an average low of 1,223 units per year in 2010 and 2011, a decline of 91.5 percent from peak. As shown in the following table, new production single family activity began to show modest improvement in 2012, with a total of 1,825 homes sold, a level 49.2 percent higher than the previous two-year average. Measured improvement has continued through the first three quarters of 2013, as a seasonally adjusted annualized volume of 2,295 single family sales reflects a 25.8 percent increase over levels achieved in 2012.



**Residential Feasibility Analysis**  
**First Street Redevelopment Area-Phase Three**  
**City of St. Charles, Illinois**  
**St. Charles, Illinois**

**TRENDS IN PRODUCTION HOUSING SALES**  
**CHICAGO METROPOLITAN AREA<sup>(1)</sup> - 3RD QUARTER 2013**

Area/ Product Sector	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	3rd Quarter 2013 <sup>(2)</sup>		Year-To-Date 2013 <sup>(2)</sup>	
											Total Sales	% Change 2012	Total Sales	% Change 2012
<b>Chicago Metropolitan Area</b>	<b>28,158</b>	<b>31,843</b>	<b>33,287</b>	<b>25,105</b>	<b>16,377</b>	<b>6,301</b>	<b>3,652</b>	<b>3,101</b>	<b>2,016</b>	<b>3,469</b>	<b>4,140</b>	<b>+19.9</b>	<b>4,375</b>	<b>+28.5</b>
Single Family	14,402	14,315	14,598	10,208	5,972	2,880	1,475	1,236	1,253	1,851	2,363	+27.1	2,324	+26.0
Townhome/Condominium	13,756	17,528	18,689	14,897	9,405	3,701	2,077	1,865	1,662	1,608	1,795	+11.8	2,051	+27.5
<b>City of Chicago</b>	<b>3,297</b>	<b>6,144</b>	<b>7,626</b>	<b>6,071</b>	<b>4,075</b>	<b>1,481</b>	<b>639</b>	<b>593</b>	<b>580</b>	<b>558</b>	<b>697</b>	<b>+24.0</b>	<b>857</b>	<b>+53.6</b>
Single Family	121	107	224	123	99	5	11	17	28	28	30	+38.5	20	+11.5
Townhome/Condominium	3,176	6,037	7,302	5,948	3,976	1,476	628	576	554	532	661	+24.2	828	+55.5
<b>Suburban Area</b>	<b>24,861</b>	<b>25,699</b>	<b>25,761</b>	<b>19,034</b>	<b>11,302</b>	<b>4,800</b>	<b>2,913</b>	<b>2,508</b>	<b>2,355</b>	<b>2,901</b>	<b>3,451</b>	<b>+10.0</b>	<b>3,518</b>	<b>+21.3</b>
Single Family	14,281	14,209	14,374	10,173	5,873	2,855	1,464	1,219	1,227	1,825	2,317	+27.0	2,295	+25.8
Townhome/Condominium	10,580	11,491	11,387	8,861	5,429	2,225	1,449	1,289	1,128	1,076	1,134	+5.4	1,223	+13.7

<sup>(1)</sup> Includes DeKalb County, IL and Kenosha County, WI.

<sup>(2)</sup> Seasonally adjusted, annualized rate.

Source: Tracy Cross & Associates, Inc.

Attached for sale idioms, which include single address townhome, duplex and higher-density condominiums, were also severely impacted by the market downturn. Specifically, the preceding graph and table also illustrate that total suburban townhome/condominium sales peaked in 2004 at 11,491 units, with sales thereafter steadily falling through the close of 2012 when volume totaled only 1,076 units. In 2004, there were 496 suburban attached for sale developments actively marketing. This number grew to 570 by the close of 2006, but declined rapidly thereafter as the full weight of the downturn was realized. While a seasonally adjusted and annualized 1,223 units sold during the January-September 2013 period does indicate some improvement in this housing sector, attached alternatives continue to lag market gains seen in the detached sector.

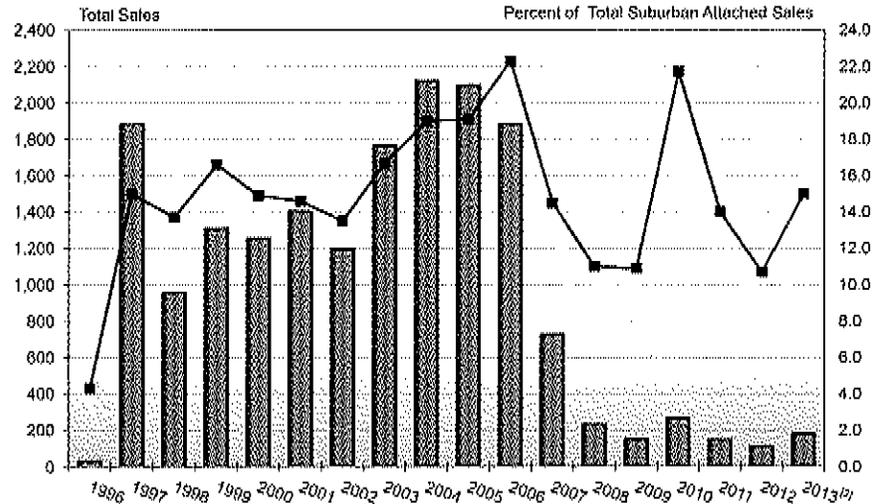
**Higher-Density  
Condominiums**

Higher-density condominiums have borne a significant portion of the market's downturn. *Excluding* developments in the truly urban cities of Evanston and Oak Park, for example, sales of new suburban condominiums averaged 2,036 units annually during the 2004-2006 period representing roughly 20 percent of all new suburban attached sales volume. In tandem with the onset of the Great Recession, however, suburban condominium sales plunged in 2007 to the 729-unit level, down 64.2 percent from the previous three-year average, while this housing subset's market share fell to 14.5 percent. Higher-density condominium sales continued to spiral to a recent low of 112 units sold in 2012, marking the lowest sales volume recorded in the last 16 years. As in the new construction housing sector in general, modest improvement in new suburban higher-density condominium sales was noted most recently, as sales through the 3<sup>rd</sup> Quarter of 2013 equated to a seasonally adjusted annualized volume of 183 units, up 63.4 percent over 2012 levels, but still well below the 1,033-unit average noted during the 1996-2012 timeframe. Contributing to the uptick in condominium sales of late are five condominium programs located in Burr Ridge, Hinsdale, Lincolnshire, Wheeling and Willow Springs which are generating sales levels this year equal to 15 or more units on an annualized basis.





**SALES TRENDS: HIGHER-DENSITY CONDOMINIUMS<sup>(1)</sup>**  
**SUBURBAN CHICAGO**

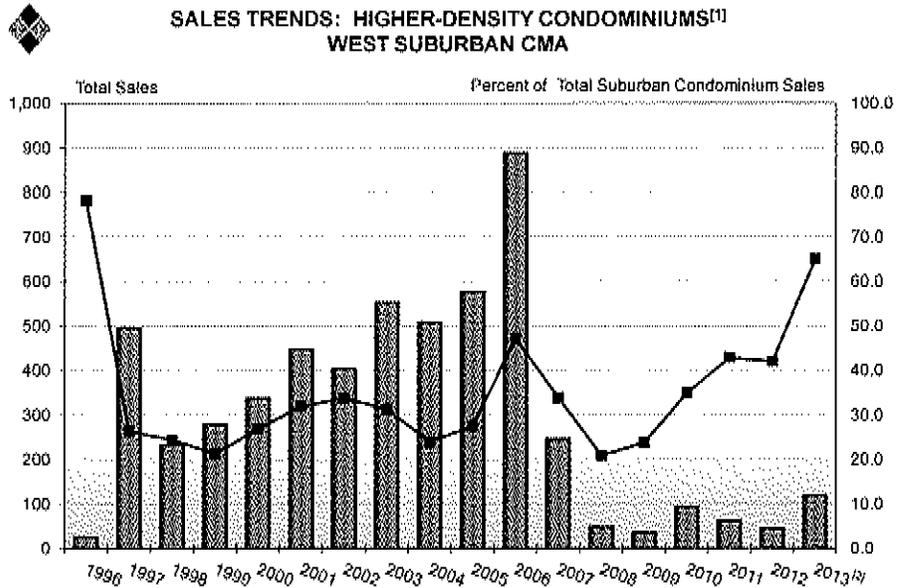


<sup>(1)</sup> Excludes Evanston and Oak Park  
<sup>(2)</sup> Seasonally adjusted, annualized YTD September.  
 Source: Tracy Cross & Associates, Inc.

**The West  
 Suburban CMA**

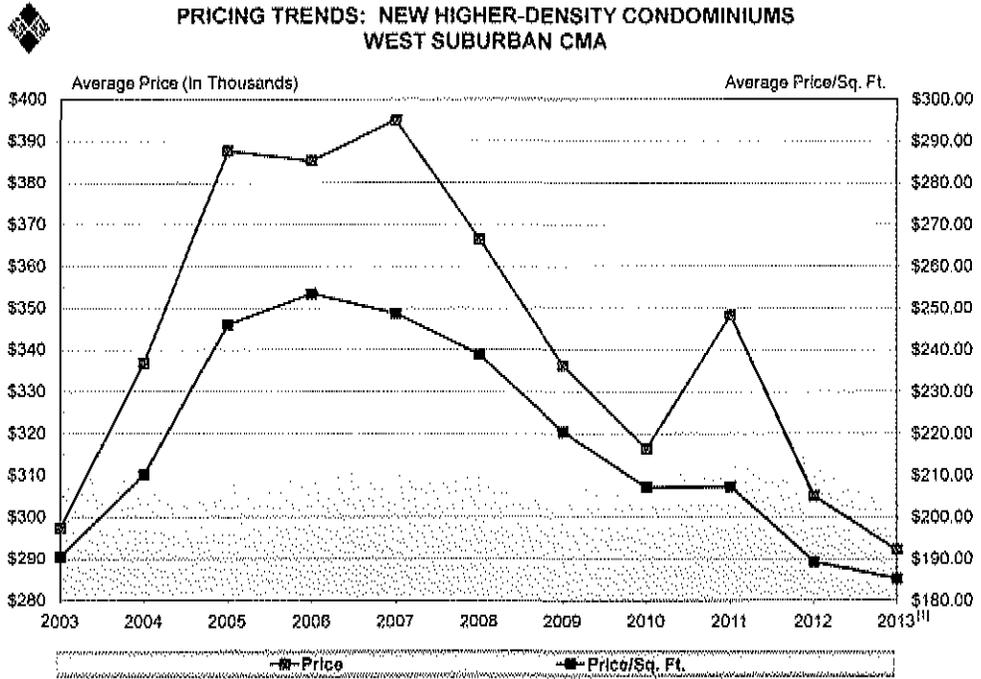
The West Suburban CMA as a whole has accounted for just under one-third of suburban new higher-density condominium sales since 1996, averaging 300 units annually or 30.4 percent. For perspective, and again excluding Oak Park, the West Suburban CMA *generally* extends west from Harlem Avenue to Route 47 in Kane/Kendall counties and south from Irving Park Road/Route 19 to 95<sup>th</sup> street. In this defined area, sales of this generic form peaked in 2006 when 822 units were sold, representing 46.3 percent of like suburban product. Here, as well, sales dropped precipitously after 2006, with the 225 units sold in 2007 down 72.6 percent year-over-year, and falling to a low of only 36 units sold in 2009 (a level 95.6 percent below peak). New construction condominium sales in the West Suburban CMA have remained tepid since 2009, averaging only 81 units annually during the 2010-3<sup>rd</sup> Quarter 2013 timeframe.





<sup>(1)</sup> Excludes Evanston and Oak Park  
<sup>(2)</sup> Seasonally adjusted, annualized YTD September.  
 Source: Tracy Cross & Associates, Inc.

Commensurate with accelerated sales activity, *prices* of new higher-density condominium units region-wide also rose dramatically during the housing boom era. In the West Suburban CMA, for example, sales prices of new midrise and highrise condominium units spiked during the 2004-2007 period, peaking in 2007 at an overall average of \$395,056. This 2007 average sales price represented a substantial 32.8 percent increase over the \$297,569 average noted in 2003. This peak pricing period reflected a number of discretionary developments introduced in Batavia, Burr Ridge, Naperville, Riverside and St. Charles in 2006 and 2007, where average sales prices extended from roughly \$500,000 to nearly \$1.2 million. As shown, reflecting the implosion of the housing market and free-falling sales thereafter, prices have also tumbled to an overall average of \$285,652 at the close of the 3<sup>rd</sup> Quarter 2013, down 27.7 percent from 2007's peak. It is also important to note that, with the exception of 2006, condominium sales prices overall have remained *below* the \$250.00 per square foot mark, falling to a \$185.49 per square foot average as of September 2013.



<sup>11</sup> YTD September 2013.  
 Source: Tracy Cross & Associates, Inc.

As summarized in **Exhibit 3.3**, there are currently 15 midrise condominium developments actively marketing throughout the West Suburban CMA. Of these, only the age-qualifying *Crossings at Geneva* is located in the immediate St. Charles area. Also, three of the 15, namely River Street Plaza in Aurora, 4929 Forest in Downers Grove and Richmond Station in Westmont, are in some stage of foreclosure with units marketed on behalf of the lender, while several are marketing units based upon temporary lease expirations.

Since opening, the average higher-density condominium development in the western suburbs has generated a mere 0.4 sales monthly on a per project basis, with sales during the January-September 2013 timeframe equating to only 0.7 monthly per project. In fact, only three active developments, *Village Center-Estate* in Burr Ridge, *Hamptons of Hinsdale-Abbeys* in Hinsdale, and *Market Street West* in Willow Springs have achieved sales in excess of 1.0 monthly thus far in 2013.

The 15 active condominium developments in the West Suburban CMA carry an average base sales price of \$285,652 which includes a typical 1,540 square foot residence, equal to a value ratio of \$185.49 per square foot. As Exhibit 3.3 reveals, there is a broad range of price points available, from an average low of \$177,567 in Northlake to highs in excess of \$400,000 in Hinsdale and Burr Ridge. Given these extended price points, the 15 active condominium communities were further disaggregated into two general pricing categories to provide some understanding of value relationships on a comparable footage basis. Twelve of the 15 carry average sales prices which generally fall below



# 3.3

## COMPOSITE SUMMARY: MIDRISE CONDOMINIUM DEVELOPMENTS WEST SUBURBAN CMA - 3RD QUARTER 2013

Municipality/ Development	Builder	Total Units	Average Plan Size (Sq. Ft.)	Pricing Characteristics			Sales History			
				Range	Average	Average \$/Sq. Ft.	Total	Avg. Mo. S.O.	Total	SAAR <sup>(1)</sup>
<b>Aurora</b>										
River Street Plaza	Vanstrand Group	92	1,418	\$145,900 - \$399,900	\$215,500	\$151.97	69	0.8	2	2.51
<b>Burr Ridge</b>										
Village Center-Estate	Edw. R. James Co.	59	2,155	446,103 - 562,503	487,102	226.03	42	0.6	22	27.59
Village Center-Luxury	Edw. R. James Co.	24	1,416	240,000 - 339,403	289,702	204.59	24	0.3	9	11.29
<b>Downers Grove</b>										
4929 Forest	4929 Forest LLC	28	1,660	329,900	329,900	198.73	26	0.3	6	7.52
<b>Elmhurst</b>										
Essex Place	Hartz Construction	58	1,628	230,000 - 250,000	243,333	149.47	52	0.6	5	6.27
<b>Elmwood Park</b>										
Park Place	Galewood Dev.	17	1,308	214,900	214,900	164.30	17	0.2	1	1.33
<b>Geneva</b>										
Crossings at Geneva-AA	HPD Cambridge	222	1,186	217,800 - 221,400	219,600	185.16	65	0.6	0	0.00
<b>Hinsdale</b>										
Hamptons of Hinsdale-Abbeys	Next Generation Dev.	93	1,747	315,000 - 499,000	425,222	243.40	20	0.8	16	20.06
<b>Itasca</b>										
One Itasca Place	Itasca Properties LLC	70	1,699	239,000 - 379,900	326,833	192.37	64	0.6	0	0.00
<b>Lombard</b>										
Yorkbrook Place-Ph I-III	Hartz Construction	81	1,323	195,900	195,900	148.07	40	0.4	10	12.54
<b>Northlake</b>										
Wolf Ridge	Neri Development	45	1,381	179,900 - 184,900	177,567	128.58	32	0.4	8	10.03
<b>Westmont</b>										
Ashton Grove	Kase Ryan Builders	32	1,627	259,000 - 269,000	264,000	162.26	21	0.2	1	1.25
Richmond Station	D. Thomas Properties	9	1,411	385,000 - 405,000	396,667	281.12	2	0.1	0	0
<b>Willow Springs</b>										
Market Street West	Gammonley Group	60	1,487	191,000 - 370,000	245,162	164.87	43	0.5	12	15.05
<b>Woodridge</b>										
Farmingdale Village-Condos	Gallagher & Henry	184	1,660	\$239,900 - 266,900	253,400	152.65	19	0.2	3	3.76
<b>Market Area Total/Average</b>	---	<b>1,074</b>	<b>1,540</b>	<b>\$145,900 - \$562,503</b>	<b>\$285,652</b>	<b>\$185.49</b>	<b>536</b>	<b>0.4</b>	<b>95</b>	<b>119.12</b>

<sup>(1)</sup> Sales seasonally adjusted and annualized YTD September 2013.

\$325,000, including River Street Plaza, Burr Ridge Village Center-Luxury, 4929 Forest, Essex Place of Elmhurst, Park Place, Crossings at Geneva, One Itasca Place, Yorkbrook Place I-III, Wolf Ridge, Ashton Grove, Market Street West and Farmingdale Village. As summarized below, these twelve programs generated a total of 24 sales in 2012; however sales volume year-to-date equates to only six sales per project on an annualized basis. The remaining three developments, Burr Ridge Village Center-Estate, Hamptons of Hinsdale-Abbeys, and Richmond Station all represent discretionary product offerings priced well in excess of \$325,000.



**PRICE/VALUE ALIGNMENTS: MIDRISE CONDOMINIUMS**  
**WEST SUBURBAN CMA**

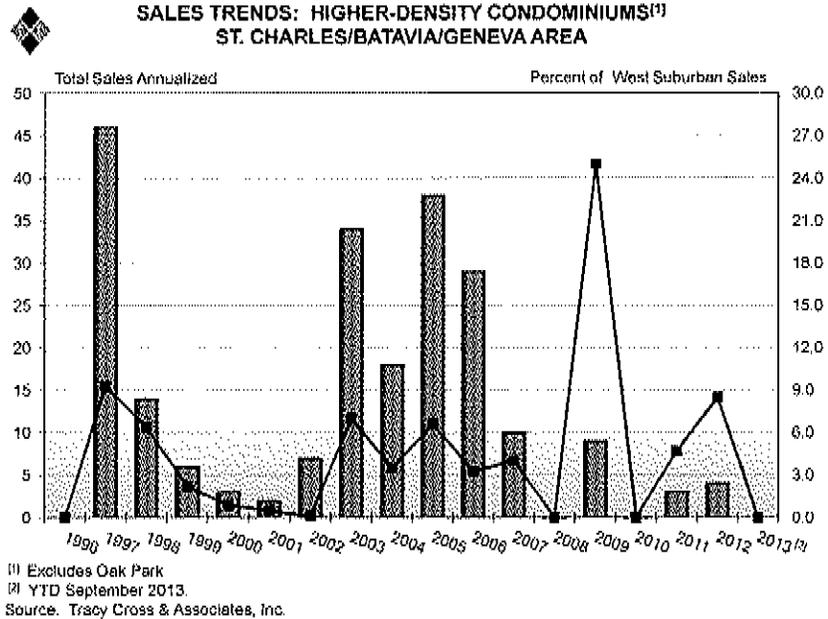
Attribute	Product Generally Priced .....	
	Under \$325,000	\$325,000 and Above
Number of Programs	12	3
Number of Plans	37	16
Sales Per Month Since Opening	0.4	0.5
Sales 2012	24.00	9.00
SAAR YTD 2013 <sup>(1)</sup>	5.99	15.88
Plan Size (Sq. Ft.)		
Low	822	1,262
High	2,475	2,377
Average	1,517	1,786
Median	1,495	1,774
Base Sales Price		
Low	\$128,467	\$347,918
High	\$421,908	\$539,934
Average	\$251,844	\$435,338
Per Sq. Ft.	\$166.01	\$243.75
Median	\$239,900	\$442,552
Per Sq. Ft.	\$160.47	\$249.47
Market Slope (Incremental Price Movement/Sq. Ft.)	\$177.52	\$166.83

<sup>(1)</sup> Sales seasonally adjusted and annualized YTD September 2013.

Source: Tracy Cross & Associates, Inc.

**The Localized  
St. Charles Area**

Finally, as graphically illustrated below, west suburban higher-density condominium development has been concentrated in more urbanized, primarily rail-served communities located east of I-355 in DuPage County, with the localized St. Charles/Batavia/Geneva area accounting for only 4.1 percent of all west suburban condominium sales since 1996, or a total of 221 units sold over the last nearly 18 years.



In aggregate, only five condominium communities have been introduced in the localized St. Charles area since 1996. These include, in Geneva, *River North I & II*, which marketed in phases from 1998 through June 2004, and *Crossings at Geneva-Phase I*, an age-qualifying development which began marketing in 2004; *Quarry Stone Pond* in Batavia, which was introduced in July 2003 and ceased marketing in December 2011; and, in St. Charles, *Hunt Club Condominiums-Phase I* which marketed from May 1995-December 1997, and more recently *Milestone Row Condominiums*, introduced in February 2007 and actively marketed through December 2011. These five developments were originally planned to collectively provide 484 units. It is noteworthy that only River North-Phase I achieved full sell-out. Excluding Crossings at Geneva, stagnant sales volumes saw marketing of the remaining programs halted prior to completion, with undeveloped phases cancelled and unsold units converted to rental idioms. At Crossings at Geneva, a "lease to own" program is currently available.



**Residential Feasibility Analysis**  
**First Street Redevelopment Area-Phase Three**  
**City of St. Charles, Illinois**  
**St. Charles, Illinois**



**COMPOSITE SUMMARY: CONDOMINIUM DEVELOPMENTS**  
**-- IMMEDIATE ST. CHARLES AREA --**

Development Municipality	Year Built	Planned Number of Units	Average Plan Size (Sq. Ft.)	Pricing Characteristics			Total Sales	Avg. Sales Since Opening
				Range	Average	\$/Sq. Ft.		
<b>Batavia</b>								
Quarry Stone Pond	2003	44	2,124	\$297,400 - \$529,700	\$407,200	\$191.71	25	0.2
<b>Geneva</b>								
River North-Phase I	1998	32	1,804	\$152,500 - \$310,900	\$260,460	\$144.38	32	0.6
River North-Phase II	2003	78	1,418	189,780 - 284,295	254,316	179.60	40	2.4
Crossings at Geneva <sup>(1)</sup>	2004	222	1,188	199,900 - 355,100	219,600	185.16	65	0.6
<b>St. Charles</b>								
Hunt Club	1995	86	1,309	\$139,900 - \$206,900	\$169,100	\$129.18	46	1.4
Milestone Row	2007	22	2,008	369,900 - 799,900	492,743	245.63	13	0.2
<b>Total/Average</b>	---	<b>484</b>	---	---	---	---	<b>221</b>	---

<sup>(1)</sup> Age-qualifying community; resident must be 55 years of age or older.

Source: Tracy Cross & Associates, Inc.



 <b>ST. CHARLES</b> <small>SINCE 1834</small>		<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
		Title:		Update on First Street Phase 3 – Information only.			
		Presenter(s):		Russell Colby Rita Tungare			
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
X	Planning & Development (1/13/14)				City Council		
Estimated Cost:		N/A		Budgeted:	YES		NO
If NO, please explain how item will be funded:							
<b>Executive Summary:</b>							
<p>On 11/18/13, the City Council granted the following extensions relative to the First Street PUD Phase 3 project:</p> <ol style="list-style-type: none"> <li>1. Extension of the date to commence construction to 4/18/14. (Based on this extension, the 2008 PUD Preliminary Plans for Phase 3 remain valid through 4/18/14.)</li> <li>2. Extension of the purchase agreement with SMN Development for Lot #2 for the One West Main building to 4/18/14.</li> </ol> <p>In connection with these extensions, the City Council also requested the developers, First Street LLC and SMN Development, to demonstrate progress on the project by meeting certain benchmarks before the 4/18/14 deadline.</p> <p>Staff has prepared a table to track the progress in meeting these benchmarks and will provide this information as a monthly update to the Committee.</p>							
<b>Attachments:</b> <i>(please list)</i>							
First Street Phase 3 Progress Table.							
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>							
Update on First Street Phase 3 - Information only.							
<i>For office use only:</i>		<i>Agenda Item Number: 5d</i>					

## First Street Phase 3 Progress Table

January 13, 2014 P&D Committee Update

Action Item	Developer Status	City Status
<p><b>ZONING APPLICATIONS</b>            First Street LLC to file an application for Concept Plan on or before 12/2/13, complete the Concept Plan review process, and subsequently file a complete application for a revised PUD Preliminary Plan for Phase 3, with the goal of providing the City Council with the opportunity to consider a revised PUD Preliminary Plan on or before 4/7/14.</p>	<p>The Concept Plan application was submitted on 12/3/13 (missing the 12/2/13 deadline by one day).</p> <p>Revised Building Elevations and a 3D rendering were presented to the Plan Commission on 1/7/14 in response to comments from the Historic Preservation Commission regarding the building architecture.</p>	<p>Staff plan review comments were provided to the developer. The Concept Plan was reviewed by: Historic Preservation Commission on 12/18/13, Plan Commission on 1/7/14. Scheduled for P&amp;D on 1/13/14.</p> <p>Review by the P&amp;D Committee will conclude the Concept Plan process and the developer can proceed with filing a PUD Preliminary Plan application.</p> <p>The City had a market study prepared to assess the developer's proposal. This has been provided to the developer and the Committee.</p>
<p><b>TRANSFER OF HARRIS BANK PARCEL TO CITY</b>            First Street LLC to transfer the former Harris Bank property to the City by 3/25/14.</p>		
<p><b>REDEVELOPMENT AGREEMENT AMENDMENT</b>            First Street LLC to engage in discussions with staff and reach agreement on terms for amending the Redevelopment Agreement (RDA) to:            -Amend the conditions and requirements for Phase 3 to conform to the new First St. LLC Concept Plan            -Allow for Phases 4 &amp; 5 of the project to be separated from the RDA, with First Street LLC having a right of first refusal.</p>		<p>Staff and legal counsel are preparing an initial draft of a redevelopment agreement amendment to provide to the developer prior to engaging in negotiations.</p>
<p><b>SMN DEVELOPMENT</b>            SMN Development to provide an assessment of the financial viability and marketability of the proposed One West Main building. SMN would also provide a schedule for project implementation, including marketing, leasing and commencement of construction.</p>	<p>Market data has been gathered and a narrative is being prepared.</p> <p>A design-build construction firm is working on value engineering the building to identify options to reduce the construction cost.</p>	<p>SMN Development has requested a meeting with staff in early February to present the market data, market analysis, construction/design ideas and estimated construction cost.</p> <p>Staff has requested a representative for SMN to attend the P&amp;D meeting on 1/13/14 to respond to any questions.</p>