

**AGENDA**  
**CITY OF ST. CHARLES**  
**PLANNING & DEVELOPMENT COMMITTEE**  
**ALD. DAN STELLATO – CHAIRMAN**  
**MONDAY, JUNE 9, 2014 - 7:00 PM**  
**CITY COUNCIL CHAMBERS**  
**2 E. MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. COMMUNITY & ECONOMIC DEVELOPMENT**
  - a. Presentation of a Concept Plan for the Bluffs of St. Charles (Illinois Route 38 & Brundige Rd.).
  - b. Recommendation to Approve a Funding Request for The St.Charles Arts Council for Event Advertisement (Charlie’s Center for the Arts – ALL of the ARTS, ALL over TOWN).
  - c. Recommendation to approve a Final Plat of Subdivision for the Dunham Creek Subdivision, 2455 Dunham Rd.
  - d. Update regarding Downtown Overlay District Office Certification for ALE Solutions, 1 Illinois St.
  - e. Discussion regarding regulating chickens on residential properties.
  - f. Recommendation to approve a General Amendment regarding regulations for Single Family Residential Driveways.
  - g. Recommendation to Approve a Corridor Improvement Grant for 1434 E. Main Street (Eric Larson).
  - h. Recommendation to approve a Minor Change to PUD for Carriage Oaks, 1500 S. 14<sup>th</sup> Street (patio enclosure).
- 4. ADDITIONAL BUSINESS**
- 5. EXECUTIVE SESSION**
  - Personnel
  - Pending Litigation
  - Probable or Imminent Litigation
  - Property Acquisition
  - Collective Bargaining
- 6. ADJOURNMENT**

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

Community & Economic Development  
Planning Division

Phone: (630) 377-4443

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ST. CHARLES  
SINCE 1834

**Staff Memo**

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

**FROM:** Russell Colby  
Planning Division Manager

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

**DATE:** June 6, 2014

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

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

Community & Economic Development  
 Planning Division

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ST. CHARLES  
 SINCE 1834

**STAFF MEMO**

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

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

**FROM:** Russell Colby  
 Planning Division Manager

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

**DATE:** May 16, 2014

**I. APPLICATION INFORMATION:**

**Project Name:** The Bluffs of St. Charles

**Applicant:** Avanti Acquisition Company LLC

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

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

## II. PROJECT OVERVIEW:

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

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

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

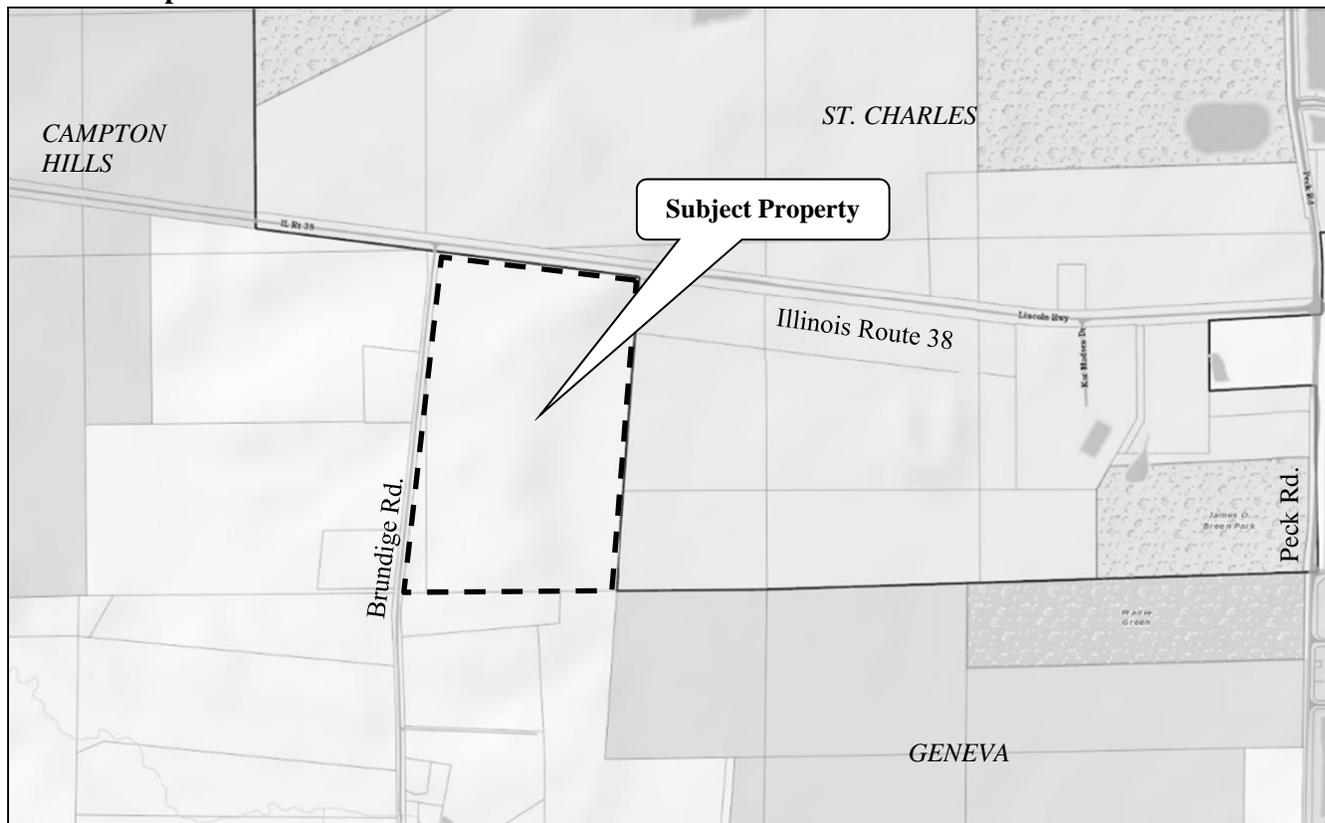
Kane County has provided a significant amount of information on long-range planning and development approvals for site that were reviewed in recent years. This information is referenced in this memorandum.

### QUESTIONS TO CONSIDER:

Staff recommends providing feedback on the following:

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

## Location Map



## III. BACKGROUND

### SITE CONTEXT

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

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

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

## JURISDICTION

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

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

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

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

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

## PAST DEVELOPMENT PROPOSALS

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

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

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

#### IV. ANALYSIS OF CONCEPT PLAN

##### LAND USE

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

##### COMPREHENSIVE PLAN

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

###### **Residential Areas Framework Plan, p. 45**

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

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

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

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

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

###### **Residential Land Use Policies, p. 43**

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

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

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

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

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

***Prioritize infill development over annexation and development***

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

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

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

**Parks & Open Space Plan, p. 65**

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

**Culture & Identity Plan, p. 123**

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

**SITE ACCESS**

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

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

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

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

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

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

## UTILITIES

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

### Sanitary Sewer

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

### Water Service

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

### Electric Service

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

## STORMWATER & DRAINAGE

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

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

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

## SCHOOL & PARK DISTRICT

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

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

## HOUSING

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

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

### IMPACT TO SERVICES

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

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

### **V. RECOMMENDATION**

Review the Concept Plan and provide feedback to the applicant.

### **ATTACHMENTS**

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

# Bluffs of St. Charles Site Context Map



**Community & Economic Development  
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



# Memo

Date: 5/7/2014

To: Russell Colby

From: Christopher Tiedt, P.E. 

RE: The Bluffs of St. Charles

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

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

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

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



# Memo

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

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## Concept Plan-Review

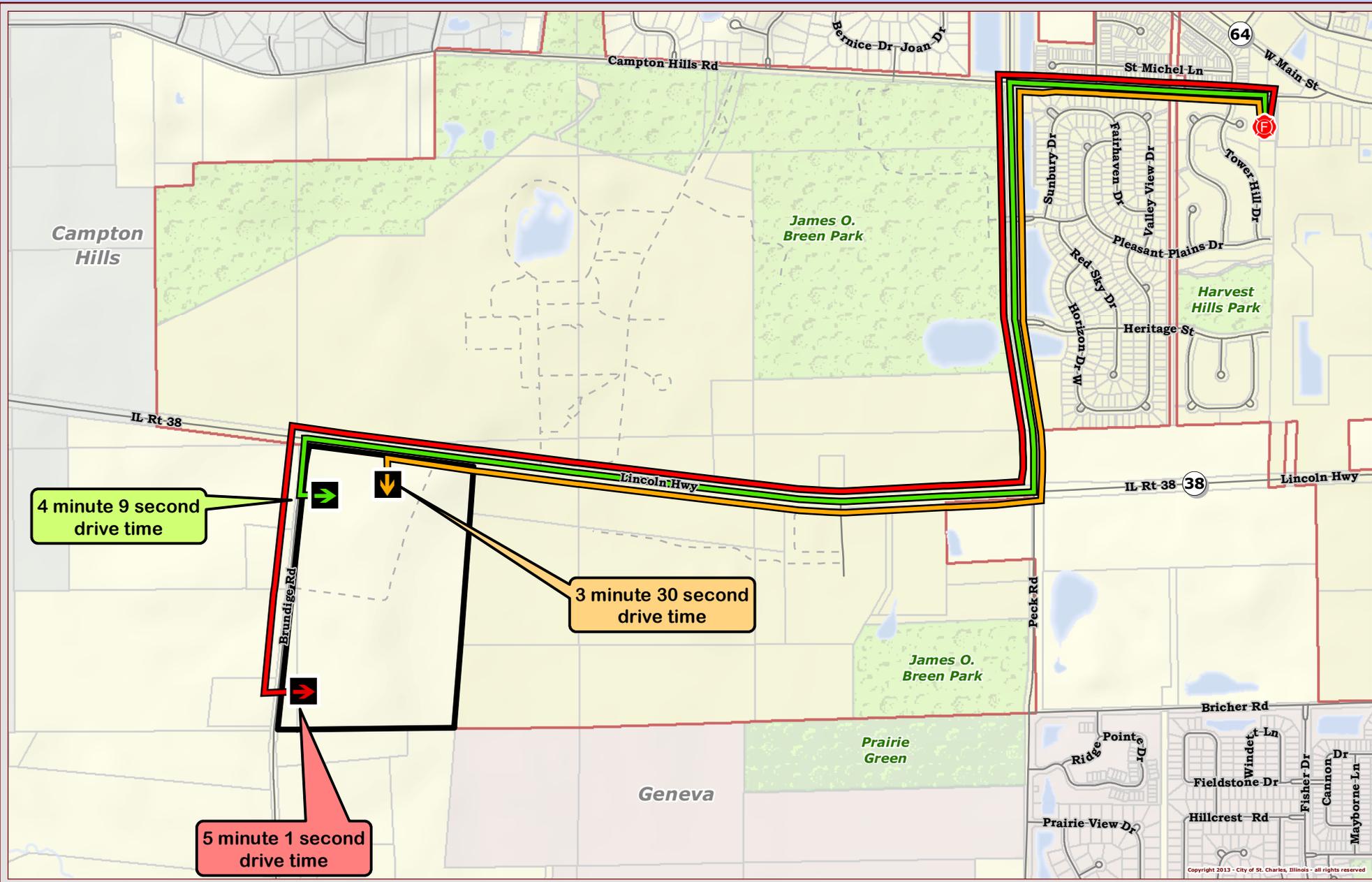
The Fire Department offers the following Comments:

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



# Drive Time Analysis

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



4 minute 9 second drive time

3 minute 30 second drive time

5 minute 1 second drive time



Publication Date: January 17, 2014  
Data Source: City of St. Charles, Illinois  
Base Source: Esri, DeLorme, Garmin, Intel, Mapbox, Microsoft, OpenStreetMap, Swisstopo, TDC, USGS, USNPS, USFWS, USMC, USN, USNavy, USNWS, USRA, USVA, USW, USWFS, USWV, USX, USY, USZ, USAA, USAB, USAC, USAF, USAID, USAI, USAK, USAM, USAP, USAR, USAS, USAU, USAV, USAW, USAX, USAY, USAZ, USBA, USBB, USBC, USBD, USBE, USBF, USBG, USBH, USBI, USBJ, USBK, USBL, USBM, USBN, USBO, USBP, USBQ, USBR, USBS, USBT, USBU, USBV, USBW, USBX, USBY, USBZ, USCA, USCB, USCC, USCD, USCE, USCF, USCG, USCH, USCI, USCJ, USCK, USCL, USCM, USCN, USCO, USCP, USCQ, USCR, USCS, USCT, USCU, USCV, USCW, USCX, USCY, USCZ, USDA, USDB, USDC, USDD, USDE, USDF, USDG, USDH, USDI, USDJ, USDK, USDL, USDM, USDN, USDO, USDP, USDQ, USDR, USDS, USDT, USDU, USDV, USDW, USDX, USDY, USDZ, USEA, USEB, USEC, USED, USEE, USEF, USEG, USEH, USEI, USEJ, USEK, USEL, USEM, USEN, USEO, USEP, USEQ, USER, USES, USET, USEU, USEV, USEW, USEX, USEY, USEZ, USFA, USFB, USFC, USFD, USFE, USFF, USFG, USFH, USFI, USFJ, USFK, USFL, USFM, USFN, USFO, USFP, USFQ, USFR, USFS, USFT, USFU, USFV, USFW, USFX, USFY, USFZ, USGA, USGB, USGC, USGD, USGE, USGF, USGG, USGH, USGI, USGJ, USGK, USGL, USGM, USGN, USGO, USGP, USGQ, USGR, USGS, USGT, USGU, USGV, USGW, USGX, USGY, USGZ, USHA, USHB, USHC, USHD, USHE, USHF, USHG, USHH, USHI, USHJ, USHK, USHL, USHM, USHN, USHO, USHP, USHQ, USHR, USHS, USHT, USHU, USHV, USHW, USHX, USHY, USHZ, USIA, USIB, USIC, USID, USIE, USIF, USIG, USIH, USIJ, USIK, USIL, USIM, USIN, USIO, USIP, USIQ, USIR, USIS, USIT, USIU, USIV, USIW, USIX, USIY, USIZ, USJA, USJB, USJC, USJD, USJE, USJF, USJG, USJH, USJI, USJJ, USJK, USJL, USJM, USJN, USJO, USJP, USJQ, USJR, USJS, USJT, USJU, USJV, USJW, USJX, USJY, USJZ, USKA, USKB, USKC, USKD, USKE, USKF, USKG, USKH, USKI, USKJ, USKK, USKL, USKM, USKN, USKO, USKP, USKQ, USKR, USKS, USKT, USKU, USKV, USKW, USKX, USKY, USKZ, USLA, USLB, USLC, USLD, USLE, USLF, USLG, USLH, USLI, USLJ, USLK, USLL, USLM, USLN, USLO, USLP, USLQ, USLR, USLS, USLT, USLU, USLV, USLW, USLX, USLY, USLZ, USMA, USMB, USMC, USMD, USME, USMF, USMG, USMH, USMI, USMJ, USMK, USML, USMN, USMO, USMP, USMQ, USMR, USMS, USMT, USMU, USMV, USMW, USMX, USMY, USMZ, USNA, USNB, USNC, USND, USNE, USNF, USNG, USNH, USNI, USNJ, USNK, USNL, USNM, USNN, USNO, USNP, USNQ, USNR, USNS, USNT, USNU, USNV, USNW, USNX, USNY, USNZ, USOA, USOB, USOC, USOD, USOE, USOF, USOG, USOH, USOI, USOJ, USOK, USOL, USOM, USON, USOO, USOP, USOQ, USOR, USOS, USOT, USOU, USOV, USOW, USOX, USOY, USOZ, USPA, USPB, USPC, USPD, USPE, USPF, USPG, USPH, USPI, USPJ, USPK, USPL, USPM, USPN, USPO, USPP, USPQ, USPR, USPS, USPT, USPU, USPV, USPW, USPX, USPY, USPZ, USQA, USQB, USQC, USQD, USQE, USQF, USQG, USQH, USQI, USQJ, USQK, USQL, USQM, USQN, USQO, USQP, USQQ, USQR, USQS, USQT, USQU, USQV, USQW, USQX, USQY, USQZ, USRA, USRB, USRC, USRD, USRE, USRF, USRG, USRH, USRI, USRJ, USRK, USRL, USRM, USRN, USRO, USRP, USRQ, USRR, USRS, USRT, USRU, USRV, USRW, USRX, USRY, USRZ, USSA, USSB, USSC, USSD, USS E, USSF, USSG, USSH, USSI, USSJ, USSK, USSL, USSM, USSN, USSO, USSP, USSQ, USSR, USSS, USS T, USSU, USSV, USSW, USSX, USSY, USSZ, USVA, USVB, USVC, USVD, USVE, USVF, USVG, USVH, USVI, USVJ, USVK, USVL, USVM, USVN, USVO, USVP, USVQ, USVR, USVS, USVT, USVU, USVV, USVW, USVX, USVY, USVZ, USWA, USWB, USWC, USWD, USWE, USWF, USWG, USWH, USWI, USWJ, USWK, USWL, USWM, USWN, USWO, USWP, USWQ, USWR, USWS, USWT, USWU, USWV, USWW, USWX, USWY, USWZ, USXA, USXB, USXC, USXD, USXE, USXF, USXG, USXH, USXI, USXJ, USXK, USXL, USXM, USXN, USXO, USXP, USXQ, USXR, USXS, USXT, USXU, USXV, USXW, USXX, USXY, USXZ, USYA, USYB, USYC, USYD, USYE, USYF, USYG, USYH, USYI, USYJ, USYK, USYL, USYM, USYN, USYO, USYP, USYQ, USYR, USYS, USYT, USYU, USYV, USYW, USYX, USYY, USYZ, USZA, USZB, USZC, USZD, USZE, USZF, USZG, USZH, USZI, USZJ, USZK, USZL, USZM, USZN, USZO, USZP, USZQ, USZR, USZS, USZT, USZU, USZV, USZW, USZX, USZY, USZZ



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

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# The Bluffs of St. Charles

Avanti Properties Group - Concept Plan Application

April 7, 2014



# Project Team

Avanti  
Properties  
Group

**Avanti Properties Group /  
Hudson Burnham**  
Applicant

Joe Segobiano  
800 Roosevelt Road  
Glen Ellyn, IL 60137  
630.474.9329



**Wills Burke Kelsey Associates, Ltd**  
Planning & Engineering

Chuck Hanlon  
116 West Main Street, Suite 201  
St. Charles, IL 60174  
630.701.2245



**Metro Study**  
Market Analysis

Chris Huckstead  
1331 Davis Road  
Elgin, IL 60123  
847.241.6570

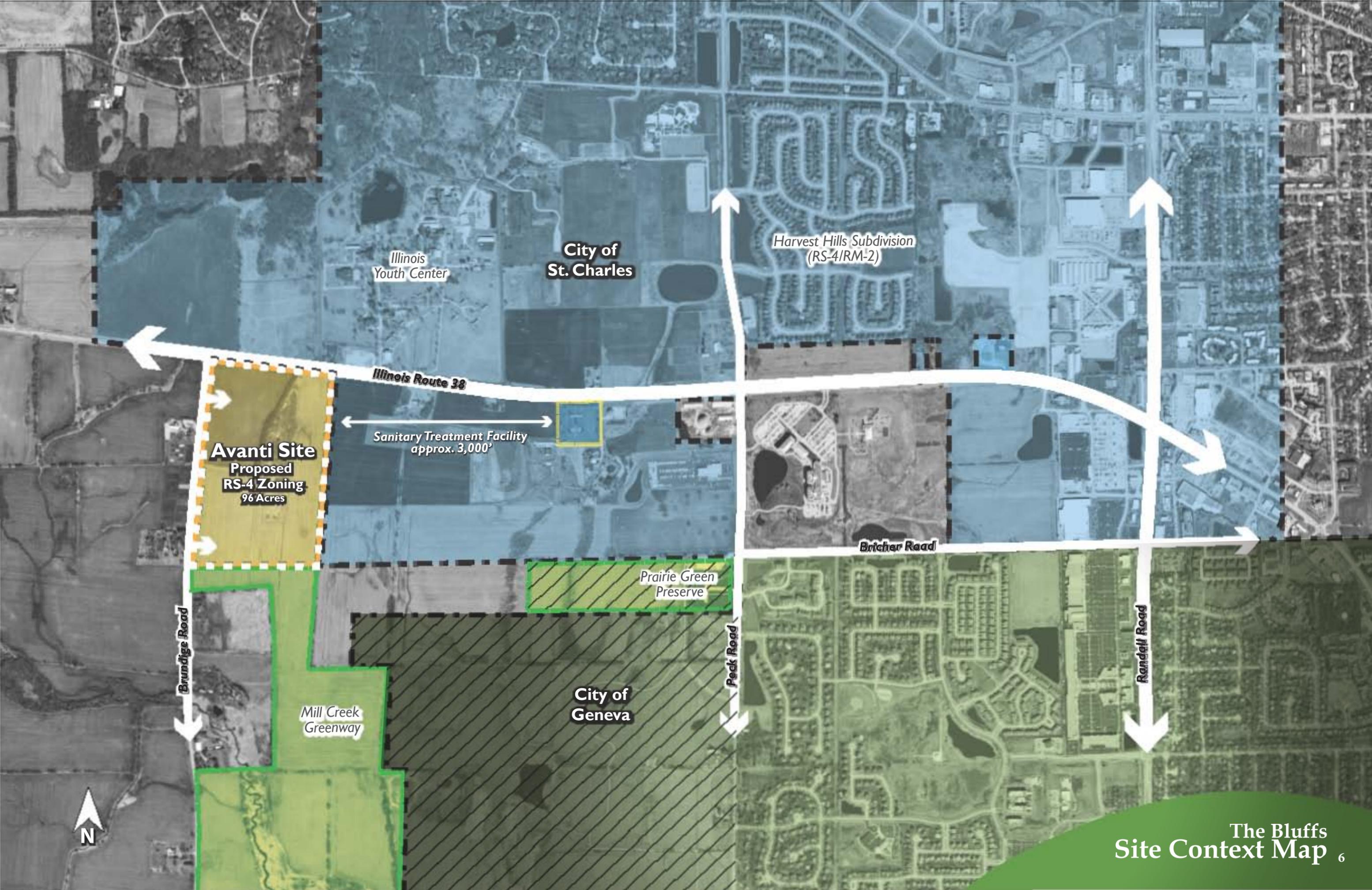
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# Exhibits

The Bluffs of St. Charles





Illinois Youth Center

City of St. Charles

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

Illinois Route 38

Sanitary Treatment Facility approx. 3,000'

Avanti Site  
Proposed RS-4 Zoning  
96 Acres

Bricher Road

Prairie Green Preserve

City of Geneva

Mill Creek Greenway

Brundige Road

Peck Road

Randall Road



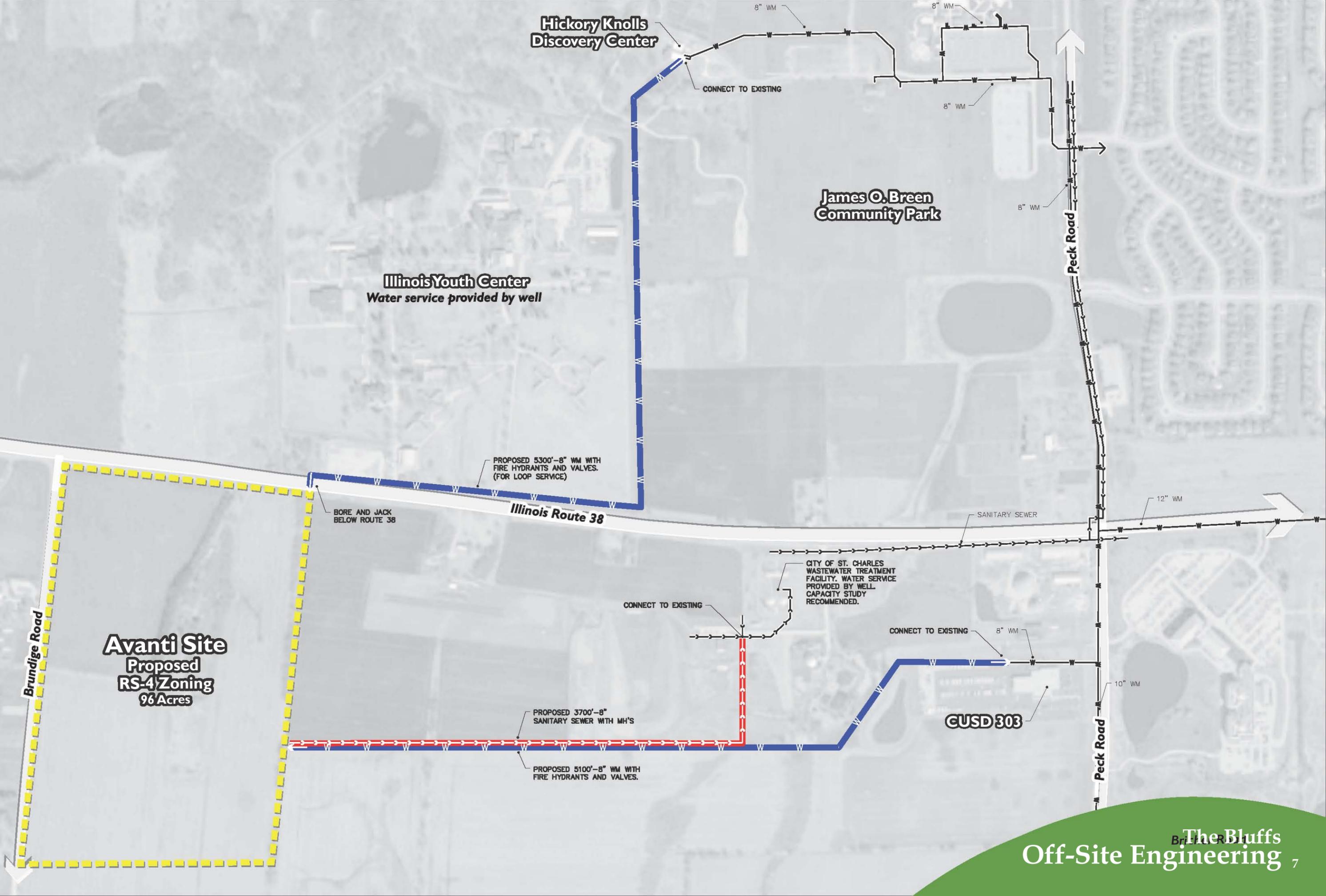
Hickory Knolls  
Discovery Center

James O. Breen  
Community Park

Illinois Youth Center  
Water service provided by well

Avanti Site  
Proposed  
RS-4 Zoning  
96 Acres

CUSD 303





# Application

The Bluffs of St. Charles



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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**CONCEPT PLAN APPLICATION**

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

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

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

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

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

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



**Zoning and Use Information:**

Current zoning of the property: Kane County Agriculture

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

Current use of the property: Agriculture and residential

Proposed zoning of the property. RS-4 PUD?                     

Proposed use of the property: Single Family Residential Homes

Comprehensive Plan Designation: Rural Residential

**Attachment Checklist**

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

**PROOF OF OWNERSHIP and DISCLOSURE:** Exhibit A

- a) a current title policy report; or
- b) a deed and a current title search.

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

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

**PLAT OF SURVEY:** Exhibit C

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

**AERIAL PHOTOGRAPH:** Exhibit D

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

**PLANS:** Exhibit E

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

**Copies of Plans:**

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



**Concept Plans shall show:**

**1. Existing Features:**

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

**2. Proposed Features:**

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

**□ SUMMARY OF DEVELOPMENT:**

**Written information including:**

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

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

**Not Applicable**

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

 4/3/14  
Record Owner Date

 3/26/14  
Applicant or Authorized Agent Date

MARVIN STAPLE  
President



## RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: The Bluffs of St. Charles

PLAT TO COMPLY WITH CITY ORDINANCES

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

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

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



# City of St. Charles Land Cash Worksheet

\*Number of units subject to change

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

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

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

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



# Metro Study Market Study

The Bluffs of St. Charles



April 3, 2014

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

Re: City of St. Charles New Home Market

Dear Mr. Segobiano:

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

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



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

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

Sincerely,

*Christopher Huecksteadt*

Christopher Huecksteadt  
Regional Director  
Metrostudy

Appendix attached.

# Transaction Overview

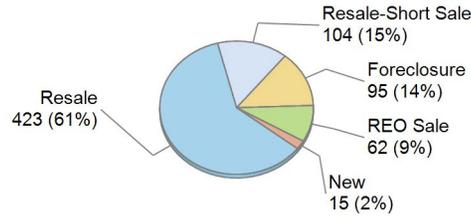
## Census Place - St. Charles city (97% Coverage)

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

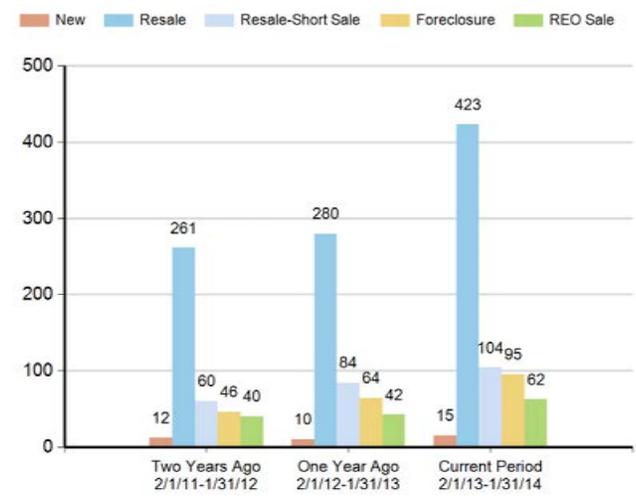
**Transactions by Transaction Value Distribution**



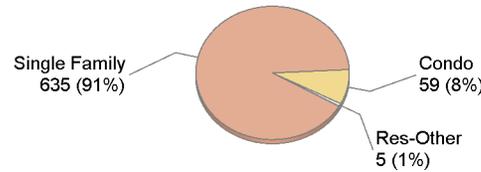
**Transaction Type Distribution**



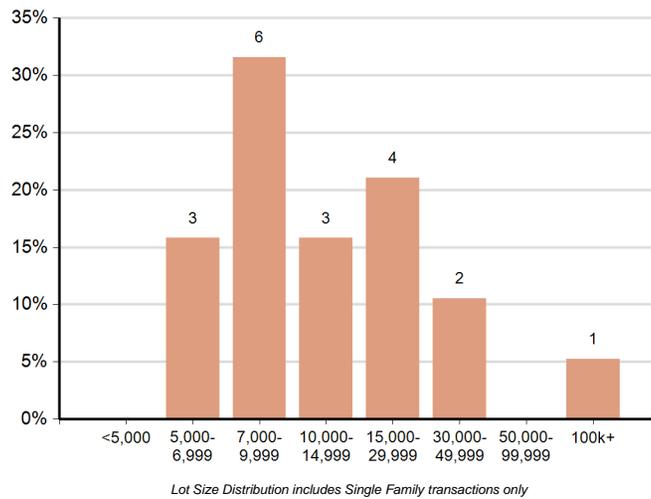
**Transactions by Period**



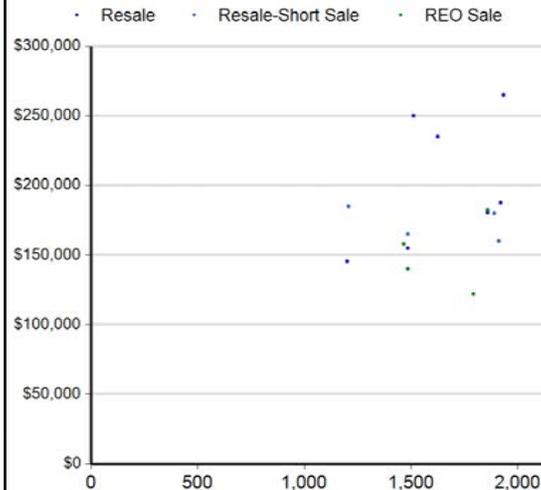
**Product Type Distribution**



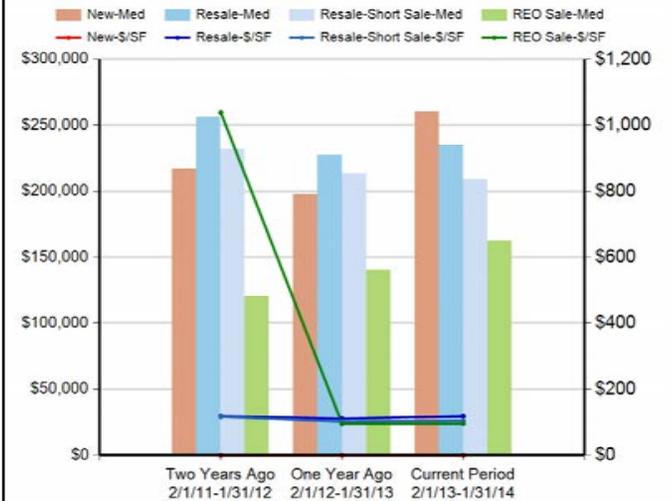
**Transactions by Lot Size Distribution**



**Transaction Value vs. Square Footage**



**Median Transaction Value and \$/SF**



Report includes residential transactions only

## Spotlight on New Construction

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

#### New Construction Activity By Year

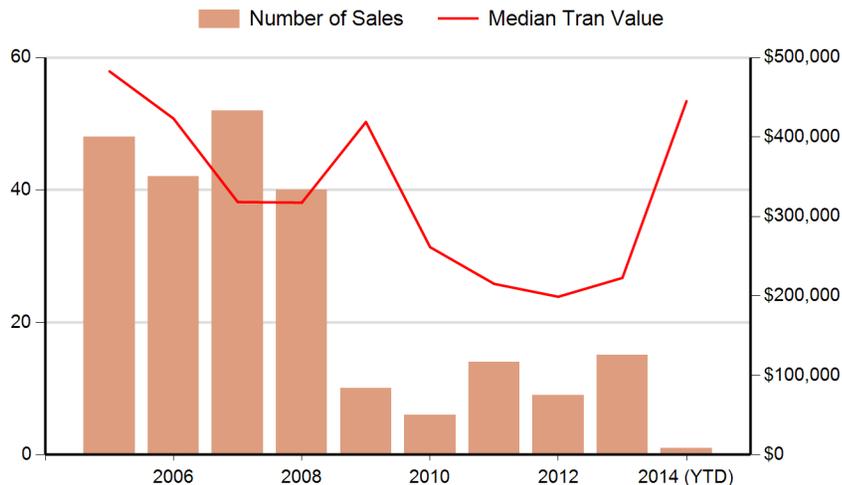
Year	New Home Closings	Median Tran Value	Average Tran Value	LTV%
2005	48	\$482,500	\$572,083	70.7%
2006	42	\$423,000	\$583,143	74.4%
2007	52	\$318,000	\$394,115	74.1%
2008	40	\$317,250	\$383,875	78.6%
2009	10	\$418,750	\$491,700	72.2%
2010	6	\$261,250	\$267,750	78.8%
2011	14	\$215,000	\$217,731	91.1%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

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

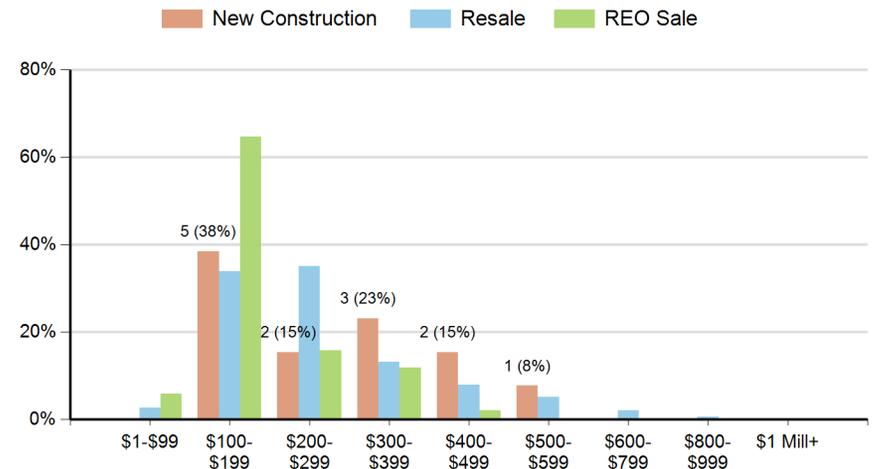
Rank	Builder	New Home Closings	Tran Volume	Med Tran Value	Avg Tran Value
1	MILESTONE PROPERTIES STC LLC	2	\$610,000	\$305,000	\$305,000
2	JOHN HENRY BUILDER DEVELOPER I	2	\$0	\$0	\$0
3	GREENELEAF ENTS LLC	1	\$570,000	\$570,000	\$570,000
4	RIGHT RESIDENTIAL LLC-SERIES 5	1	\$445,000	\$445,000	\$445,000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

\*Volume, Median, Average based on partial valuation data

#### New Construction Trend Summary



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



Report includes residential transactions only

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

## Spotlight on Foreclosures

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

#### REO Activity By Year

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

Current Total REO Properties: **2**

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

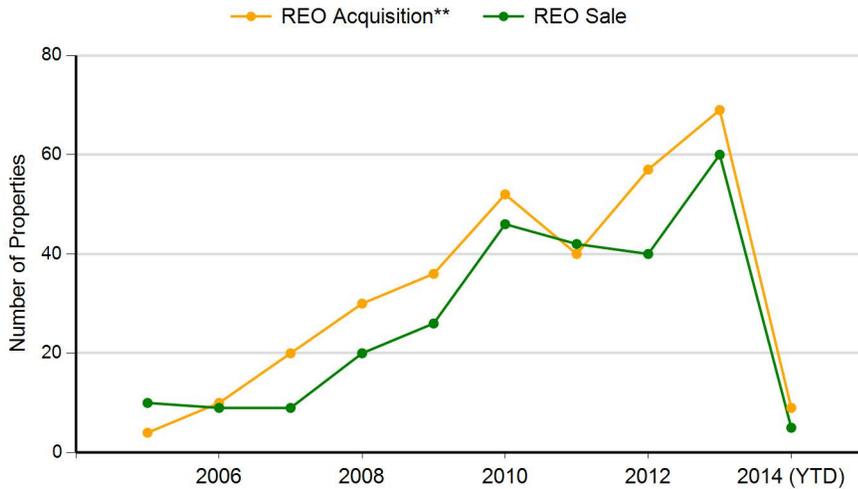
REO Sales Monthly Rate: **5.17**

REO Property Months of Supply: **0.39**

#### Top 20 REO Property Holders

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

#### REO Trend Summary



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



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

Report includes residential transactions only

## Spotlight on Lender Activity

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

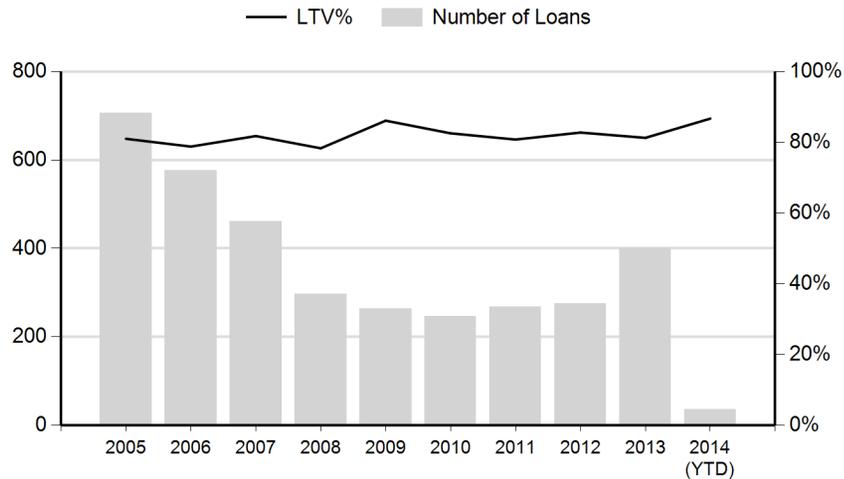
#### Loan Activity By Year

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

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

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

#### Loan Volume Trend Summary



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



Report includes residential transactions only

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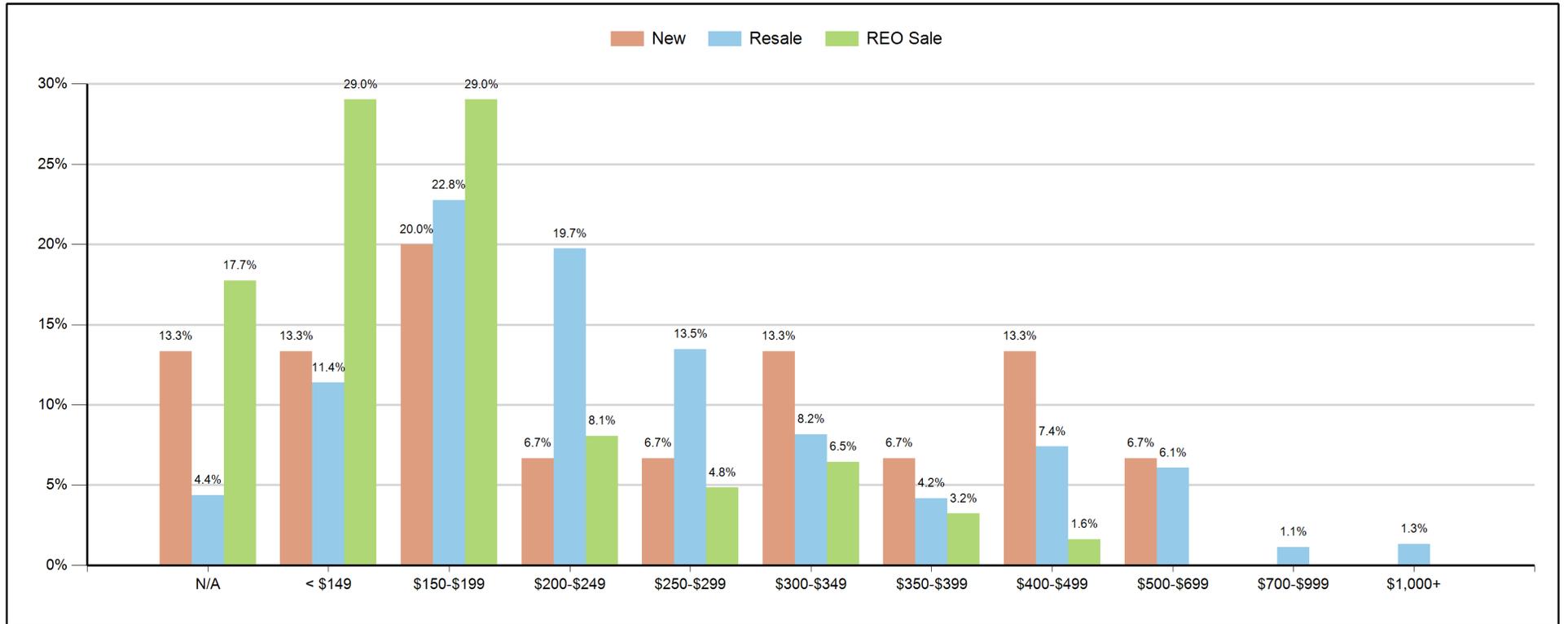
**metrostudy**  
A hanleywood Company  
Sales: 1-800-639-3777

## Transactions by Price Range

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

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

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



Report includes residential transactions only

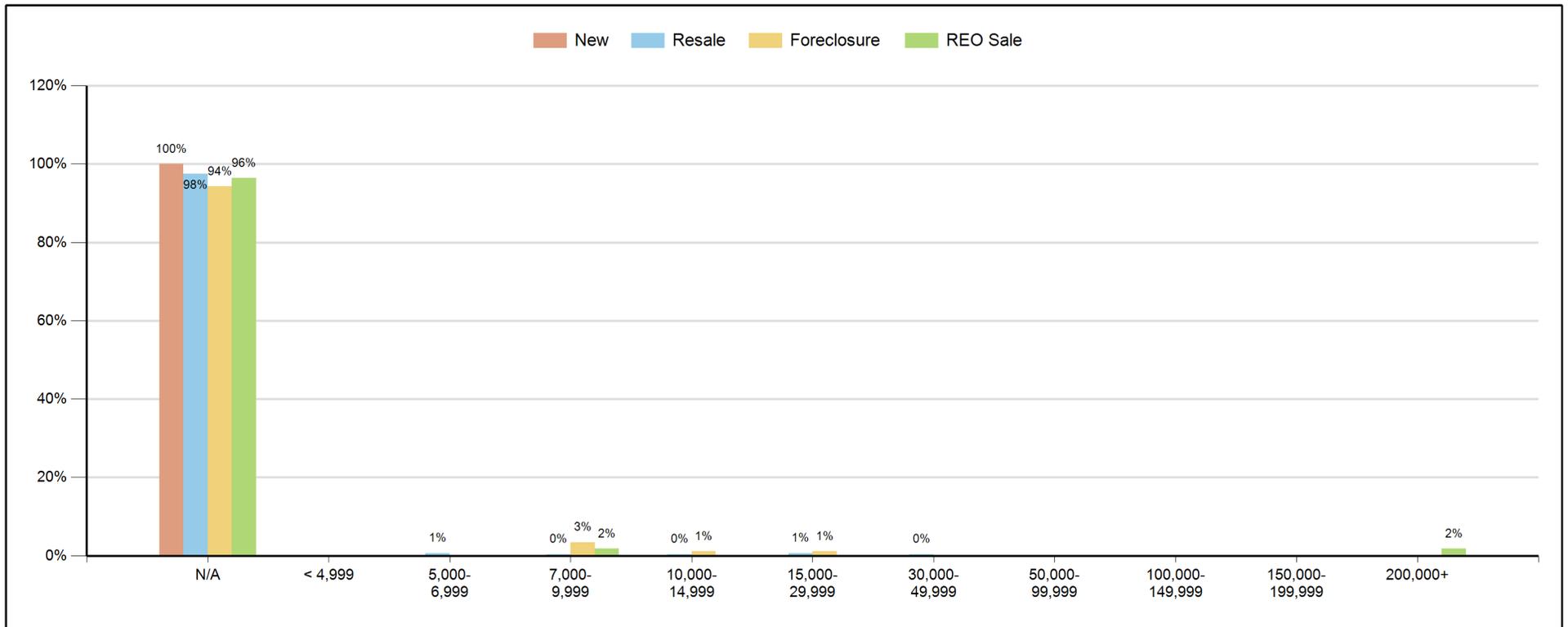
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## Transactions by Lot Size

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

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

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



Report includes single family home transactions only

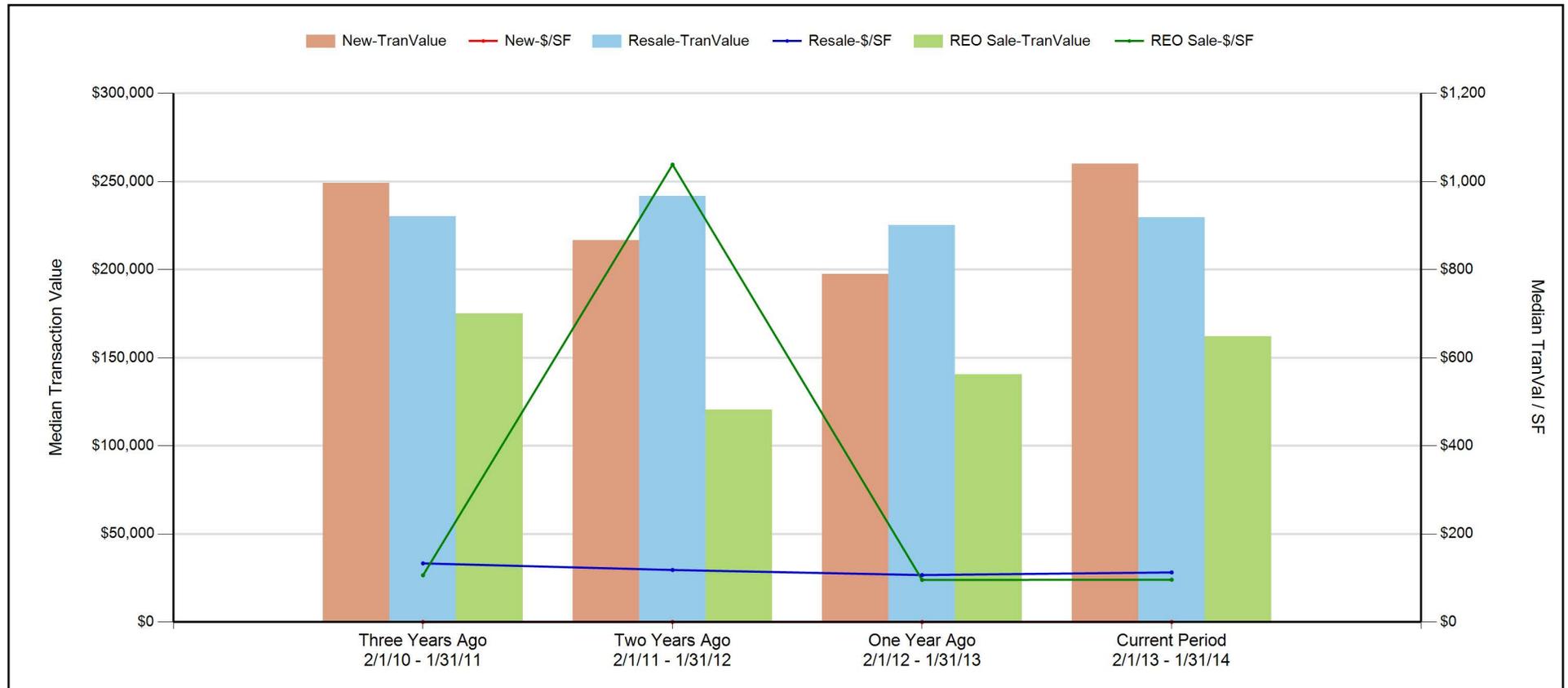
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Sales: 1-800-639-3777 A hanleywood Company

## Transactions by Time Period

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

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



Report includes residential transactions only

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

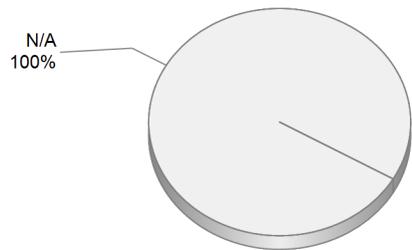
# Transactions by Product Attributes

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

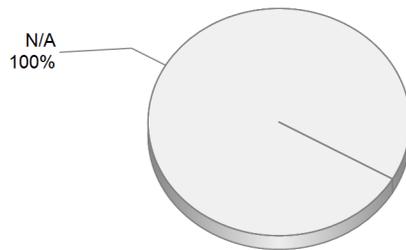
Date Range: 2/1/2013 - 1/31/2014

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

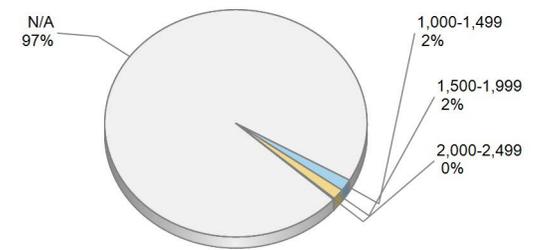
**Bedroom Count Distribution**



**Bathrooms Count Distribution**

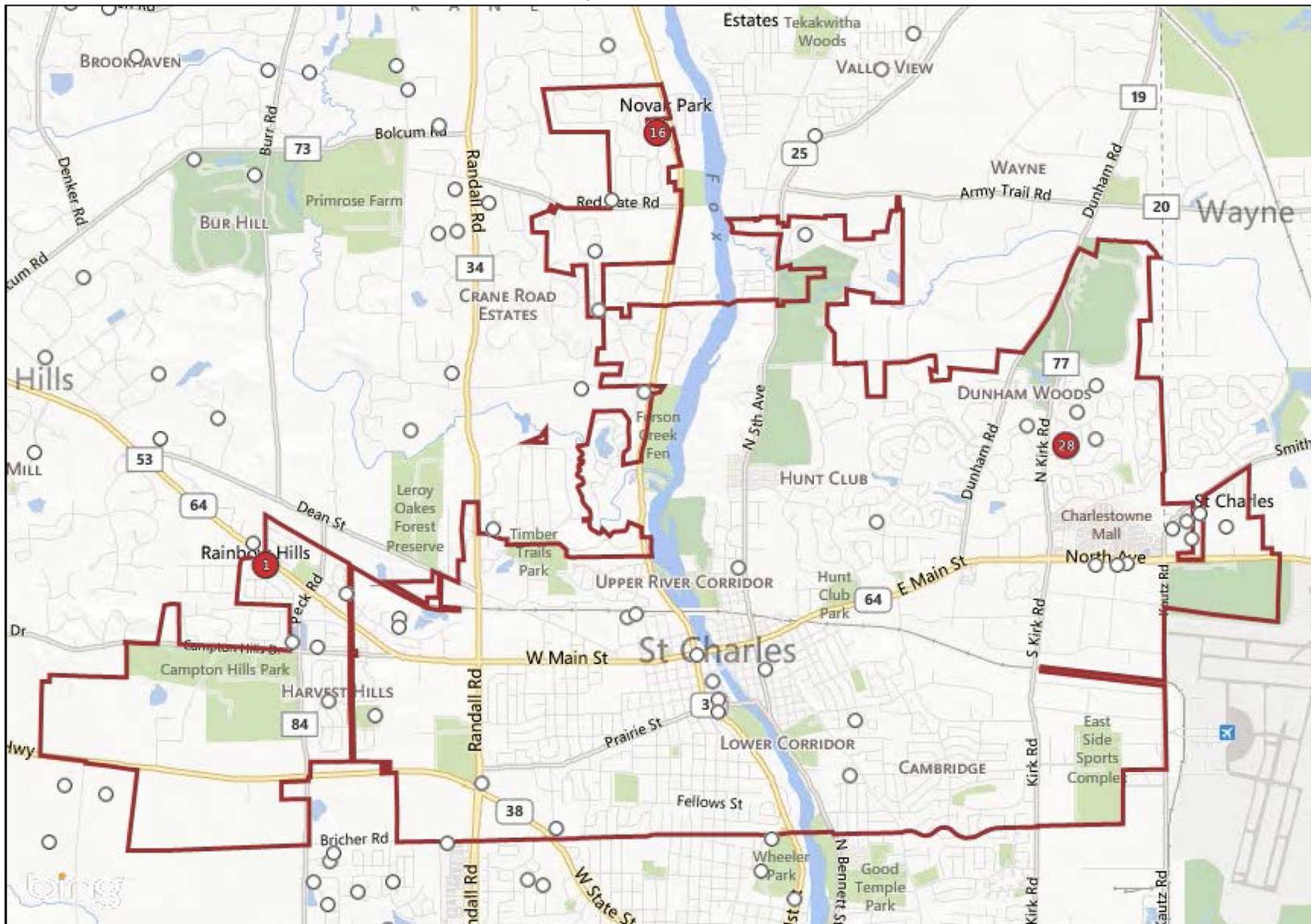


**Building Square Feet Distribution**



# Current Activity and Profile Summary

## City of St. Charles

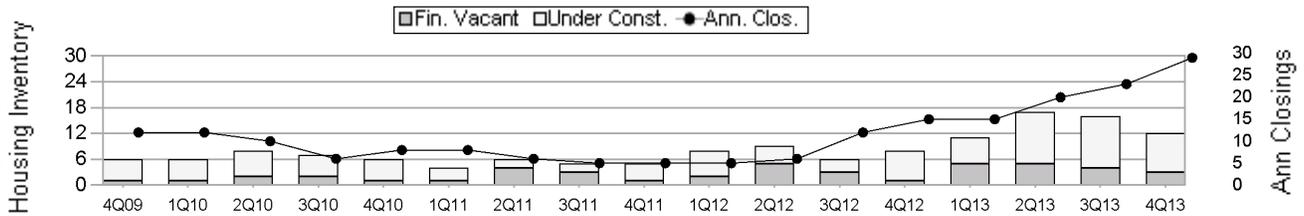


# Historical Housing Activity Summary

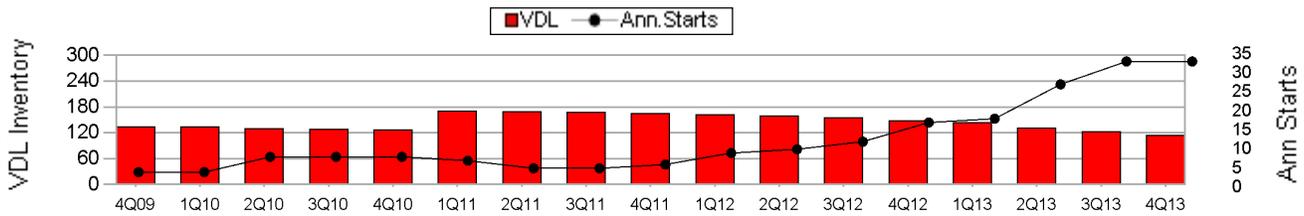
## City of St. Charles

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

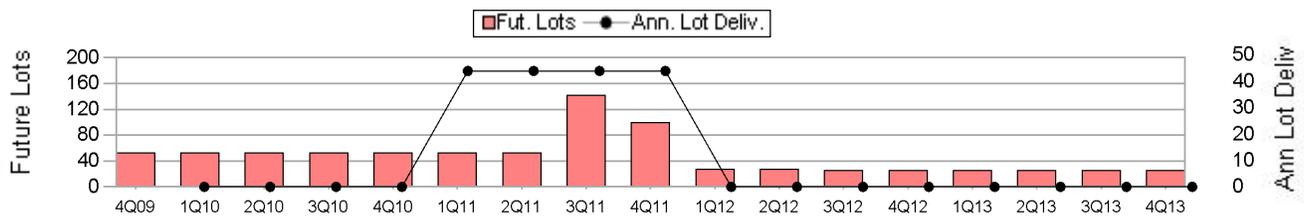
### Housing Inventory and Closings By Quarter



### Vacant Developed Lots and Starts By Quarter



### Future Lots and Deliveries By Quarter



## Current Activity and Profile Report

### City of St. Charles

Sorted by Subdivision

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

JUN 02 2014

CDD  
Planning Division  
County Government Center  
719 S. Batavia Avenue  
Geneva, Illinois 60134-3011  
Phone: (630) 232-5930  
FAX: (630) 232-9188  
PLewis@kanecoboard.org

# COUNTY OF KANE

## COUNTY BOARD

Philip H. Lewis—District No. 13

Barbara Wojnicki – District No. 15

Andrew Frasz – District No. 18



DATE: May 31, 2014

TO: Mr. Dan Stellato and Members, St. Charles Planning & Development Committee

SUBJECT: Bluffs of St. Charles Development

As Kane County Board members with a long-term history of planning and development in the La Fox and Campton Hills area west of St. Charles, we are with this letter expressing our strong opposition to the Bluffs of St. Charles development for the following reasons:

- 1. Rural Planning:** The land west of the Tri-Cities has been the focus of regional and collaborative planning by Kane County and planning partners St. Charles and Geneva. This has resulted in two communities, Fox Mill and Mill Creek, with a third, Settlements of La Fox, approved. These communities achieved 50% open space with generous setbacks, preservation of view sheds, and extensive water resource planning. The proposed Bluffs of St. Charles development is not consistent with this long tradition of rural planning.
- 2. Unique Features:** Kane County has encouraged the overall preservation and enhancement of the areas rustic and agricultural heritage while still allowing for development under the Kane County 2040 Land Use Plan. These efforts include the La Fox Historic District, the Brundige Road Rustic Road designation, and the encouragement of unique enterprises such as the Heritage Prairie Market and four other unique land uses on Brundige Road. The approval of the Bluffs of St. Charles project would take away so many of the attributes that resulted in Rustic Road designation, that it would likely result in cancellation of this unique designation. As traffic would increase dramatically, Heritage Prairie Market would no longer have the rural setting that is the primary basis for its business. KDOT estimates that this one 95 acre development would have the same impact on Brundige Road as the entire 1200 acre Settlements of La Fox PUD.
- 3. Public-Private Open Space:** The City of Geneva and St. Charles have invested millions of dollars obtaining a western buffer of land for Green Open Space to set a limit on westward development and provide for recreation and storm water storage/aquifer recharge. The Kane County Forest Preserve has purchased additional parcels totaling hundreds more acres of open space. The St. Charles Park District has purchased land that extends east, north and west of the Illinois Youth Center. Garfield Farm/Campton Historic Land has purchased all the land west of Campton Hills Park to La Fox Road and the Campton Township Open Space owns a large tract south of Rt. 38 west of this proposal. This island of high-density development unconnected to any existing neighborhood has a negative impact on the land already purchased and designated as open space in this area.

4. Connectivity and Existing Facilities: St. Charles has sited several facilities west of Peck Road along Rt. 38. These include a sewage treatment plant, a public works salt storage facility, a State highway facility, an open air police shooting range, the Fox Valley Aero Club model airplane field, and the St. Charles leaf composting field. The proposed development would jump residential development over this one mile district. The shooting range, air field, and compost field are not compatible with a residential development.

For these reasons, we strongly urge rejection of this proposal and would hope this parcel could be purchased for open space by one or more agencies. If development is to take place, we feel St. Charles and the region would best be served if it is as a County PUD using the previously negotiated plan as a guideline.

Sincerely,



Andrew Frasz, District 18

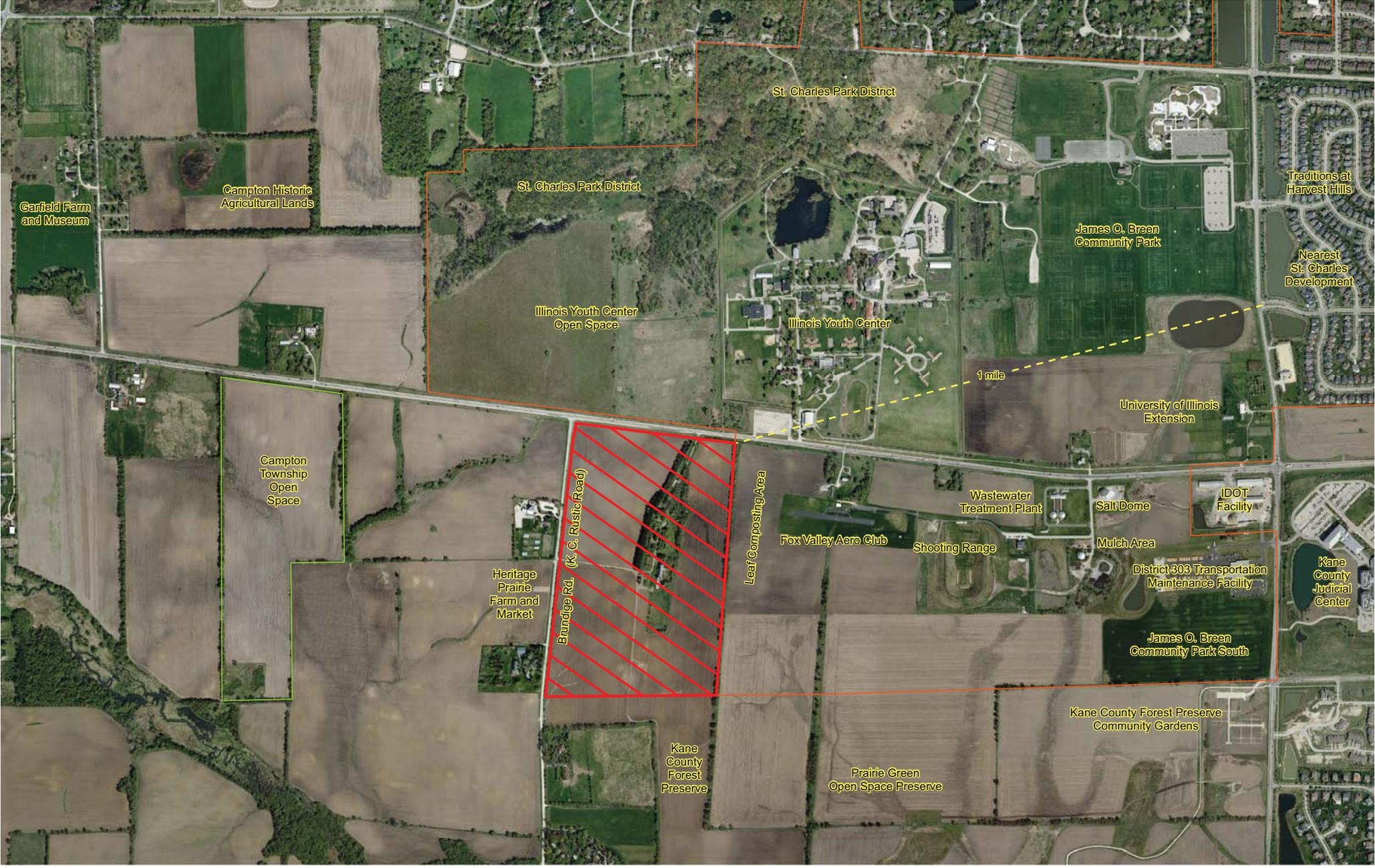


Barbara Wojnicki, District 15

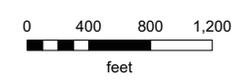


Philip Lewis, District 13

# City of St. Charles Proposed Annexation

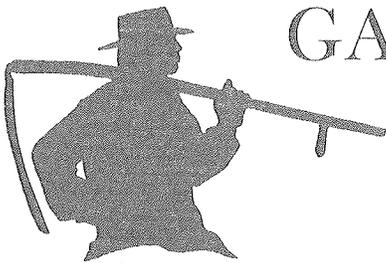


- St. Charles Corp. Limits
- Proposed Annexation



1 inch = 400 feet





# GARFIELD FARM MUSEUM

*A not for profit 1840s Living Historic Farm and Tavern Museum*

P.O. Box 403, LaFox, IL 60147 (630) 584-8485

[www.garfieldfarm.org](http://www.garfieldfarm.org) [info@garfieldfarm.org](mailto:info@garfieldfarm.org)

T.M.

May 29, 2014

St. Charles Plan Commission  
2 East Main St  
St. Charles, IL 60174

Dear Commissioners:

Through 37 years, Garfield Farm Museum has worked with Kane County, the Kane County Forest Preserve, Campton Township, the City of St. Charles, the St. Charles Township Park District, and the Village of Campton Hills to help create plans for the benefit of the community and region. Many precious hours of valuable time and resources have been spent by the museum's non-profit organizations to help create a community in which people will want to continue to live in after any novelty of the new has worn off. Vision for the long term has motivated the supporters of Garfield Farm Museum to make generous contributions of money and time to take existing assets and strengths to create a historic, open space, agricultural and natural area from which all our communities can share and benefit.

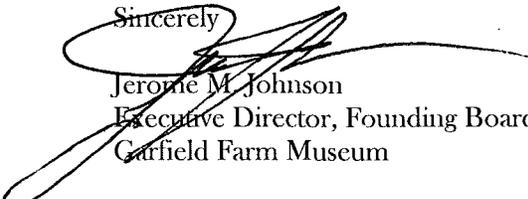
From the earliest days of working with the St. Charles Township Park District to secure the St. Charles Youth Center's property for parkland and preserved natural area, to planning with St. Charles Plan Commission, open space designation adjacent to Garfield Farm Museum which the museum then raised over \$2.5 million to acquire and protect, to the most recent input to plan with Kane County a balanced development with open space of what was called the Settlements of LaFox development, it is now with great concern to learn of a proposal to annex adjacent lands into the city of St. Charles. The proposal is the Bluffs of St. Charles that occupy the southeast corner of Il Rt. 38 and Brundige Road.

Annexing into the city of St. Charles is only an attempt to maximize density which is out of character with the community. The establishment of Brundige Road as rustic and historic road is compromised, a proposal of 285 homes on 96 acres provides no open space, it further expands expensive infrastructure which will only burden the taxpayers of St. Charles and the area, and speaks of no preservation of the historic barn and its architecture that previous plans were incorporating. This speaks nothing of the increased traffic and potential burden placed on the school system.

This proposal is of short term vision that entirely defies all the previous work, effort and expenditures numerous taxing bodies, agencies, groups and individuals in the region have put into creating this transition area of the Tri-cities to the countryside. Both public and private funds taxpayers have already spent in this region are compromised by a proposal that is an attempt to compensate for investment risk being taken in a very questionable development market by a few individuals. The fact that the city is being approached for development of land like this in itself suggests the market for housing that would be in character with the area seen in previous county plans has collapsed and such economics should not be an additional taxpayers' burden because investors' risk has only increased.

There are numerous properties within the city of St. Charles that are calling out for redevelopment that would not add additional burdens of sprawling infra-structure. There is a substantial change in how the newer generations of Americans are defining the American dream. It is critical that all planning agencies don't fall into the trap of trying to recreate an economic/cultural model that no longer exists and is very different from what is now evolving.

Sincerely

  
Jerome M. Johnson  
Executive Director, Founding Board Member  
Garfield Farm Museum

cc: Mayor Raymond Rogina

RECEIVED  
St. Charles, IL

JUN 02 2014

CDD  
Planning Division

To Whom It May Concern:

RE: Bluffs of St. Charles Development

La Fox was settled in the 1830's as an unincorporated farming community. Our written history generally defines the La Fox area as approximately 2 square miles bordered by Rt. 38 on the north, Keslinger Road on the south, Harley Road on the west and the Geneva Township line to the east. This area contains the only unincorporated Historic District in the state, and one of only three Kane County Designated Rustic Roads. Kane County is the only county in the state with such a program.

In 2001, the "Grand Prairie" development was proposed on 1200 acres in the La Fox area. The "Bluffs of St. Charles" parcel was part of the overall 1200 acres proposed for annexation to St. Charles. The La Fox Civic Organization was formed to represent our unincorporated community in this development process that would surround, but not include, our existing residents.

Our group, along with 17 public and private entities, successfully argued against St. Charles annexation and then worked for over a year with the developer and county to design a comprehensive plan that the existing residents and developer could live with. This plan was called "The Settlements of La Fox" and was approved by Kane County in 2007. With the downturn in the economy, the plan did not move forward.

We feel strongly that St. Charles should reject The Bluffs of St. Charles proposal for the following reasons:

1. As stand alone, high density spot zoning, it does not allow for holistic planning that an overall PUD for the area would provide.
2. The parcel, under the PUD, was approved for 90 lots with generous setbacks, preservation of view sheds, preservation of the existing barn and tree line, and compatibility with the Rustic Road designation of Brundige Road. The approved PUD had an internal road system and bridge over Mill Creek that kept traffic levels low on Brundige Road. Additionally, 50% overall open space was achieved under the PUD. The current proposal calls for 285 lots of 6600 sq. ft. each and no preservation of the barn, trees or view sheds.

We ask that St. Charles leave the planning for this parcel in the hands of Kane County and the local residents as a long-term history and partnership of regional planning for the area exists. This planning has always provided for open space and transitional zoning between St. Charles and our other neighboring communities.

Sincerely,



The La Fox Civic Organization Board

RECEIVED  
St. Charles, IL

JUN 02 2014

CDD  
Planning Division



HERITAGE PRAIRIE  
FARM

May 19 2014

Ms. Rita Tungare  
Director of Community and Economic Development  
City of St. Charles  
Two East Main Street  
St. Charles, IL 60174

Dear Ms. Tungare,

Thank you for reaching out to us concerning the proposed "Bluffs of St. Charles" development on Brundige Rd. We are writing on behalf of Heritage Prairie Farm, the business directly across the street from the proposed development.

If you are not familiar with our business, allow us to share with you what we do. We are first and foremost a working organic farm. We grow high quality organic vegetables that are enjoyed throughout the county and region. Our products are available at every Whole Foods Market throughout the state. But like many small family owned farms, we have diversified to make our business sustainable.

In addition to the 250 varieties of 40 different vegetables we grow, we also raise a limited number of heritage breed hogs, pasture raised chickens for eggs, maintain around 2 million bees for honey production, host various private and public events throughout the growing season and have an onsite retail store featuring the products from several other local growers and artisans. All of these agriculture or agriculture related activities combine together to create a sustainable business, both environmentally and financially. In the past few years, our reputation for quality has reached both local and national press. We have partnered with various municipal,

2N308 Brundige Road Elburn IL 60119  
630.443.5989  
heritageprairiefarm.com

county, and state groups, as well as various private educational institutions, to help promote sustainable farming and food production.

We have worked very hard to build and grow our business in close alignment with the overall land use plan for Kane County. In fact, we worked closely with Kane County administration to shape our business plan to be of value to all the residents of the county. As our business has grown, so too has our contribution to the county and its residents. We have hundreds of customers that depend on our products and services. Wholesome, locally prepared food is hard to find these days. Our customers rely on us to provide local healthy organic food for their families. We also host hundreds of guests throughout the season who rely on us for education and inspiration. We regularly provide educational tours to groups of all ages to learn how and why we produce food for our community. Even our public and private events are designed to connect people with the source of their food. Few things compare to enjoying a wholesome local meal while enjoying the natural beauty of the farm and its surrounding area. Our business is one of a kind. We feel it is truly an asset to the surrounding community.

While there are thousands of people who rely on the services that we offer, there are dozens more who rely on the jobs we have created. We now employ over 50 people at the height of our season. Even during our brief off season, we have a minimum of 15 full-time employees on our payroll - a feat that few, if any, small family farms can match. In spite of the recent economic crisis and due largely to the hard work of our staff and support of our long-term customers, our business has steadily grown since its startup in 2007. Most recently, in 2013, our total payroll was just under \$550,000, we contributed \$89,034 in payroll taxes and \$41,359 in sales taxes.

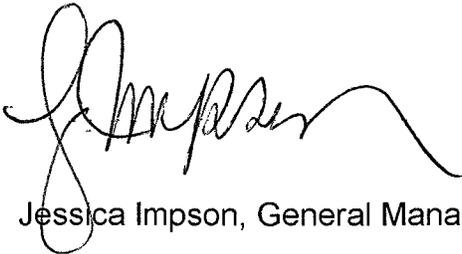
We mention all of this because, if the proposed development moves forward as contemplated, our entire enterprise will be jeopardized. Additionally, we feel that the proposed development is substantially in direct conflict with the Kane County Land Use Plan that we worked so hard to build our business around.

The residents of St Charles and Kane County deserve to be able to enjoy the employment, nutritious food, education, and rural charm that Heritage Prairie Farm

2N308 Brundige Road Elburn IL 60119  
630.443.5989  
heritageprairiefarm.com

provides. The “Bluffs of St. Charles” represents a “worst case scenario” that would result in irreparable damage to our business enterprise, significant loss of employment, and the elimination of the numerous benefits our efforts have created for the residents of Kane County. We feel that our neighbors and customers will benefit much more with alternative uses for the proposed development property.

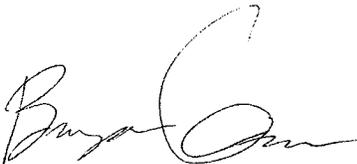
Sincerely,



Jessica Impson, General Manager



Nate Sumner, Operation Manager



Bronwyn Weaver, Owner



Robert Archibald, Owner



## CITY OF GENEVA

22 S. 1<sup>st</sup> Street, Geneva, IL 60134

5/16/2014

**RE: The Bluffs of St.  
Charles**

**Conceptual review of  
a proposed  
subdivision by the  
Avanti Properties  
Group**

Rita Tungare, AICP  
2 E. Main Street  
St. Charles, IL 60174

**Dear Ms. Tungare,**

Per your request, the City of Geneva has completed a conceptual review of an approximately 258 unit single-family residential subdivision on 96 acres located at the southeast corner of Illinois Route 38 and Brundige Road. The concept was reviewed by the Geneva Plan Commission on May 8, 2014 and by the City's development staff team on May 13, 2014. The review comments are as follows:

1. The density of the proposed RS-4 Suburban Single-Family Residential District zoning is not consistent with the "Rural Residential" designation of the recently adopted City of St. Charles Comprehensive Plan.
2. The proposed density is not consistent with the "Resource Management" designation of the Kane County 2040 Land Use Plan.
3. Brundige Road is part of the Kane County Rustic Roads program. The purpose of the program is to preserve rural roads and scenic vistas from residential and commercial uses. The proposed development is not consistent with the designation of Brundige Road as a rustic road.
4. The proposed development is a single-use urban subdivision on the outskirts of the City's developed area. It is not a livable, sustainable, and healthy development as virtually all trips to and from will be auto-dependent. It does not preserve open space, provide recreational opportunities, or create a transition from the city to the countryside.
5. The previously approved Settlements of La Fox Development included this property being developed at nearly half of the proposed density. It included one-acre lots along the frontage of Brundige Road to preserve the rural character and it also included a significant amount of open space. It was also part of a much larger and more sustainable planned community which included recreational opportunities, commercial development, and mixed-use areas.
6. The City of Geneva is concerned that if approved, the project could set a dangerous precedent for development in the Critical Growth Area. This pattern of development would drastically change the character of the area and could have significant impacts on existing open space areas and water resources, such as Geneva's Prairie Green Preserve.
7. If the project moves forward, a traffic impact analysis should be required. The City of Geneva is particularly concerned with the potential of the project to increase eastbound traffic on Keslinger Road.

**David DeGroot**

City Planner

P: 630.232.0814

F: 630.232.1494

E: [ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)

W: [www.geneva.il.us](http://www.geneva.il.us)

8. If the project moves forward a fiscal impact analysis should be required. The analysis should include an analysis of current and expected market trends and the impact the development will have the market.

If you have any questions regarding the contents of this letter, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink that reads "David DeGroot". The signature is written in a cursive style with a large, sweeping initial "D".

David DeGroot

Cc: City of Geneva Plan Commission  
City of Geneva Development Staff



May 14, 2014

Mayor Ray Rogina  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Concept - The Bluffs of St. Charles proposed subdivision

Dear Mayor Rogina,

Please thank Mark Koenen and Rita Tungare, for sending me a copy of the Concept Plan for The Bluffs of St. Charles proposed subdivision located on Route 38 and Brundige Road.

Our Village Board discussed the concept plan at our meeting held on May 6, 2014. Below is a list of items they authorized me to bring to your attention and request St. Charles give special consideration to while evaluating this subdivision:

(1) **Groundwater Recharge/Aquifers.** This area is located within our 1.5-mile jurisdictional planning area and is included in our Green Infrastructure Plan. ([www.villageofcamptonhills.org](http://www.villageofcamptonhills.org), *Comprehensive Plan link*, *Green Infrastructure Report link*) I have included two maps from the Report for your information (1) "Natural Resource Evaluation Zone Data Map Area C2" showing the property as a "Kane County Class A1 - A4 Sensitive Aquifers" area and (2) "Green Infrastructure Map Area C2" showing a portion of the property is included in the "Evaluation Zone" indicating any development proposed within the Evaluation Zone should take into consideration the impact on these resources.

(2) **Dark Skies.** The Campton Hills' voters passed a referendum encouraging the Village to consider the adoption of a dark sky light ordinance. The Village Board is currently considering a dark sky ordinance encouraging lighting practices which minimize light pollution, glare, and light trespass while maintaining night-time safety and preservation of the night sky for present and future generations. For these reasons the Village respectfully requests that the City of St. Charles require that full-cutoff, shielded street lights with a BUG rating of U0 be used on the property under consideration.

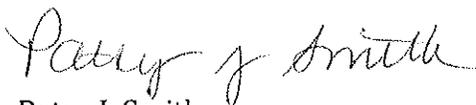
(3) **Rustic Road.** Brundige Road was adopted by Kane County on June 14, 2005 as a Rustic Road. The County's Rustic Road program promotes: (1) a

sense of place, (2) resource preservation, (3) recreation and (4) economic development. The overall objective of the County's Rustic Roads Program is to preserve and enhance Kane County's rural character while incorporating new development and transportation needs as subtly as possible. The Village recommends the City of St. Charles adopt the same requirements the County has regarding development along Brundige Road. A copy of the Historic Preservation Commission Report and Recommendation For Nomination to the Kane County Rustic Roads Program to the Development and Transportation Committees nominating Brundige Road, the Resolution adopting Brundige Road as a Rustic Road and a copy of a brochure regarding Kane County's Rustic Roads Program is attached for your information.

(4) **Boundary.** Several years ago the Village received a petition to annex the property on the west side of Brundige Road. The petition was ultimately withdrawn due to pressure from local LaFox residents. The Village requests that the City of St. Charles not accept any development requests for property on the west side of Brundige Road. The Heritage Prairie Farm located on the west side of Brundige Road is the type of business that is well-suited for our semi-rural environment and the kind that Campton Hills desires to have within its borders.

Once again we appreciate the opportunity to review the Concept Plan for The Bluffs of St. Charles subdivision and thank you in advance for your consideration of the four concerns listed above. If you would like any additional information, please do not hesitate to contact me.

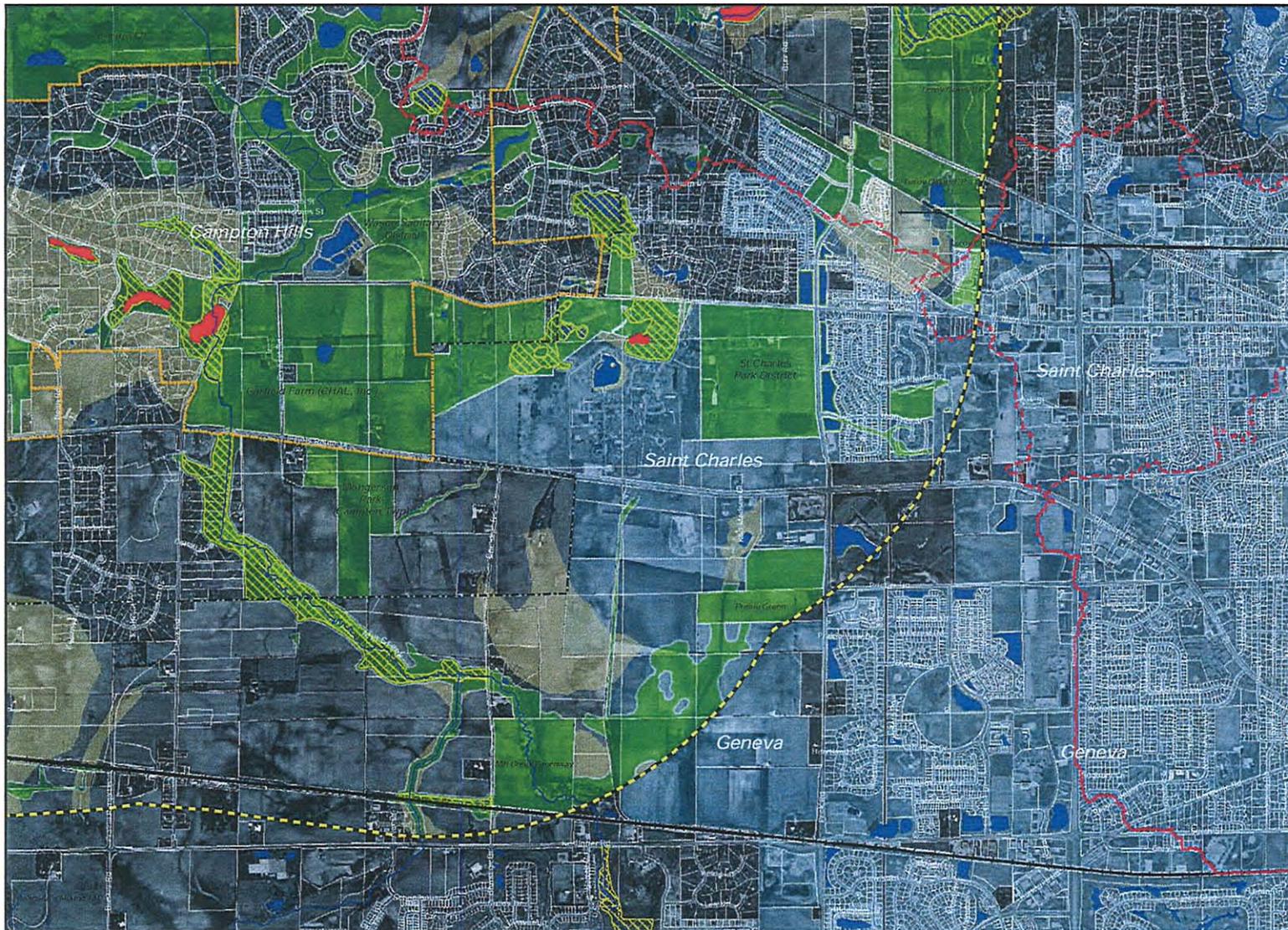
Sincerely yours,



Patsy J. Smith  
Village President

cc: Mark Koenen, City Administrator

Rita Tungare, Director, Community & Economic Development ✓



# Green Infrastructure Map Area C2

Village of Campton Hills &  
Campton Township



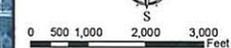
Updated August 2010

## Legend

- Green Infrastructure Study Area Boundary
- Village Boundary (Oct 2009)
- Creeks
- Campton Twp
- Watershed Boundary
- Fens
- High Quality Wetlands
- Water
- Regulated Green Infrastructure
- Natural Resource Evaluation Zone

Regulated Green Infrastructure shown on this map is the sum of wetlands, streams, mapped floodplains, public open space parcels, and dedicated private open space parcels and conservation easements. These areas are based on available planning-level GIS information and should be used as a guideline to insure the preservation of the community's natural resources.

The Natural Resources Evaluation Zone is comprised of aquifer and additional floodplain information. This zone contains sensitive aquifer areas (Kane County Class A1, A2, A3, or A4 shallow aquifers), drinking water well recharge areas, the recharge areas supporting sensitive fen wetland communities, upland wooded areas larger than 5 acres on undeveloped parcels, or estimated 100 Year Floodplain zones (Zone A Unstudied). Any development proposed within the Natural Resource Evaluation Zone should take into consideration the impact on these resources.



Prepared By:  
**TROTTER**  
Kane County GIS  
Troter & Associates, Inc.



## Natural Resource Evaluation Zone Data Map Area C2

Village of Campton Hills & Campton Township



Updated August 2010

This map contains the map layers used to construct the Natural Resource Evaluation Zone areas for the Village of Campton Hills.

### Legend

- Green Infrastructure Study Area Boundary
- Village Boundary (Oct 2009)
- Creeks
- Campton Twp
- Watershed Boundary
- Water
- Fens
- Water (wetland or manmade)
- Zone A Approximated Floodplain
- Kane County Class A1 - A4 Sensitive Aquifers
- Farmed Wetlands
- Remaining Woodlands on Undeveloped Land
- Fen Recharge Areas
- Local Groundwater Supply Recharge Areas
- Hydric Soils

Note: Fen wetlands are shown as a reference for the fen recharge areas. Fen wetlands themselves are considered protected natural resources that are part of the regulated green infrastructure.

Hydric soils are also shown on this map for reference, although they were not used directly in defining the natural resource evaluation areas.



0 500 1,000 2,000 3,000 Feet

Prepared By:  
  
 Data Sources:  
 Kane County GIS  
 Trotter & Associates, Inc.

**HISTORIC PRESERVATION COMMISSION REPORT AND  
RECOMMENDATION FOR NOMINATION  
TO THE KANE COUNTY RUSTIC ROADS PROGRAM TO THE  
DEVELOPMENT AND TRANSPORTATION COMMITTEES**

**NOMINATION INFORMATION:**

**Application No.:** 02

**Name of Road:** Brundige Road

**Boundaries:**

The length of the road beginning at the intersection with State Highway 38, in Campton Township to its terminus at County Highway 41 (Keslinger Road) in Blackberry Township to include the following properties with the stated boundaries and PIN's:

08-36-300-007 60 feet west of the right of way  
08-36-300-011 Area within the right of way  
11-01-200-017 50 feet east of the right of way  
11-01-200-006 Area within the right of way  
11-01-200-016 200 feet east of the right of way  
11-01-100-008 200 feet east of the right of way  
11-01-200-011 200 feet east of the right of way  
11-01-300-008 35 feet west of the right of way

**Nomination Criteria for Designation**

- It has character, interest, or value, which is part of the development, heritage or cultural character of the area, community, county, state or nation.
- It is identified with a person who significantly contributed to the development of the community, county, state or nation.
- It has a unique location, natural features, or physical characteristics that make it an established or familiar visual resource with a high level of integrity or scenic significance.
- It is suitable for preservation.

**Summary of Significance**

Brundige Road is a paved and gravel road that traverses the distance between Route 38 and Keslinger Road for about a mile and a half through stands of trees, by farmsteads, open farmland, between Campton and Blackberry Township. As one of the oldest roads in the two Townships, the road was associated with La Fox as a part of the farming community. Today the road has most of the original farmsteads and it appears much as it did after it was built in the 1850's, a narrow farm access road with scenic vistas.

### **Scenic & Natural Significance**

The centerpiece of the road is Mill Creek and its natural greenway and floodways, which cross approximately mid-way between Route 38 and Keslinger Road. The creek provides a path for animals moving through the area such as coyotes and deer in addition to being the habitat for beavers and the Blanding's turtle, an endangered species. The creek also provides viewsheds along its entire length.

There are several natural prairie areas along the road as well. One is along the Union Pacific Railroad right of way, and three private prairie areas, two at about 2 acres, and a restoration project along Mill Creek that is approximately 10 acres. In addition to the natural scenic views there are also the man-made vistas of expansive farmland.

### **Historic Significance**

The construction of the north portion of Brundige Road was started in 1850 as a farm access road serving the Levi Brundige, Joseph Hilts and G.W. Stone Farms. The south portion of the road was constructed in 1857 after Brundige and Hilts laid out Keslinger Road.

Because the properties along the road continue to be used for farming, Brundige Road retains much of the character of Fox Valley farming at the turn-of -the 20<sup>th</sup> century. An example of this is the Levi Brundige Jr. house, built in 1874, on the south portion of the road. Most of the early farmsteads built on Brundige Road still exist. Several houses and barns have been restored to their original condition.

### **CORRIDOR MANAGEMENT PLAN:**

The Corridor Management Plan for Brundige Road defines features and characteristics that should be protected and alterations to be reviewed for appropriateness for each property included in the road corridor. Those features protected generally include, but are not limited to, the following:

- Mature trees
- Restored prairies
- Viewsheds along the roadway
- Views of historic structures

Types of alterations to be reviewed for appropriateness generally include, but are not limited to, the following:

- Removal of native desirable healthy trees
- New road access points
- New site development that includes changes to existing topography

**PROPERTIES THAT HAVE OPTED OUT:**

Property owners Suzanne Hendrickson and Martha Kapochis, PIN 11-01-400-004, and Pete Folkerts, PIN 11-01-300-003 have requested that their property be excluded from the nominated road corridor according to Sec. 16-79 of the Historic Preservation Ordinance. Their property is marked as such on the Corridor Management Plan.

**Comments Received at the February 24, 2005 Public Hearing:**

Participating property owner Bronwyn Weaver stated that she would like to have horse-crossing signs installed.

Adjacent property owners Jim O'Brien & Sue Lytle, as co-trustees, and Peter Brennan both wrote letters stating that at this time they did not want to participate in the Rustic Roads designation and program.

**RELATIONSHIP OF THE NOMINATED PROPERTY TO THE ON-GOING EFFORTS OF THE PRESERVATION COMMISSION:**

Designation of Brundige Road as a Rustic Road would assist the Commission in meeting the following goals of the Kane County Historic Preservation Plan:

- Goal 1:** to "locate, designate, protect, and maintain the County's most important historic and natural sites, districts, and landscapes;"
- Goal 2:** to "maintain the elements of the landscape that contribute to the attractiveness and historic character of the suburbanizing and urban fringe areas of the County;"
- Goal 4:** to "maintain the historic character of the County's rural towns and villages while encouraging their development as commercial and cultural centers;"
- Goal 5:** to "improve the economy of Kane County by encouraging expenditures for restoration work, adaptively reusing buildings to improve local economies, and promoting tourism related to historic resources;" and
- Goal 6:** to "foster public education and greater appreciation and understanding of historic and archeological resources, and public support for preservation in Kane County."

**Historic Preservation Commission Recommendation:**

Brundige Road should be designated a Rustic Road for its scenic, natural and historic significance.

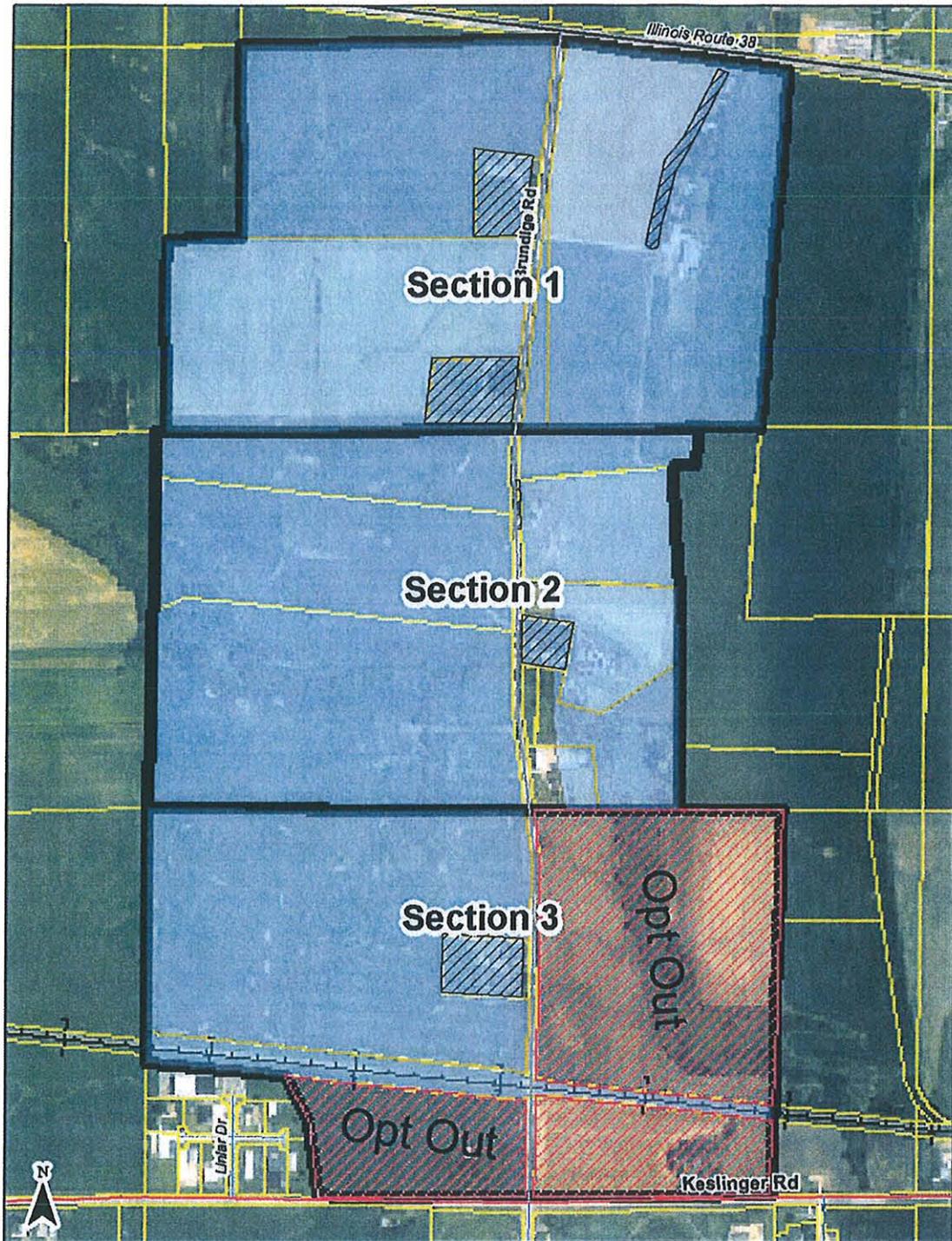
This Report and Recommendation adopted by the Kane County Historic Preservation Commission this 28<sup>th</sup> day of April, 2005.

  
 \_\_\_\_\_  
 Shauna Wiet, Chair  
 Kane County Historic Preservation Commission

5/10/05  
 Date

**LOCATION OF THE NOMINATED PROPERTIES**

The road right of way and portions of property that are not shaded are included in the Road Corridor.



STATE OF ILLINOIS

COUNTY OF KANE

RESOLUTION NO. 05 -193

DESIGNATING A KANE COUNTY RUSTIC ROAD  
(BRUNDIGE ROAD)

WHEREAS, the people of the County of Kane take great pride in the historic buildings, structures, sites, and landscapes of the County that exemplify the heritage or culture of the County of Kane, State of Illinois; and

WHEREAS, the County of Kane has conducted a comprehensive survey identifying certain buildings, structures, areas, sites, and landscapes that are of historic, architectural, cultural, archaeological, educational, or scenic significance; and

WHEREAS, the County of Kane is empowered pursuant to 55 ILCS 5/5 - 30001 (1990), to establish and appoint by ordinance a preservation commission and to designate by ordinance landmarks and preservation districts upon the recommendation of the preservation commission; and

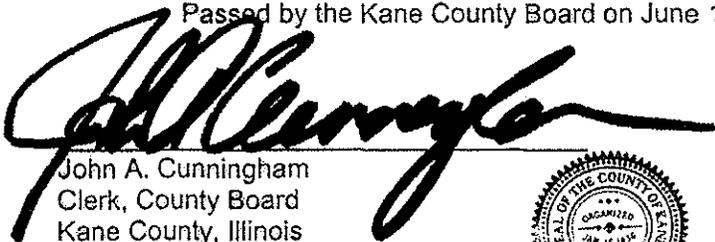
WHEREAS, the Kane County Board adopted the Kane County Historic Preservation Ordinance establishing said Commission on June 14, 1988 as Ordinance 88-99; and amended it on July 11, 2000, with Ordinance Number 00-186 in order to allow for the identification, designation and protection of road corridors; and

WHEREAS, the Kane County Historic Preservation Commission has found that Brundige Road, in its entire length, and with certain adjacent properties as defined in the Corridor Management Plan, exemplifies the characteristics of rural Kane County; and is important in the history of the development of Kane County; and

WHEREAS, the Kane County Historic Preservation Commission has recommended that it be designated a Rustic Road for its scenic, historic and natural significance.

NOW, THEREFORE, BE IT RESOLVED, by the Kane County Board, that Brundige Road, as recommended by the Kane County Historic Preservation Commission, is hereby designated a Kane County Rustic Road, placed on the Kane County Register of Historic Places, and afforded the protection of a historic district as provided through provisions in the Kane County Historic Preservation Ordinance.

Passed by the Kane County Board on June 14, 2005.

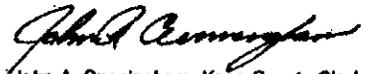
  
John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

  
Karen McConnaughay  
Chairman, County Board  
Kane County, Illinois



Vote:  
Yes 24  
No 0  
Voice -  
Abstentions -

6BrundigeRd

STATE OF ILLINOIS  
COUNTY OF KANE  
DATE 5/7/14  
I, John A. Cunningham, Kane County Clerk and Keeper of the Records in Kane County, Illinois do hereby certify that the attached is a true and correct copy of the original record on file. In witness whereof, I have hereunto set my hand and affix the Seal of the County of Kane at my office in Geneva, Illinois  
  
John A. Cunningham, Kane County Clerk

## FEATURES OF RUSTIC ROADS

### NATURAL FEATURES:

- Expansive views, such as those that overlook stream valleys
- Unusual land forms, ridgelines, ravines, narrow valleys, and rock outcrops
- Water
- Woods
- Wildflower glades, evergreen groves, flowering native trees, and shrub masses
- Other areas of native vegetation

### BUILT FEATURES:

- Churches and old cemeteries
- Farmsteads
- Architecturally and/or historically significant buildings
- Monuments, memorials, and statues
- Historical markers
- Concrete automobile club guideposts
- Railroad and accessory features
- Designed landscapes
- Roadway pavement, drainage, bridges, tunnels, and other features
- Local activity centers, such as farm supply stores, village stores, inns, mills, factories, and institutions



FOR MORE INFORMATION, CONTACT:

KANE COUNTY DEVELOPMENT DEPARTMENT

719 BATAVIA AVE., GENEVA, IL 60134

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OR

KANE COUNTY DIVISION OF TRANSPORTATION

41W011 BURLINGTON RD., ST. CHARLES, IL 60175

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## EVERYBODY NEEDS BEAUTY

*as well as bread.*

*places to play in*

*and pray in.*



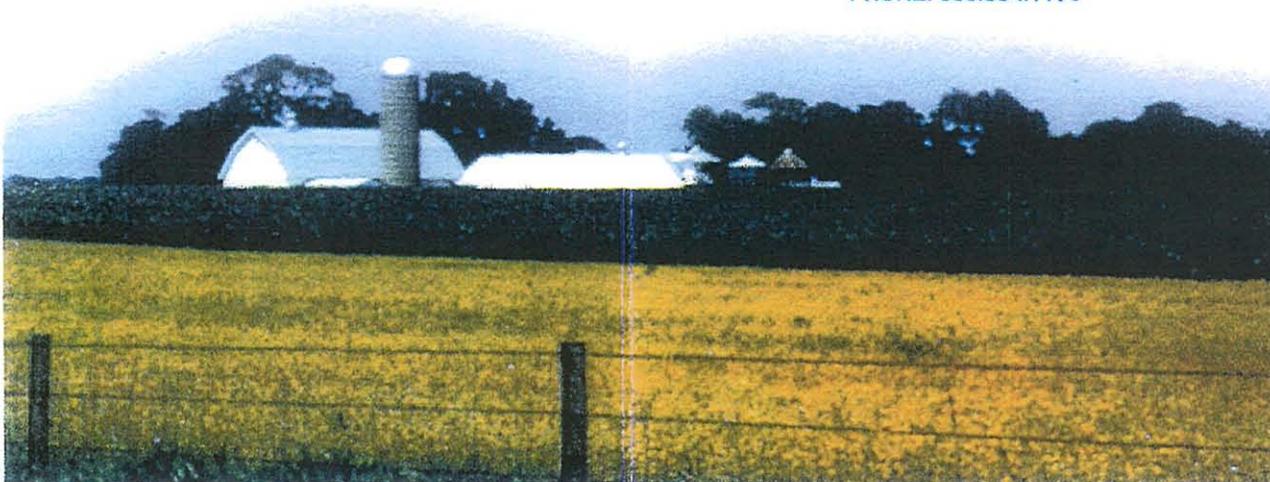
*where nature may heal*

*and give strength*

*to body and soul alike.*

*John Muir, The Yosemite*

A PROGRAM OF THE  
KANE COUNTY DEVELOPMENT DEPARTMENT  
AND  
THE KANE COUNTY DIVISION OF TRANSPORTATION





**MANY OF THE ROADS IN KANE COUNTY** reveal the rural character of the area. Views of the country-

side from these roads provide a sense of stability in a fast-changing world. Points of visual interest along rustic roads, both natural and man-made, add to the enjoyment of roadside scenery and to a sense of place. In Kane County, rustic roads provide views of expansive woods and gently rolling farm fields, the Fox River and its tributaries, autumn color, farmhouses, barns, hedgerows, and churches.

Roadside land is often the first and most visible land to be converted to residential or commercial uses. Kane County has taken the lead in establishing the Rustic Roads Program to protect some of its rural roads and scenic vistas for future generations. The Rustic Roads Program promotes:

- 1. A SENSE OF PLACE**, by preserving community identity and quality of life;
- 2. RESOURCE PRESERVATION**, by protecting the significant scenic, natural and historic resources within road corridors;

**3. RECREATION**, by providing enjoyment for those who drive for pleasure and sightseeing; and

**4. ECONOMIC DEVELOPMENT**, by generating tourist revenue through the promotion of the scenic beauty of the county.

**BACKGROUND**

The overall objective of the Rustic Roads Program is to preserve and enhance Kane County’s rural character while incorporating new development and transportation needs as subtly as possible. The program was developed in response to two of the Strategic Objectives adopted by resolution on August 12, 1997, by the County Board. Objectives three and five set forth in the resolution state that the board will work *“To maintain and preserve the natural beauty of Kane County”* and *“To promote responsible, managed growth patterns through intergovernmental planning agreements.”* In addition, both the County’s 2020 Transportation Plan and 2020 Land Resource Management Plan cited the need for and desirability of establishing a Rustic Roads Program in Kane County. On July 11, 2000, the Program was adopted by the Kane County Board.

**OVERVIEW OF PROCESS**

- The Rustic Roads program was established to preserve both roads and the surrounding features that create their character (the road corridor). Designated road corridors minimally include the road right-of-way and can also include properties and features adjacent to the right-of-way. The program applies to roads located in unincorporated Kane County and can include municipal roads through intergovernmental agreements.
- The designation process includes gathering input from property owners within and adjacent to nominated road corridors, the appropriate highway authority, public officials and other governmental jurisdictions.
- Rustic Road designation does not “freeze” roads in time. During the designation process, a Corridor Management Plan is developed which defines the significant features of the road corridor that should be protected and enhanced. Traffic and life safety issues continue to be addressed while those features are preserved.



# Kane County Regional Planning Commission

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Mark D. VanKerkhoff, Secretary

County Government Center  
719 S. Batavia Avenue  
Geneva, Illinois 60134

May 15, 2014

Rita Tungare  
Director of Community & Economic Development  
City of St. Charles  
Two East Main Street  
St. Charles, IL 60174

Re: Comments regarding the proposed Concept Plan for the Bluffs of St. Charles

Ms. Tungare,

Thank you for your letter dated April 22, 2014, regarding the above project. The Concept Plan was reviewed by Kane County staff and a Staff Report dated May 9, 2014 was reviewed and discussed in a joint meeting of the Kane County Regional Planning Commission and the Kane County Historic Preservation Commission on May 14, 2014.

The Kane County Regional Planning Commission unanimously approved a motion to strongly encourage the City of St. Charles to either recommend that the proposed Concept Plan be modified or discourage it from proceeding through the annexation process based on the content of the Kane County Staff Report. Additionally, the Commission emphasized that any plan proposed for this site should be compatible with the **Kane County 2040 Plan** with a special emphasis on the site being an upland portion of a significant water resource area.

Specific comments and discussion focused on the following issues:

- While the market study supports the need for this type of housing in the City of St. Charles, this location is isolated and is not compatible with many objectives for connectivity, mobility choices, resource protection and active, healthy living adopted in the **Kane County 2040 Plan**.
- While the proposed 285 units is much denser than the 90 units approved by the County as part of a much larger development, it is also too dense because it does not provide for adequate setbacks, usable open space, protection of the steeply sloped areas, buffers to the forest preserve property, or the Prairie Green Preserve and the Mill Creek watershed.
- This proposal does not address the traffic generated by 285 units or provide for how the infrastructure improvements including intersection, rail road crossing and bridge reconstruction, would be completed.

- This parcel is designated as Resource Management Area in the 2040 Plan and is a critical link in a large crescent of open space representing significant public and private investments extending from Campton Hills to the north to the Dick Young Forest Preserve to the south. Any development or preservation of this parcel should be responsive to the standards set in the 2040 Plan and the 2040 Green Infrastructure Plan.

The Kane County Historic Preservation Commission unanimously approved two motions. The first was to accept the staff recommendations with special emphasis on preserving buildings on the Johnsen Farm through adaptive use and the proposed project be redesigned in accordance with the Brundidge Road Corridor Management Plan. The second motion authorized staff, if the parcel is to be annexed, to negotiate an inter-governmental agreement with the City of St. Charles to provide for the continued designation and protections of the Brundidge Road Corridor to prevent jeopardizing significant features and character of the rustic road and adjacent uses.

Specific comments and discussion focused on the following issues:

- The proposed Concept Plan does not recognize the existence of the rustic road or the farmstead nor propose any design features that preserve the tree line, buildings or view sheds.
- The increased traffic produced by 285 units and road improvements would be detrimental to the rustic road corridor. It was noted that in the proposed Settlements of La Fox Plan, the majority of the traffic at the north and south ends of Brundidge Road were proposed to be diverted to the west leaving mainly local traffic on the rustic road.
- The proposed density of 285 units is not in character with the adjacent agricultural uses and rural development.

The enclosed Staff Report and attachments reflect revisions made at the request of KDOT and new comments received from the Blackberry Township Highway Commissioner, who maintains Brundidge Road.

Please contact me if you have any questions regarding the Staff Report, the motions and comments by the two commissions, or would like to utilize any County resources to assist the staff, Planning Commission and City Council in the review and discussions regarding this proposal.

Sincerely,



Mark D. VanKerkhoff, AIA  
Director, Kane County Development & Community Services Department

cc: John Hoscheit, Kane County Board District 12  
and President, Kane County Forest Preserve  
Phil Lewis, Kane County Board District 13  
Mark Davoust, Kane County Board District 14  
Barb Wojnicki, Kane County Board District 15  
Drew Frasz, Kane County Board District 18

## **STAFF REPORT**

TO: Kane County Regional Planning Commission

FROM: Mark VanKerkhoff, AIA, Director

DATE: May 9, 2014 (Revised May 15, 2014)

RE: Annexation & Concept Plan Review – The Bluffs of St. Charles

### **Overview**

The subject of this Staff Report is the Concept Plan and subsequent annexation for the proposed The Bluffs of St. Charles subdivision, which was presented to the City of St. Charles. The City is requesting comments on the proposal from Kane County and other organizations. As stated in the letter from the City of St. Charles, “the purpose of the Concept Plan review is to enable the applicant to obtain informal input from the City prior to spending considerable time and expense in the preparation of detailed plans. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.” This request for comments offers an opportunity for the County to review the proposal through the lens of the Kane County 2040 Plan.

The Regional Planning Commission has been asked to review the proposed annexation and Concept Plan for The Bluffs subdivision for consistency with the Kane County 2040 Plan. This Staff Report is intended to aid the Commission in its review of the Concept Plan and annexation. The following review has been prepared by the Kane County Development Department staff, with input from other departments, with the intent to identify issues and provide information pertaining to the feasibility of the Concept Plan, its relationship to County policies, plans and existing development conditions. This review is submitted to the Regional Planning Commission for its consideration in preparing its comments and recommendations as requested by the City of St. Charles.

### **Background**

- a. **Location** – Southeast corner of IL Route 38 and Brundige Road in Campton Township, adjacent to the City of St. Charles to the north and east. The property is located approximately 2 miles west of Randall Road.
- b. **Acreage** – 96 acres
- c. **Purpose** – To develop the property as a single-family residential subdivision of approximately 285 units.
- d. **Governmental Jurisdiction** – The property is located in unincorporated Campton Township and is thus under the jurisdiction of Kane County. The applicant is proposing to annex the property to the City of St. Charles.
- e. **Land use** – The property is currently used agriculturally and contains a barn and a few houses and outbuildings.

- f. **Adjacent land use** – The property is bordered by the Illinois Youth Center to the north and agricultural land to the east, south, and west. The Mill Creek Greenway abuts the site at its southern boundary.
- g. **Housing market** – The applicant solicited Metrostudy to comment on the local new home market. Most market demand for new homes in the area are for those priced under \$350,000. There is an abundant supply of vacant, developable lots, but they are targeting higher priced homes (over \$400,000). There is no available supply of smaller lots. Based on these findings, Metrostudy suggests new homes in the area should be priced between \$250,000 and \$350,000. The active adult/age-targeted market should be considered due to the growing 55 and over population. These findings are consistent with those of the *Homes for a Changing Region* study currently underway in St. Charles, which compares current housing supply with current and future housing demand (up to the year 2040). *Homes* findings suggest an increase in demand for small lot single family homes and homes affordable to middle-income households, as well as housing to meet an increasing senior population.

### **Previous Development Proposal**

The site of The Bluffs was part of the proposed Settlements of LaFox PUD, which was reviewed by the Regional Planning Commission in March 2005. Settlements of LaFox was to be a master planned community that would include residential, commercial, and community land uses and would cover 1,203 acres in Blackberry and Campton Townships. The subject site would have formed the northeastern corner of the PUD and was proposed to include 90 single-family units on lots between 14,000 and 16,800 sq. ft (see photo below). The development proposal also included the dedication of 5.08 acres to the St. Charles Park District (which encompassed the site's existing barn), as well as large setbacks from Route 38 and Brundige Road. The proposal also addressed many of the issues identified later in this report. Although the concept plan was approved by Kane County, Settlements of LaFox was never platted or constructed due to the economic downturn.



### **2040 Plan Land Use**

The property is located within the Critical Growth Area of the Kane County 2040 Conceptual Land Use Strategy, which divides the county into three corridors. The Critical Growth Area is where new development and municipal growth should be sensible and well-managed, and where Smart Growth principles should be implemented.

More specifically, the 2040 Plan identifies most of the property as within the Resource Management land use category, with the northern portion along Route 38 proposed open space. The Resource Management category supports compact, mixed-use growth while emphasizing wise management of land and water resources, both through municipal and unincorporated development in the County.

### **Historic Preservation**

In June 2005, the Kane County Board designated Brundige Road a Kane County Rustic Road under the Historic Preservation Ordinance. Recognized for its continued agricultural use, great expansive views of farmland, and farm houses that date from the 1850s to the 1930s, Brundige Road began as a farm land in the 1850s. In addition to its historic resources Brundige Road also contains a natural prairie restoration and abundant wildlife including the Illinois endangered species the Blanding's Turtle that inhabit Mill Creek. As the surrounding property is used primarily for agriculture or open space, the road has significant historic integrity. Residents and property owners along the road together with staff created a Corridor Management Plan that sets out the preservation goals of the road and specific strategies to accomplish them. The Goals are as follows:

Goal #1 Maintain and preserve the rural and natural heritage that exists along the roadway.

Goal #2 Maintain and preserve the natural environment surrounding the roadway.

Goal #3 Preserve agricultural heritage along the roadway.

Goal #4 Preserve historic structures along the roadway.

Goal #5 Provide information of the scenic, natural, and historic qualities of the roadway to both visitors and property owners.

The plan under consideration for development would change the historic use of the property which is based in agriculture, it would remove the agricultural heritage along the roadway and the rural flavor the property currently provides. The plan does not consider the context of the area and makes no attempt to blend in with its surroundings. The plan calls for 284 housing units on 96 acres which would all access Brundige Road to gain entry and exit to the proposed subdivision. Currently there are only eight residences and a handful of agricultural buildings on the designated Rural Route. The activity created by the additional traffic along would negatively impact the historic and rural feel of the road which the Rustic Road designation sets out to protect.

### **Johnsen Farmstead**

The Johnsen Farmstead (southeast corner of Route 38 and Brundige Road) includes four residential structures, a large barn and several outbuildings. The brick American Foursquare style house is in good condition and suitable for rehabilitation in its present location or relocation to a new site. The smallest residence is a rare remaining post-WWII style house commonly referred

to as a “chicken coop” house because of the small size and unique shape. This structure is also suitable for preservation and could be easily relocated to a new site for preservation and interpretation. The large dairy barn is also suitable for rehabilitation on site if a suitable and economically feasible use could be identified. As a “newer” dairy barn it is considered historically significant in the evolution of dairy farming in general and within the county. It is likely a University of Illinois Extension Office building plan or modeled off of one. The barn is not suitable for relocation because of its size and type of construction. The Concept Plan does not indicate details regarding the disposition of the houses and farm structures, only that they do not appear on the plan.

### **Natural Resources**

*(Also see attached memo from Water Resources Division for complete comments)*

#### **Topography**

The site is an upland area in the Mill Creek watershed including three sub-watersheds that drain to the east, northwest and southwest. Some of the most pristine section of streams in Kane County are immediately downstream of the proposed subdivision. There are six USDA, NRCS Classification Soils with either fair or severe wetness or ponding.

Erosive soils and steep slopes will need to be protected or vegetated to prevent soil erosion per the stormwater ordinance. This will help protect Mill Creek from sedimentation and water quality degradation. The proposed plan does not appear to retain the existing tree line or the addition of reforestation to the top of the slope.

#### **Subsurface Drainage**

Currently the soils are drained for agricultural purposes with a subsurface agricultural drain tile system. This system will need to be abandoned onsite and its function replicated with a subsurface drainage system and sump pumps for each residential structure connected to the storm drainage system for the subdivision.

The additional pumped groundwater not taken up by retention on site must be treated via best management practices (BMPs) and conveyed to Mill Creek in a new storm sewer system.

#### **Stormwater Management**

Careful planning of the site must include preserving and enhancing the groundwater infiltration characteristics in those areas that are mass graded. The Countywide Stormwater Management Ordinance and Best Management Practices call for onsite retention of the first ¾ inch of rainfall runoff from new impervious surfaces. The concept of using rain gardens in public areas and other low impact BMPs should be utilized throughout the development to disconnect impervious areas and protect Mill Creek from being degraded. The pristine reaches of Mill Creek downstream of the development must be preserved intact during and after development. This unique water resource in Kane County could easily be altered or destroyed without paying careful attention to the details in the planning and design of the development.

### **Water Supply**

Water supply upon annexation to the City of St. Charles will be from their city water system which relies on the St. Charles Aquifer. In the area of the proposed development the St. Charles Aquifer is hydraulically dependent upon groundwater recharge, especially from Mill Creek. According to the Illinois State Water Survey's *Water Resources Investigation for Kane County (2009, Meyer, et.al.)* if development continues at ever increasing rates similar to those prior to 2007, base flows in Mill Creek are predicted to disappear during dry periods by the year 2050.

### **Wastewater Treatment and Reuse**

Wastewater treatment upon annexation to the City of St. Charles will be provided at their wastewater treatment facility immediately east of the development site. The proximity of the site to the treatment plant provides a unique opportunity to irrigate public open space with treated and disinfected graywater effluent. The use of graywater will recharge the groundwater system and conserve drinking water that would otherwise be used for irrigation.

The property is located within the Mill Creek WRD Facility Planning Area and adjacent to the St. Charles FPA. Service provided by the City of St. Charles would require a change in FPA boundaries.

### **Green Infrastructure**

On December 10, 2013 the Kane County Board adopted the Kane County 2040 Green Infrastructure Plan and Map. The Plan and Map is an analysis of existing natural resources in the County and recommendations for green infrastructure priorities and approaches. It is intended to be a tool for implementation of the Kane County 2040 Plan adopted the previous year.

The Green Infrastructure Map shows the proposed site of The Bluffs of St. Charles to be among one of the largest swaths of continuous, protected open space in Kane County. Prairie Green to the southwest is the result of a collaboration of a number of property owners and local and federal governments to protect and restore existing natural resources including the Mill Creek greenway. To the north of the proposed site is a combination of public and private open space including ADID wetlands. Both of these areas are connected through greenways to additional protected open space. The water resources of the development site were listed in the previous section of this staff report. These resources must be incorporated in the Kane County Green Infrastructure planning process to promote an integrated resources planning approach and to promote sustainability in the proposed development.

Even though the Green Infrastructure Map does not show green infrastructure on this particular site, it is important to consider the effects development may have on adjacent properties by incorporating conservation and sustainability criteria as called for in the Kane County 2040 and Green Infrastructure Plans.

These criteria include access to open space/green infrastructure on the neighborhood level; connections to regional open space/green infrastructure; protection of the local water supply and quality; and the opportunity for multi-modal transportation within and connecting to areas outside the site.

This may mean that the proposed density and zoning of the site, 285 single family units on proposed lots of a minimum 6,600 sq. ft. (RS-4 Suburban Single-Family Residential District) is not the best use of the site when the water resources of the development environs are being stressed by the development. The density and size of the lots must be balanced with capturing and reusing additional water from the development onsite in order to avoid degrading water quality, and using the water resources of the environs in an unsustainable fashion. Possible solutions to make the development site more sustainable as well as additional details regarding water resources for this site can be found in the attached memo.

### **Agriculture**

The property is currently used for agriculture. The County supports protecting farmland as both a natural resource and economically productive land use. This proposal would take the land out of its agricultural use, eliminating its future potential for both conventional agriculture and production of food for local consumption.

The property is located in close proximity to community garden plots offered for lease to residents by the St. Charles Park District at James O. Breen Community Park and the Geneva Park District at Prairie Green. These gardens would be a positive amenity for residents, although accessing the park by walking or biking would be difficult due to a lack of sidewalks and bike trails.

### **Sustainability and Energy**

The Kane County 2040 Plan and Energy Plans promote land use patterns and strategies that increase energy conservation and energy efficiency and reduce greenhouse gas emissions while promoting sustainable development practices.

The isolated nature of this site does not promote connectivity or multi-modal transportation and raises concerns about the effects single-use residential development may have on the surrounding protected natural resources and water quality. The site is isolated from existing infrastructure and will require inefficient connections to sewer, water, natural gas and electricity. In addition, the isolated nature of this site creates an auto-centric environment for residents to access employment, education, commercial and cultural activities thus increasing instead of decreasing greenhouse gas emissions per household.

### **Transportation**

(revised May 15, 2014, per KDOT)

Staff from the Kane County Division of Transportation (KDOT) has reviewed the concept plan application for the Bluffs of St. Charles (dated 4-7-14). This comment memo should replace the previous comment memo of 5-7-14. We offer the following comments for inclusion in the overall Kane County response.

1. The proposed development calls for 285 single family units at the southeast corner of IL Route 38 & Brundige Road. This is proposed on a 96-acre property that was previously only a small part of the Settlements of LaFox development concept. While the footprint of the Bluffs is considerably smaller than the Settlements of LaFox, the number of total

single family units is comparable in traffic impact as to a large portion of the Settlements. Therefore, we anticipate that the traffic impact to the IL Route 38/Brundige and Keslinger/Brundige intersections will be comparable to the entirety of the Settlements of LaFox development.

2. As such, if additional portions of the Settlements develop, there will be additional impacts to Brundige Road and associated intersections.
3. The Bluffs would be incorporated into the City of St. Charles, meaning the jurisdiction of Brundige Road, along the site's frontage, would transition from Township to City jurisdiction. Access approvals would therefore be granted by the City of St. Charles and IDOT, but the development of these lands would also have significant traffic impacts to Brundige Road (a gravel road under the jurisdiction of Blackberry Township) south of the property.
4. We suggest that a traffic study be conducted and submitted for review by the affected agencies: IDOT, City, County, Campton Township, and Blackberry Township.
5. The Settlements development was approved with various off-site road improvements to mitigate the impact of development-related traffic, which we believe are appropriate:
  - a. Asphalt wearing surface on Brundige Road
  - b. Repair or replacement of Brundige Road Bridge over Mill Creek
  - c. Channelization of the IL Route 38/Brundige intersection. Signalization if warranted.
  - d. Channelization of the Keslinger/Brundige intersection. Signalization if warranted.
6. Brundige Road is currently a Kane County Rustic Road, which would require special coordination with the Kane County to mitigate impacts.

*(See attachment for complete KDOT comments)*

**Blackberry Township Highway Commissioner**

(added May 15, 2014, e-mail from Rodney Feese Blackberry Township Highway Commissioner)

“I have been made aware of the possible development of the Southeast corner of Brundige Rd. and Rt. 38 known as Bluffs of St. Charles. Although this development does not fall within Blackberry Township, my concern is the status of Brundige Road and such a high concentration of housing. If the development was located within Blackberry Township, I would have a great concern about the housing density in such a limited area.

The reality is that such a concentration of housing boarding Brundige Rd. requires me to point out that the Brundige Rd Bridge, over the creek is old and if it experiences increased traffic patterns, it will require more maintenance at Township expense. Secondly the approach to the bridge is gravel and not designed to handle the potential traffic from such a high concentration of housing and the traffic it would generate. The third and most important issue is the fact that Brundige Road has a grade level railroad crossing. I do not have to explain to you the potential problems this can cause with increased traffic and train noise. Also Brundige Rd. is a Rustic Rd. within Kane County which allows only certain improvements to this road.

Thank you for taking my concerns into consideration. I would be willing to make my concerns known at any forum you deem appropriate.”

## **Community Health**

The major consideration regarding community health and the proposed development is related to the site's isolated location. Due to its distance from employment opportunities, retail and services, schools, and cultural activities, residents will have to depend on auto travel to meet their daily needs. This will reduce the likelihood that residents will engage in an active lifestyle. In addition, if the developer decides to make the development age-restricted (as suggested by the Metroquest findings), the Ride In Kane program will need to be extended to serve the elderly residents due to a lack of public transit serving the area.

## **Local Government Comments**

**City of Geneva** – The City of Geneva's Planning Commission discussed the proposed development and agreed on the following concerns:

- How does high density single family residential fit into Brundige Road as a Rustic Road, the City of St. Charles Comp Plan and the broader concept of planning for the area? How does it fit into the overall open space planning of the area, more specifically the protection and preservation of the Mill Creek greenway?
- The impact of a significant increase in traffic generated on the road system; most notably Brundige Road and Keslinger Road between Peck and Randall Road given the Planned Unit Development that is scheduled to be built near Delnor Hospital.
- Stormwater management in relation to Prairie Green given that the wetland bank has been very dry recently.
- The only open space shown is detention ponds.

## **Staff Recommendations**

As noted earlier in this report, the subject property was part of a larger proposed development, the Settlements of La Fox. During the review process for that development, Kane County staff focused on this parcel and through this report, share that knowledge with the City of St. Charles.

Kane County staff encourages the City of St. Charles Planning Commission to consider the technical information and comments regarding the Kane County 2040 Plan included in this staff report in their recommendation for or against annexation, in the areas of:

1. Proposed density
2. Real estate market demographics
3. 2040 Plan land use
4. Natural resources
5. Agriculture
6. Sustainability and Energy
7. Transportation
8. Community health
9. Connectivity

The following recommendations pertain specifically to historic preservation:

In the Adjacent Features and Properties Section of the Brundige Road Corridor Management Plan this parcel is called out to; maintain the open space character, preserve the windbreak (tree line) and farmstead. *Recommended Preservation Strategies:* Open space area should be

maintained within a 150-foot setback from the right of way and adding the parcel to the Rustic Road nomination for inclusion in designation.

Activities for Review and Recommendation by the Historic Preservation Commission:

- New construction within the 150-foot setback from the right of way.
- Removal of healthy trees
- Exterior alterations or additions to the existing structure or its removal.
- New road access points.
- New site development that includes changes to existing topography.
- Changes in land use or zoning.

Proposed plan for Bluffs of St. Charles could recognize the County's Rustic Road designation and encourage changes to the concept plan that will include preserving the rural character of the road. This could be accomplished by following the design that was proposed in the Settlements of LaFox which does not build houses on the road itself and leaves a buffer between the road and the development. The County would like to maintain the Rustic Road status of the road and would encourage the City of St. Charles to enter into an Inter-Governmental Agreement for the extension of the Rustic Road Program for the continued designation of Brundige Rd. There is also the opportunity to preserve the Johnsen barn, the brick 4-square and the chicken coop house making them a focus or central point of the development and provide use by the Park District or the development.

In addition to these comments, the following objectives from chapters in the Kane County 2040 Plan are recommended to be applied in review of this proposal:

#### **Land Use and Built Environment**

1. To encourage compact, mixed-use, multi-modal development that will increase travel options within existing urbanized areas, employment centers, and along transit nodes and corridors as a means to accommodate new population growth, reduce land consumption, preserve valuable open space, conserve ecosystem functions, protect water quality, and improve community health.
2. To promote County and municipal policies and regulations that facilitate the application of the Livability Principles, Smart Growth Principles, and Healthy Community Design criteria as an alternative to conventional suburban sprawl.
3. To promote reinvestment in underutilized vacant properties, opportunities for compact, mixed-use development and possibilities for suburban retrofits as preferred alternatives to new development that consumes more farmland and open space.
4. To support a countywide open space and green infrastructure network by prioritizing its protection, restoration, and enhancement through careful evaluation of natural resources prior to new development and utilizing techniques such as conservation design and low impact development.
6. To promote complete, walkable neighborhoods that provides proximity to daily goods and services in order to decrease automobile dependence, and enhance livability and build community cohesion.
7. To capitalize on existing investments in infrastructure by encouraging development in areas where infrastructure is being underutilized or planned for expansion without straining fiscal budgets or creating new environmental impacts.

### **Mobility and Connectivity**

5. Reduce the growth in congestion and vehicle miles traveled, while preserving the County's transportation system and its carrying efficiency (from 2040 Transportation Plan).

### **Community Health**

6. Support and create health promoting neighborhoods, towns, and cities (from 2011 Community Health Improvement Plan).

### **Housing**

7. To prioritize housing in locations that offer infill and redevelopment opportunities, encourages compact, mixed-use, multi-modal development, and enhances community livability, increases walkability and decreases auto dependence.

### **Agriculture: Food and Farm**

1. To protect farmland as a valuable natural resource and economically productive land use through land use policy in both municipal and County land use and transportation decisions.

2. To discourage projects that will have a detrimental impact on the preservation of agricultural lands and discourage the use of public funds for such projects.

### **Open Space and Green Infrastructure**

2. To continue efforts in protecting the environment and restoring the unique and fragile environments associated with the geography of Kane County.

3. To enhance and expand Kane County's green infrastructure network by providing functional connections between water resources, natural areas, forest preserves, cultural and historic sites, and communities as part of the region's Green Infrastructure Vision.

### **Water Resources**

6. To promote Green Infrastructure best management practices and technologies to filter and capture stormwater runoff for improved water quality, groundwater recharge and to enhance the health and livability of our communities and ecosystems.

### **Sustainability and Energy**

4. To promote energy conservation and sustainable development practices in County and municipal health, transportation and land use planning of the three strategy areas.

### **Historic Preservation**

1. To protect Kane County's heritage and historic character through the preservation of historic and cultural resources that contributes to the County's unique sense of place and quality of life.

5. To promote the Kane County Rustic Roads Program with municipalities and increase the number of incorporated and unincorporated rustic road corridors that are designated and protected in order to preserve and enhance the County's rural character.

### **Economic Prosperity**

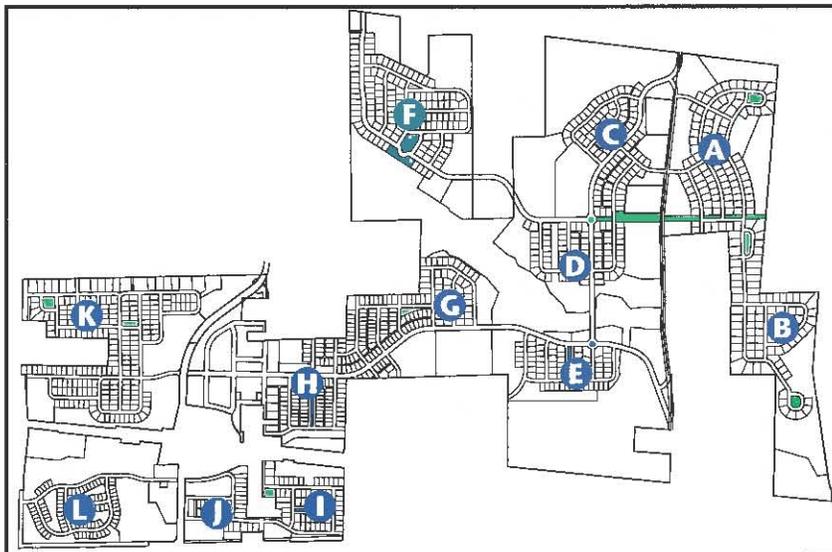
7. To encourage mixed use land use patterns and transit opportunities that reduce commute times and locate small business opportunities and employment centers in close proximity to diverse and affordable housing.

**Attachments**

1. Settlements of La Fox Preliminary Plan
2. Memo from Paul Schuch, Water Resources Division
3. Green Infrastructure Map
4. Settlements of La Fox Slope Analysis
5. Memo from Kurt Nika, KDOT (revised May 15, 2014)
6. Settlements of LaFox Roadway Improvements

# Settlements of LaFox Preliminary Plan

The Bluffs  
of St. Charles  
Site



Neighborhood Key Map

## SITE DATA TABLE

Existing Zoning	F District-Farming
Proposed Zoning	PUD
Single Family Lots	1,194
Townhomes	81
<i>(A total of 75 Auxiliary units are allowed. See page 72 for description and standards.)</i>	
<b>Total Units</b>	<b>1,275</b>
Total Site Area	1,247.35 AC
Total Open Space	656.47 AC – 52.6%
<i>(Includes Community Facilities, Private &amp; Public Parks, HOA &amp; BOA Open Space, Forest Preserve &amp; Sanitary &amp; Stormwater District Areas)</i>	
<b>TOWN CENTER AREA</b>	
Commercial & Residential	35.18 AC
<i>(Includes 442 Residential Units Ancillary to Commercial, Old LaFox Road Mixed-Use Lots &amp; Neighborhood "H" Live/Work Areas)</i>	

# COUNTY OF KANE

KANE COUNTY ENVIRONMENTAL &  
WATER RESOURCES DIVISION

WATER RESOURCES DIVISION  
Paul M. Schuch, P.E., CFM  
Director



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## STAFF REPORT

TO: Mark VanKerkhoff, Director  
Kane County Development Department

FROM: Paul Schuch, Director  
Water Resources Division

SUBJECT: The Bluffs of St. Charles Concept Plan – Avanti Acquisition Company LLC  
Proposed 96 Acre, 285 unit, Single-Family Residential Subdivision  
To be Annexed into the City of St. Charles  
S.E. Corner of Illinois Route 38 and Brundige Road  
Campton Township, Section 36

DATE: May 7, 2014

I have reviewed the letter from Rita Tungare to you dated April 22, 2014 regarding the above referenced development. I have also reviewed the one page Concept Plan for the proposed development and the one page offsite water and sanitary sewer concept layout for the proposed development.

In addition to the above documents, I have gone back in the files and reviewed the concept and preliminary plans and staff reports to the Kane County Development Committee for the Settlements of LaFox development, a portion of which included the site for the proposed Bluffs of St. Charles subdivision.

I have also reviewed portions of the Kane County 2040 Plan, the Kane County 2040 Green Infrastructure Plan, the City of St. Charles Comprehensive Plan adopted in September 2013 and *Title 17 - Zoning* of the City of St. Charles Code regarding residential development standards.

I have the following comments regarding the proposed development site:

### EXISTING SITE CHARACTERISTICS

**Topography** - The site is contains a minor ridge that runs from the northeast corner to the southwest near Brundige Road and then to the center of the southern boundary of the proposed subdivision. The high point of the proposed subdivision is near the southern boundary at approximately elevation 806 above sea level. There are three sub-watersheds that drain to the east, northwest and southwest with associated low points of 758, 792 and 764 respectively. The

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 Kane County Development Department  
 Proposed Bluffs of St. Charles Subdivision  
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site has moderate to steep rolling topography with slopes as steep as 12-percent. The site is an upland area in the Mill Creek watershed.

**Soils** – The following USDA, NRCS Classification Soils are present on the site with characteristics shown:

<u>Name</u>	<u>Drainage</u>	<u>Structure</u>	<u>Erosivness</u>
• 59A Lisbon –	Severe, wetness	Low strength, fine clays	-----
• 152A Drummer –	Severe, ponding	Low strength, excess fines	-----
• 154A Flanagan –	Severe, wetness	Low strength, excess fines, shrink-swell	-----
• 512B Danabrook –	Severe, wetness	Low strength, excess fines, clayey	Water erosion
• 656B Octagon –	Fair, wetness	Excess fines, clayey	Water erosion
• 656D2 Octagon –	Fair, wetness	Excess fines, clayey	Water erosion steep slope

Erosive soils and steep slopes will need to be protected or vegetated to prevent soil erosion upon the establishment of final grades, or within 14 days of grading inactivity per the stormwater ordinance. This will help protect Mill Creek from sedimentation and water quality degradation. Some of the most pristine sections of streams in Kane County are immediately downstream of the proposed subdivision both east and west of Brundige Road and north and south of the Union Pacific Railroad.

**Subsurface Drainage** - From the above list of soils and from the drain tile investigation done for the previously planned development for this site, the soils are drained for agricultural purposes with a subsurface agricultural drain tile system. This system follows the surface drainage pattern and leaves the site in three directions, to the east, to the northwest and southwest. This system will need to be abandoned onsite and its function replicated with a subsurface drainage system for footing drains and sump pumps for each residential structure, which need to be connected to the storm drainage system for the subdivision.

The additional pumped groundwater from basements and stormwater discharges from stormwater management facilities that is not taken up by retention on site must receive water quality treatment via best management practices and then be accommodated in a new storm

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sewer system that conveys the drainage to Mill Creek, and cannot be connected to existing agricultural drain tiles offsite.

## **WATER RESOURCES**

**Stormwater Management** - Mass grading and development of the site will destroy the soil structure in most areas and reduce the ability of the soil to infiltrate and store groundwater. This has the potential to change the base flows in Mill Creek, which in turn would shift the stream flow/sediment transport balance and potentially increase erosion and degrade water quality of the creek. Careful planning of the site must include preserving and enhancing the groundwater infiltration characteristics in those areas that are mass graded. More than 10 to 15-percent of directly connected impervious area will begin to degrade the water quality of Mill Creek. The amount of imperviousness, which is directly related to density, will need to be quantified and addressed during the preliminary plan phase. The concept of using rain gardens in public areas and other low impact BMPs should be utilized throughout the development to disconnect impervious areas and protect Mill Creek from being degraded.

The Countywide Stormwater Management Ordinance and Best Management Practices supplement call for stormwater detention and allows for release of stormwater at 0.10cfs/acre and the retention onsite of the first ¾ inch of rainfall runoff from new impervious surfaces. These requirements must be followed during the preliminary plan phase of the project and the design of the subdivision improvements. The preliminary design should also follow the stated purposes of the ordinance in Section 102 and the six planning principles in Section 201(f),

Three stormwater management facilities will need to be located in the light green areas shown on the concept plan. Topographically they appear to be located at the proper locations at the low points of the site.

The pristine reaches of Mill Creek downstream of the development must be preserved intact during and after development. This unique water resource in Kane County could easily be altered or destroyed without paying careful attention to the details in the planning and design of this development.

**Water Supply** – Water supply upon annexation to the City of St. Charles will be from their city water system. The Illinois State Geological Survey (ISGS) has identified the location of a buried bedrock valley called the Newark Valley that runs from the northeast to the southwest in the western portions of the City of St. Charles. The Illinois State Water Survey (ISWS) has identified regions of this buried valley that have extensive amounts of sand and gravel as the St. Charles Aquifer. The nearest city wells are in the vicinity of the project site are developed into

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the shallow aquifer system of sands and gravels and the upper formations fractured limestone bedrock in the bedrock valley. The ISWS in their *Water Resources Investigation for Kane County* (2009, Meyer, et.al.) has identified the St. Charles Aquifer in the area of this development to be hydraulically dependent upon groundwater recharge, especially recharge from Mill Creek. If development continues in the Mill Creek watershed in the Tri-Cities of St. Charles, Geneva and Batavia, which all pump water from this aquifer, at ever increasing rates similar to those prior to the economic downturn of 2007, base flows in Mill Creek are predicted to disappear during dry periods of the year by the year 2050. If base flows disappear, the aquatic and terrestrial species in the creek as well as the native plant life associated with the stream will be dramatically impacted and unsustainable. It is imperative that the City of St. Charles become more involved in the northeastern Illinois regional planning efforts to find sustainable water supplies for their citizens and the surrounding area.

**Wastewater Treatment and Reuse** – Wastewater Treatment upon annexation to the City of St. Charles will be provided at their wastewater treatment facility immediately east of the development site. The proximity of the site to the treatment plant provides a unique opportunity to irrigate public open space with treated and disinfected graywater effluent. This would require a graywater system be installed from the treatment plant to the development site. Similar systems are in operation at the Village of Richmond in McHenry County, and the Wasco Sanitary District and the Mill Creek development in Kane County. The use reuse of graywater will recharge the groundwater system and conserve drinking water that would otherwise be used for irrigation. This method of extending the sustainability of aquifers in northeastern Illinois is further discussed and recommended in the CMAP *Water 2050 – Northeastern Illinois Regional Water Supply Plan*.

### **GREEN INFRASTRUCTURE**

Kane County adopted its Green Infrastructure Plan in December 2013, which defines green infrastructure as the following:

“Green infrastructure is an interconnected system of natural areas and open spaces . . . which are protected and managed for the ecological values and functions they provide to people and wildlife. Green infrastructure supports native species; supports air and water resources; and contributes to the health and quality of life for people and communities.

The holistic nature of green infrastructure integrates a variety of aspects of society, offering possible answers to issues of air and water quality, sustainable water supply, road congestion, habitat degradation, climate change and chronic diseases . . .”

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May 7, 2014

Two of the four sets of goals of the green infrastructure plan, along with their Objectives and Actions include water resources as follows:

**Goal:** Kane County will protect the local water supply and improve water quality.

**Objectives:** A. to promote the importance of a sustainable water supply.  
B. to promote green infrastructure best management practices in order to capture stormwater for groundwater recharge and protect water quality.

**Actions:**

1. Incorporate the results of the Illinois State Water Survey/Geological Survey Kane County Water Resources Investigations when making development decisions and enhancements to the green infrastructure network.
2. Reclaim and reuse water conducive to the health of ecosystems, preservation of existing drinking water supplies, and holistic management of our water resources public infrastructure.
3. Protect water resources through compact, mixed-use and conservation design development.

**Goal:** Kane County will continue to preserve its natural resources.

**Objectives:** A. to recognize the importance of climate change mitigation and adaptation.  
B. to protect and enhance the Fox River and its tributaries, the backbone of our green infrastructure network and the Kishwaukee River watershed.

**Actions:**

1. Coordinate with local and regional governments and organizations to enhance the green infrastructure network at the regional, community, neighborhood and site scales.
2. Incorporate data from the Chicago Wilderness Climate Change Task Force to protect and improve biodiversity when implementing green infrastructure strategies.
3. Develop an oak tree restoration program including a tree preservation ordinance.
4. Promote Integrated Resource Planning among the stakeholders in Kane County and the region as a way to rationalize the management of our natural resources in a cost-effective and sustainable way.

The water resources of the development site were listed in the previous section of this staff report. These resources must be incorporated into the Kane County Green Infrastructure

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May 7, 2014

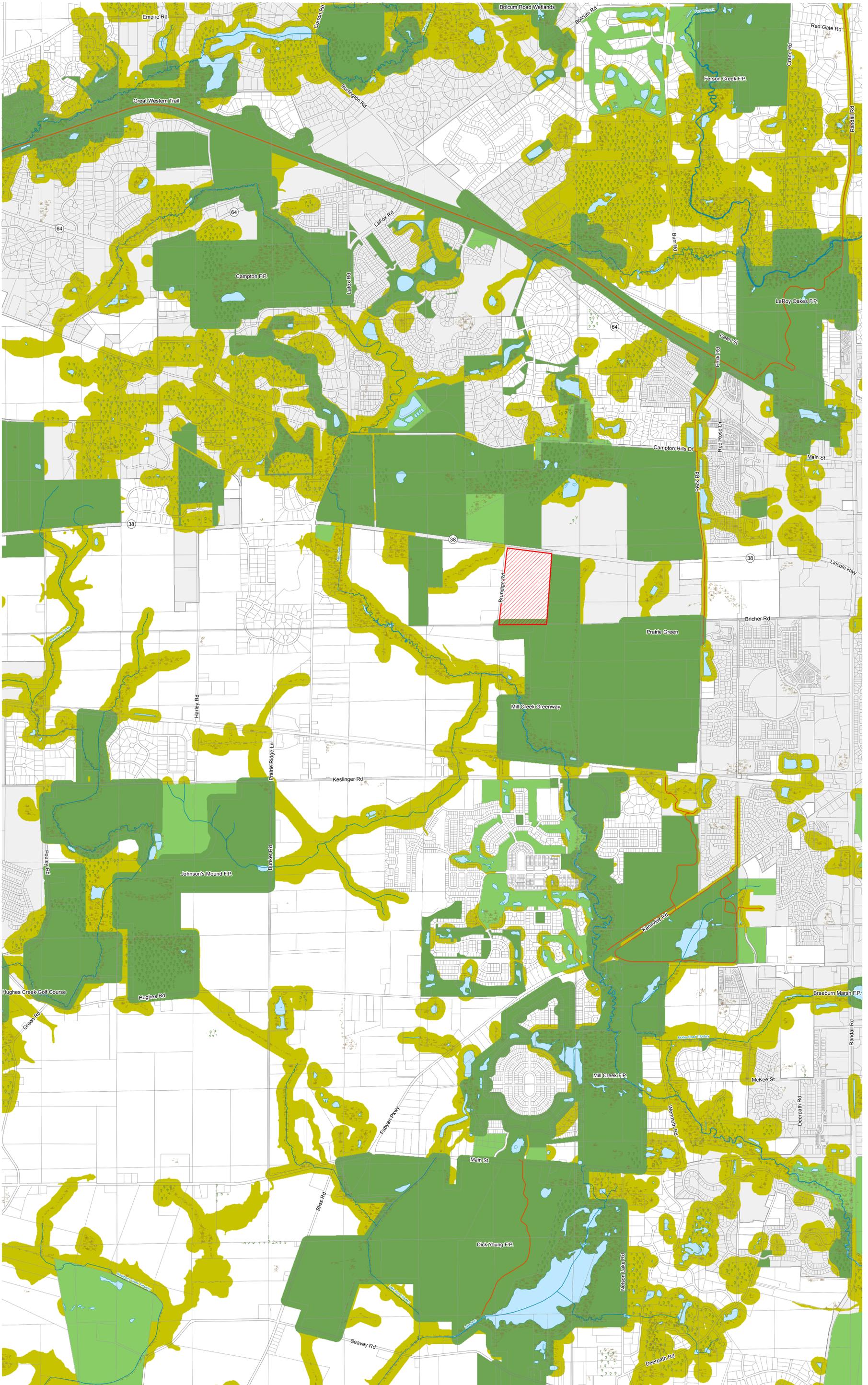
planning process to promote an integrated resource planning approach and to promote sustainability in the proposed development.

This may mean that the proposed density and zoning of the site, 285 single family units on proposed lots of a minimum 6,600 square feet (RS-4 Suburban Single-Family residential District) is not the best use of the site when the water resources of the development environs are being stressed by the development. The density and the size of the lots must be balanced with capturing and reusing additional water from the development onsite in order to avoid degrading water quality, and using the water resources of the environs in an unsustainable fashion.

Possible solutions to make the development site more sustainable include the following:

- Compact mixed-use and conservation design development (e.g.: Changing the requested zoning to RM-2 (10 multi-family units per acre) to site the 285 requested residential units on 28.5 acres (30%) of the site, leaving approximately 67.5 acres (70%) of the site undisturbed for open space and retaining the natural soil hydrology. The steep sloped “bluffs” area could also be left undisturbed and retained for a natural site feature).
- Rain gardens to infiltrate additional runoff from the site into the groundwater system.
- Permeable pavement.
- Additional onsite stormwater retention.
- Rainwater harvesting.
- Pre-treatment before discharging the stormwater from the site into the Mill Creek watershed.
- Reuse of gray water, both internal and external to the homes and/or from recycling treated gray water from the St. Charles treatment plant.
- Other conservation design methods and strategies outlined in the Kane County Green Infrastructure Plan; the Kane County Stormwater Ordinance and Best Management Practices supplement.
- Other nationally recognized methods of holistic, green infrastructure and integrated resource planning technologies and methods.
- Use of the Ordinance Checklist for Municipalities in Appendix 6 of the Kane County Green Infrastructure Plan.
- Use of the References and Additional Resources in Appendix 7 of the Kane County Green Infrastructure Plan.

# PROPOSED ST. CHARLES ANNEXATION



Parks, Preserves & Conservation Areas (with buffer)  
 Private Open Space (with buffer)

Environmental Resource Area (with buffer)

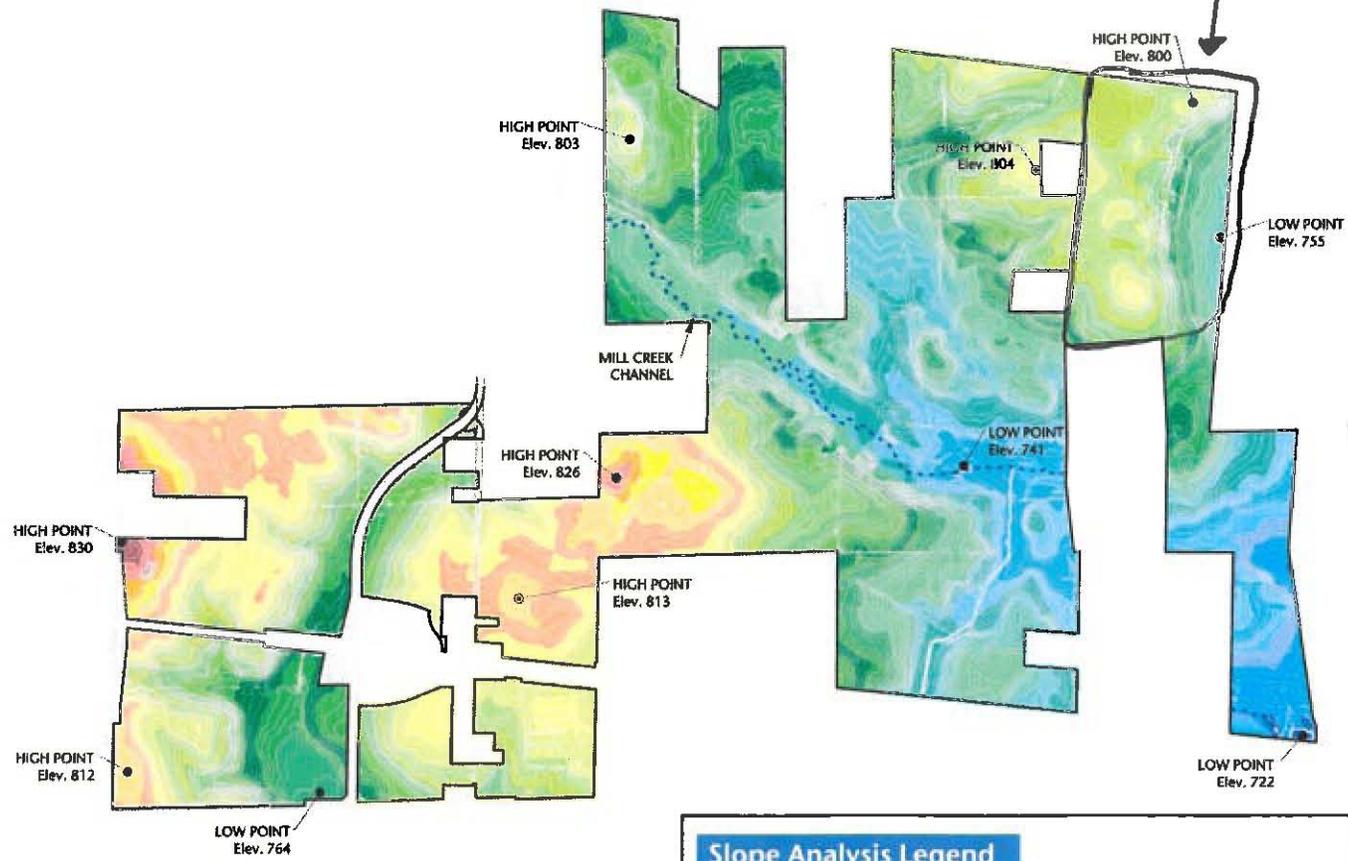
ADID Wetland  
 Remnant Oak Woodland (2011)

Class III Groundwater Area  
 Regional Trail

1 inch = 1/4 mile  
 Kane County Development and Community Services Department  
 TJM - 5/14

The Bluffs of St. Charles site

# Settlements of La Fox Slope Analysis



Slope Analysis Legend			
838 - 842	778 - 782		
834 - 838	774 - 778		
830 - 834	770 - 774		
826 - 830	766 - 770		
822 - 826	762 - 766		
818 - 822	758 - 762		
814 - 818	754 - 758		
810 - 814	750 - 754		
806 - 810	746 - 750		
802 - 806	742 - 746		
798 - 802	738 - 742		
794 - 798	734 - 738		
790 - 794	730 - 734		
786 - 790	726 - 730		
782 - 786	722 - 726		

# KANE COUNTY

## DIVISION of TRANSPORTATION

Carl Schoedel, P.E.  
Director of Transportation  
County Engineer



41W011 Burlington Road  
St. Charles, IL 60175  
Phone: (630) 584-1171  
Fax: (630) 584-5239  
Permit Dept.

### MEMORANDUM

To: Mark VanKerkhoff, Director of Development & Community Services

From: Kurt E. Nika, KDOT *K.E.N.*

Date: May 15, 2014

RE: The Bluffs of St. Charles  
Concept Plan Application – KDOT Comments  
City of St. Charles, IL Route 38 & Brundige Road

Staff from the Kane County Division of Transportation (KDOT) has reviewed the concept plan application for the Bluffs of St. Charles (dated 4-7-14). This comment memo should replace the previous comment memo of 5-7-14. We offer the following comments for inclusion in the overall Kane County response.

1. The proposed development calls for 285 single family units at the southeast corner of IL Route 38 & Brundige Road. This is proposed on a 96-acre property that was previously only a small part of the Settlements of LaFox development concept. While the footprint of the Bluffs is considerably smaller than the Settlements of LaFox, the number of total single family units is comparable in traffic impact as to a large portion of the Settlements. Therefore, we anticipate that the traffic impact to the IL Route 38/Brundige and Keslinger/Brundige intersections will be comparable to the entirety of the Settlements of LaFox development.
2. As such, if additional portions of the Settlements develop, there will be additional impacts to Brundige Road and associated intersections.
3. The Bluffs would be incorporated into the City of St. Charles, meaning the jurisdiction of Brundige Road, along the site's frontage, would transition from Township to City jurisdiction. Access approvals would therefore be granted by the City of St. Charles and IDOT, but the development of these lands would also have significant traffic impacts to Brundige Road (a gravel road under the jurisdiction of Blackberry Township) south of the property.
4. We suggest that a traffic study be conducted and submitted for review by the affected agencies: IDOT, City, County, Campton Township, and Blackberry Township.
5. The Settlements development was approved with various off-site road improvements to mitigate the impact of development-related traffic, which we believe are appropriate:
  - a. Asphalt wearing surface on Brundige Road
  - b. Repair or replacement of Brundige Road Bridge over Mill Creek
  - c. Channelization of the IL Route 38/Brundige intersection. Signalization if warranted.
  - d. Channelization of the Keslinger/Brundige intersection. Signalization if warranted.
6. Brundige Road is currently a Kane County Rustic Road, which would require special coordination with the Kane County to mitigate impacts.

Cc: Sam Gallucci, Campton Township Road District  
Rod Feece, Blackberry Township Road District  
File

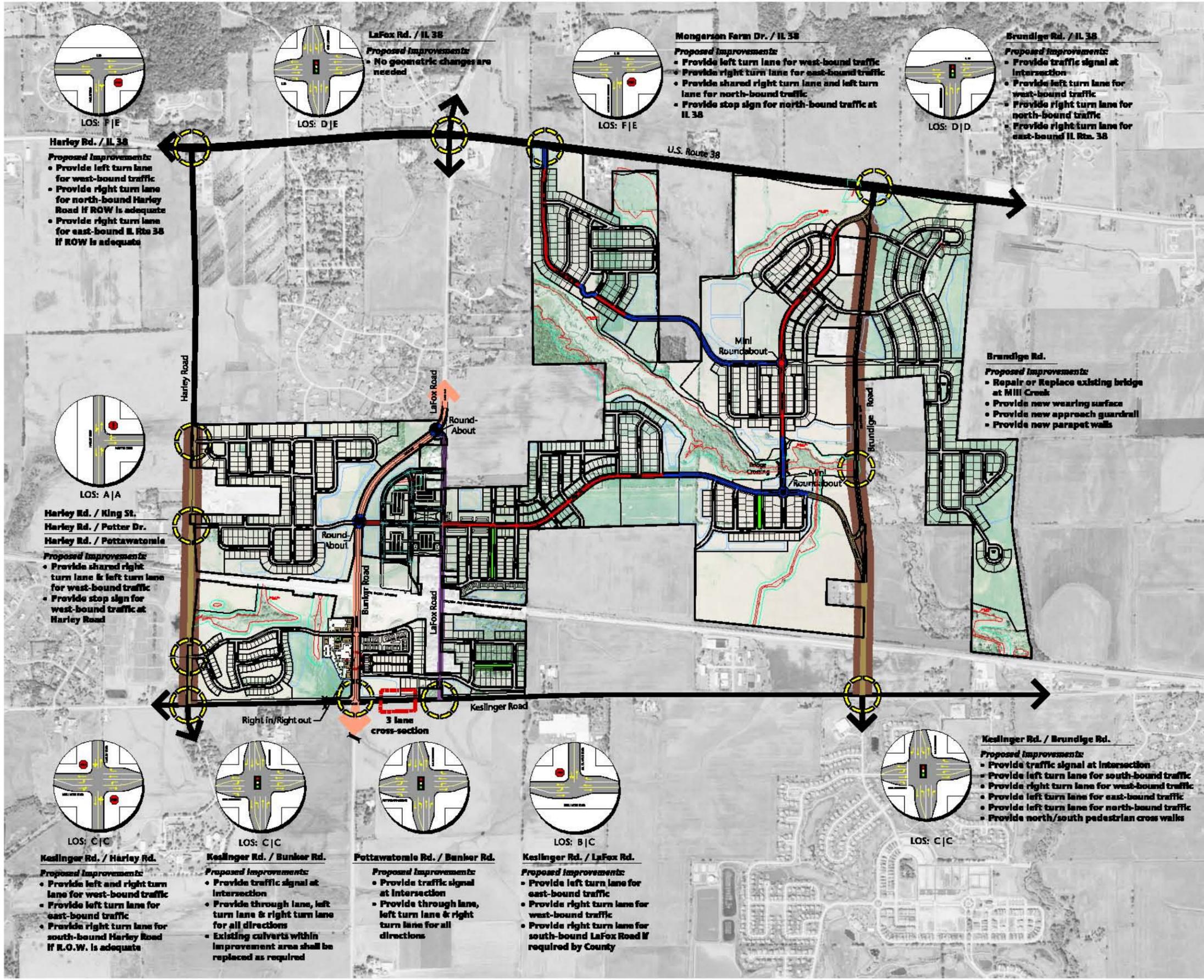
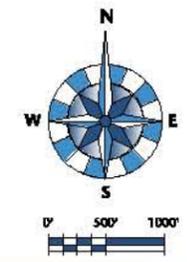
**Location Map**

**Legend**

Color Scheme	Roadway Types	ROW Width	Pavement Width	Edge Treatment	Parking Allowed	Limit Feet of Roadway	
Orange	Barber Road Extension	120'	Barber Road Extension	36"	4' 8" Side 10' 2" Central	No	5,300'
Blue	Local Collector Road	80'	27' 6"	36"	No	One Side	4,800'
Red	Local Collector Road	80'	31' 6"	36"	No	Both Side	10,400'
Green	Historic LaFox Road	Varies 60' to 80'	24' 6"	36"	Angle Parking 10' from MP to SC	No	5,300'
Purple	Township Center Street	Varies 60' to 80'	24' 6"	36"	Angle Parking 10' from EPT to SC	No	4,100'
White	Local Street	80'	28' 6"	36"	Yes - one side only	No	80,000'
Yellow	Ally	20' Alley	14'	None	No	No	12,000'
Light Green	Local Roadway	Varies 120' to 200'	18' One Way Roadway	36"	Yes - one side only	No	1,200'
Brown	Local Collector Road Section	Varies 60' to 80'	24'	6' Central	No	No	2,510'
Dark Brown	Township Road	60' (Brundidge Rd. & Harley Rd.)	22'	3' Central	No	No	7,000' @ Brundidge Rd. 4,400' @ Harley Rd.
Black	State & County Road	Varies	N/A	6' Central	No	No	
Dark Green	N/A	750' (Mill Creek)	10'	N/A	N/A	N/A	

- Signalized Intersection
- Stop Sign Controlled
- Proposed Intersection Improvement
- LOS Level of Service AM | PM Peak Hours
- Roundabout
- 3 Lane Cross-Section
- Interior Intersection Note

Note: Intersection diagrams are for representation purposes only. Roadway engineering required.



# Settlements Of LaFox • Roadway and Intersection Improvement Exhibit

Kane County, Il.  
Sheet 1 of 1

Date: February 20, 2007

Drawing Number: 6500 Traffic Exhibit 11

<b>Developer</b> Foster Development, LLC 12 Oak Creek Lane, Suite 300 Braidwood, IL 60523 (815) 887-1788	<b>Designer</b> Wynneburn Development 600 Lincoln Circle West Aurora, IL 60184 (630) 944-1000	<b>Chief Engineer/Reviewer</b> Henderson & Baskin, L.L.C. 124 West DuSable Elmhurst, IL 60120 (630) 834-2880	<b>Chief Engineer</b> Christopher S. Smith Engineering, Inc., Ltd. 114 West Main Street, Suite 201 St. Charles, IL 60154 (630) 463-7200	<b>Geotechnical Engineer</b> Gardner & Theobald 631 S. Riverside Plaza Chicago, IL 60606 (312) 263-2222	<b>Local Drainage Consultant</b> Henderson & Baskin, L.L.C. 124 West DuSable Elmhurst, IL 60120 (630) 834-2880	<b>Landscaping Consultant</b> Gardner & Theobald 631 S. Riverside Plaza Chicago, IL 60606 (312) 263-2222	<b>Local Planner</b> Gary R. Walker Associates, Inc. 114 West Main Street, Suite 200 St. Charles, IL 60154 (630) 463-7200
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## AGENDA ITEM EXECUTIVE SUMMARY

<b>Title:</b>	Recommendation to Approve a Funding Request for The St. Charles Arts Council for Event Advertisement (Charlie’s Center for the Arts – ALL of the ARTS, ALL over TOWN)
<b>Presenters:</b>	Elizabeth Bellaver Matthew O’Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (6/9/14)		City Council

Estimated Cost:	\$2,500	Budgeted:	YES		NO	X
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If NO, please explain how item will be funded:

**Executive Summary:**

For the third year, the St. Charles Arts Council (in partnership with the St. Charles Park District) has organized the (Charlie’s Center for the Arts – ALL of the ARTS, ALL over TOWN) event. This event features visual art galleries/studios, film, music, literature (spoken word performances), dance, and live theater at various venues throughout St. Charles. (See attached funding request for full details of the event).

In the previous two years, the Art’s Council has received funding assistance to help promote and advertise the event from the City’s Economic Development Department. The Arts Council received \$5,000 in the first year and \$2,500 in the second year. The Arts Council is requesting \$2,500 in funding assistance for this year’s event. These funds are used exclusively to run print and online advertisements in major Chicago area publications. Details of the advertisement campaign are as follows:

- Chicago Tribune: 3 major ads in the Chicago Tribune (front page strip in the A & E section and Sunday Magazine.
- Trib Local: full back page of Trib Local and 5 online ads.
- Daily Herald: 11 major ads in the Daily Herald.
- Kane County Chronicle: 5 ads in the print and online editions.
- All ads will feature the City of St. Charles logo.

These ads will advertise the event and at the same time the City of St. Charles. This broad advertising approach will help raise both the event’s and the City of St. Charles’ regional profiles.

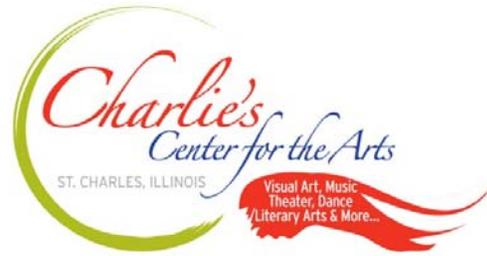
**Attachments:** *(please list)*

St. Charles Arts Council Funding Request  
Examples of Advertisements

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

Recommendation to Approve Funding Request for the St. Charles Arts Council for event advertisement (ALL of the ARTS, ALL over TOWN)

<i>For office use only:</i>	<i>Agenda Item Number: 3b</i>
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## Charlie's Center for the Arts Event –



The St Charles Arts Council, in partnership with the St. Charles Park District, organizes an annual All-City, All-Arts Event – **Charlie's Center for the Arts – ALL of the ARTS, ALL over TOWN**. This year, the **Charlie's** event will run from Thursday, September 11 to Sunday, September 14. It will encompass venues all over the city that will feature visual art galleries/studios, film, music, literature (spoken word performances), dance, and live theater. **Charlie's** also features the programming of our Arts and Civic Partners, such as Steel Beam Theatre, Fox Valley Repertory, Water Street Studios/PrintLab, the Norris Cultural Arts Center, the Park District, the Library and the Downtown St. Charles Partnership.

The SCAC and our Arts and Civic Partners held the first “concept” **Charlie's** at the Charlestowne Mall in September, 2012. At that time, it appeared as though the mall's owners were not going to follow through with their plans to develop the site, and the city was becoming progressively more concerned about the property. We made a presentation to the mall Event Manager about the basic concept for **Charlie's** – to take multiple storefronts (we ended up using 14 of them) – and converting them into what was essentially a “pop-up” arts center. The City's Economic Development Department was very pleased that we had been able to get an agreement with the mall to put this program together, and agreed to contribute \$5,000 for event promotion – with the caveat that the money was only to be used for print advertising. We advertised in the Chicago Tribune, TribLocal, Kane County Chronicle, and Daily Herald.

In September, 2013 – the inaugural year for the current **Charlie's** template (which is both a modified and expanded version of what we did in the mall) – featuring ALL of the ARTS, ALL over TOWN (the event tag line), the Economic Development Department once again agreed to provide \$2,500 for event promotion, and as before, it was only to be used for print advertising. We purchased 3 major ads in the Chicago Tribune (front page strip in the A & E section and Sunday Magazine, and full back page of TribLocal) and 5 online ads, 11 major ads in the Daily Herald, and 5 ads in the Kane County Chronicle print and online editions. The total cost for these ads was \$3,217.37. The SCAC picked up the additional \$717 from the event promotional budget, which was a total of \$7,950.

The St Charles Arts Council is again requesting \$2,500 from the Community & Economic Development Department for print advertising for the event, principally for coverage outside of St. Charles, as part of the overall effort to make the event a cultural tourist attraction.

Why the City of St. Charles should fund this promotion:

1. This advertising will be for the event, but also for the city \*MO1.
2. The event has great potential to become a cultural tourist attraction, due to the depth and breadth of event venues and artistic disciplines. One of **Charlie's** Featured Events is the Jazz Age Party in the Park, which has widespread arts and entertainment appeal.
3. Cultural tourists spend twice as much as local tourists \*MO2.

4. The event also has great potential for the city because its depth and breadth will add “arts and culture destination” to the list of things for which the city is noted. The payoff for this “brand” in terms of community development and engagement is significant. See attached information from the groundbreaking Gallup study, SoulOfTheCommunity.org.
5. The SCAC is partnered with arts-based businesses and civic entities that have a “piece” of the arts in STC. See the attached “About *Charlie’s*” PDF.
6. In its second year, the event is already drawing requests to participate from arts-based groups in Chicago, Elgin, Naperville, and DeKalb. *Charlie’s* will include seven new programs this year, plus expanded programming from Arts Partners such as the Fine Line and Norris Cultural Arts. Gaining traction as a desired venue with artists/arts groups is a strong precursor to gaining event attendees.

The SCAC has requested funding from the Visitors and Cultural Commission for this fiscal year. However, we feel that the request we submitted to the VCC is entirely different than this specific request for print advertising for a major arts event. The VCC 2014/2015 request is SCAC Mission Direct, and is divided into two basic categories. The requested funds are for what our mission calls “tangible support to artists” – paying both professional and student artists for their artwork/performance. And for an independent contractor who will develop and execute an intensive social media program for the SCAC and all of our Arts Partners (both individual and largely underserved visual artists, as well as arts-based businesses and schools) throughout the year – what our mission calls “support to existing arts-based businesses”.

Some of our Arts and Civic Partners who have programming in the 2014 *Charlie’s* event:



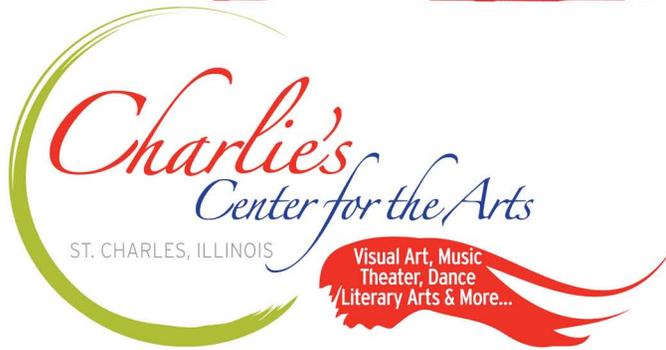


The St Charles Arts Council, in partnership with the St. Charles Park District, has organized an All-City, All-Arts Event – **Charlie's Center for the Arts – ALL of the ARTS, ALL over TOWN**. The **Charlie's** event will run from Thursday, September 11 to Sunday, September 14. It will encompass venues all over the city that will feature visual art galleries/studios, film, music, literature (spoken word performances and storytelling), dance, live theater, and as much Arts Programming as we can pack into a long weekend. **Charlie's** also features the programming of our Arts Partners, such as Steel Beam Theatre, Fine Line Creative Arts Center, Fox Valley Repertory, Water Street Studios/PrintLab and the Norris Cultural Arts Center, and our Civic Partners, such as the Park District, the Library and the Downtown St. Charles Partnership.

<u>Event Organizer/Sponsor</u>	<u>Event Title</u>	<u>Location</u>	<u>Date(s)</u>
St Charles Arts Council	<i>Charlie's Art Show</i>	Multiple venues	13, 14
St Charles Arts Council	<b>neXt gallery</b>	Multiple venues	11, 12, 13, 14
Cedar Avenue Studios	Open House	1020 Cedar Avenue	13, 14
Steel Beam Theatre	<i>Almost Maine</i>	Steel Beam Theatre	12, 13, 14
Fox Valley Repertory	<i>Brighton Beach Memoirs</i>	Pheasant Run/FVR Main Stage	11, 12, 13, 14
Fine Line Creative Arts Center	Kavanagh Gallery – Layers Collage Show	Fine Line Creative Arts Center	12, 13, 14
Downtown St. Charles Partnership	Jazz Weekend	Multiple venues - Downtown	11, 12, 13, 14
St. Charles Park District	Sculpture in the Park	Mt. St. Mary Park	11, 12, 13, 14
St. Charles Park District	The Art of Nature	Hickory Knolls Discovery Center	11, 12, 13, 14
SCAC/Library/Russ Devereaux	GrassRoots Literary Showcase	TBA	13
St. Charles Public Library	Literature Programming	St. Charles Public Library	14
Norris Cultural Arts	Art Show	Gallery – Norris Cultural Arts Center	13, 14
PrintLab/Water Street Studios	Awesome Art Afternoons and Demonstrations	PrintLab – 117 W. Main Street	11, 12, 13, 14
All Things Art Studio	Art Classes and Demonstrations	All Things Art Studio	12, 13
Tri-City Swing/SCAC/Park District	Jazz Age Party in the Park	Pottawatomie Park and Pavilion	14
St Charles Arts Council/Milan Shah	Film App Festival presents the cult classic “Night of the Living Dead”	Arcada Theatre	11
	Indie Films	Baker Community Center	13
SCAC/Bart Woodstrup	Interactive Video Projection Project	Downtown venue	11, 12, 13, 14
Cultural Connection	A Gallery of Nature	Wasco Nursery and Garden Center	11, 12, 13, 14
SCAC/Park District	Concerts in the Park at <b>Charlie's</b>	Lincoln Park	11

For more information, click on the web site's [Events](#) page, call the SCAC at 630.443.3794 or email us at [info@StCharlesArtsCouncil.org](mailto:info@StCharlesArtsCouncil.org).

# ALL of the ARTS • ALL over TOWN



**Multiple venues ALL over St. Charles featuring  
Art Shows, Exhibitions & Galleries  
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 <p><b>ST. CHARLES</b> SINCE 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
	Title:		Recommendation to approve a Final Plat of Subdivision for the Dunham Creek Subdivision, 2455 Dunham Rd.			
	Presenter:		Russell Colby			
<i>Please check appropriate box:</i>						
	Government Operations				Government Services	
X	Planning & Development (6/9/14)				City Council	
Estimated Cost:			Budgeted:	YES		NO
If NO, please explain how item will be funded:						
<b>Executive Summary:</b>						
<p>Advanced Commodities Inc., property owner, is proposing a two-lot subdivision of the property located at 2455 Dunham Rd, at the southwest corner of Dunham and Country Club Roads. The existing house would remain and a new lot would be created on the southern portion of the property.</p> <p>The property was annexed into the City in 1988. A wide drainageway leads through the site from east to west. The creek is a tributary to Norton Creek. A large area of wetlands are located on the property.</p> <p>A staff report is attached along with review comments on the engineering plan and subdivision plat. The remaining comments are technical in nature and will not change the overall configuration of the subdivision.</p>						
<b>Plan Commission Review:</b>						
The Plan Commission recommended approval of the Final Plat of Subdivision on 4/8/14.						
<b>Attachments:</b> <i>(please list)</i>						
Staff Report, Application, Plan document						
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>						
Recommendation to approve a Final Plat of Subdivision for the Dunham Creek Subdivision, 2455 Dunham Rd., subject to resolution of all staff comments prior to City Council action.						
<i>For office use only:</i>		<i>Agenda Item Number: 3c</i>				

Community & Economic Development  
 Planning Division

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



ST. CHARLES  
 SINCE 1834

**STAFF REPORT**

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

**FROM:** Russell Colby  
 Planning Division Manager

**RE:** Dunham Creek Subdivision

**DATE:** May 29, 2014

**I. APPLICATION INFORMATION:**

**Project Name:** Dunham Creek Subdivision

**Applicant:** Advanced Commodities Inc.

**Purpose:** Subdivided single lot into two lots

<b>General Information:</b>		
<b>Site Information</b>		
Location	2455 Dunham Rd. (Southwest corner of Dunham & Country Club Roads)	
Acres	8.53 acres	
Applications:	Final Plat of Subdivision (Minor Subdivision)	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement	
	Title 17, Chapter 17.12 - Residential Districts	
<b>Existing Conditions</b>		
Land Use	Single Family Residential	
Zoning	RE-1 Single Family Estate	
<b>Zoning Summary</b>		
North	Village of Wayne	Single Family Homes
East	PL Public Lands – PUD/RS-2 Single Family	Royal Fox Golf Course/Residential
South	RE-1 Single Family Estate	Single Family Home
West	Unincorporated	Single Family Home
<b>Comprehensive Plan Designation</b>		
Rural Single Family Residential		

**Aerial Photo**



**Subject Property  
2455 Dunham Rd**

**II. OVERVIEW**

**A. PROPERTY HISTORY**

The house was constructed on the property in 1963, prior to the property being annexed into the City. The property was annexed into the City in 1988. A Planned Unit Development (PUD) was approved to construct 11 additional houses on the property, but the project was not constructed. The PUD designation has since expired.

A wide drainageway leads through the site from east to west. The creek is a tributary to Norton Creek. A large area of wetlands are located on the property.

**B. PROPOSAL**

Advanced Commodities Inc., property owner, is proposing a two-lot subdivision of the property. The existing house would remain and a new lot would be created on the southern portion of the property.

### III. ANALYSIS

#### A. ZONING AND SUBDIVISION DESIGN REVIEW

	<b>RE-1 Minimum Zoning Standards</b>	<b>Proposal</b>
<b>Minimum Lot Area</b>	1 ¼ acres or 54,450 sf	Lot 1: 5.11 acres Lot 2: 2.20 acres
<b>Minimum Lot Width</b>	250 ft.	Meets the requirement. (Due to the shape of Lot 2, the buildable portion will be limited to the rear half of the lot as depicted on the Final Plat.)
<b>Minimum Front Yard</b>	40 ft.	Lot 1: 40 ft. Lot 2: At building setback line per plat (located where the minimum lot width is met)
<b>Minimum Rear Yard</b>	50 ft.	50 ft.
<b>Minimum Interior Side Yard</b>	20 ft.	20 ft.

#### B. TRAFFIC AND ACCESS

The existing driveway to the house on the property will be utilized as a shared driveway to Dunham Rd. No access to the site will be provided from Country Club Rd.

Country Club Road adjacent to the site is within the jurisdiction of the Village of Wayne. The City has a boundary line agreement with Wayne that identifies the proposed north property line of this subdivision as the boundary between St. Charles and Wayne.

Additional street right-of-way will be dedicated on Dunham Rd. and Country Club Rd. Since Country Club Road is under Wayne’s jurisdiction, the dedication of this property may need to be on a separate plat of dedication.

Pedestrian infrastructure in the general area of the site terminates at Royal St. Georges Court and does not extend further north. Dunham Road north of this point and Country Club Road are rural roads without sidewalks or other infrastructure. The developer will install a portion of sidewalk on the west side of Dunham Road connecting the existing sidewalk to the south to the drive access into the site.

#### C. ENGINEERING REVIEW

- A drainage study has been submitted for review.
- A drainage easement will be dedicated over the wetland area.
- A required 50 ft. wetland buffer has been identified on the plans.
- Perimeter utility easements have been provided for each lot.
- Public utilities (water and sanitary service) were extended into the site shortly after it was annexed in 1988. These utilities will serve the new Lot 2.

- The property is not currently served by City electric service, but service exists nearby and can be extended to the property.

The engineering plans have been reviewed by staff. A review letter from Chris Tiedt, Development Engineering Division Manager, is attached. The remaining comments are technical in nature and will not change the overall configuration of the subdivision.

**D. FINAL PLAT OF SUBDIVISION**

Staff has reviewed the Final Plat. Only minor comments need to be addressed.

**E. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS**

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

Contributions based on one, five-bedroom detached house:

- Park District - \$9,066.85
- School District - \$9,589.26

These cash-in-lieu amounts are required to be paid before the building permit is issued for the house on Lot 2.

These amounts are subject to change depending on changes to the fee calculation and the ultimate number of bedrooms in the house on Lot 2.

**IV. RECOMMENDATION**

The Plan Commission reviewed the Final Plat of Subdivision application and recommended approval on 4/8/14. There was no significant discussion of the project.

Staff recommends approval of the Final Plat of Subdivision, contingent upon resolution of all staff comments prior to City Council action.

**Community Development  
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



# Memo

Date: 5/29/2014  
To: Russell Colby  
From: Chris Tiedt   
RE: 2455 Dunham Road

---

I have reviewed the submittal for the proposed subdivision at 2455 Dunham Road. The following documents were reviewed.

- Storm Water Report for 2455 Dunham Road prepared by Haeger Engineering, LLC. dated May 6, 2014
- Final Plat of Subdivision for Dunham Creek prepared by Haeger Engineering, LLC. revised 5/1/2014
- Final Engineering Plans for Dunham Creek Subdivision prepared by Haeger Engineering, LLC. revised 5/2/2014
- Dunham Creek Stormwater Pollution Prevention Plan dated 5/2/2014

I have reviewed the above documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for your consideration:

**Plat of Subdivision:**

1. Please label the easements on the drawing portion of the plat to clearly identify each easement location.
2. The area shown as the right-of-way dedication for Country Club Road should be removed from the plat. The City of St. Charles has a jurisdictional boundary line agreement with the Village of Wayne that runs east-west following the proposed north lot line of Lot 1 and then turns northward along the west right-of-way line of Dunham Rd. The City of St. Charles cannot approve a subdivision plat that includes any property on the Wayne side of the boundary line. The remaining Country Club Road parcel will need to be dedicated to the Village of Wayne on a separate plat of dedication.
3. It is my opinion that the Wetland Buffer Easement provisions should not be granted to the City of St. Charles. Instead, the first sentence should begin as

follows: “A permanent non-exclusive easement is hereby reserved in, upon, across...”

4. Please remove the last paragraph from the Wetland Buffer provision pertaining to fences being allowed within the buffer easement area.

**Final Engineering Plans:**

5. Sheet C3.0: Please add a note under the Sanitary Sewer that “All adjusted sanitary manholes, existing and proposed, will require chimney seals per City standards.”
6. Sheet C2.0: Please revise note #9 under Sewer and Waterman General notes to read “”Band-Seal” or other *Non-shear type* couplings shall be used...”
7. Sheet C5.0: Please identify all existing utility services for lot 1, including the B-box and sanitary service. They may need to be located.
8. Sheet C5.0: Please add a note that the detention pond and all appurtenances shall be privately owned and maintained.

**SWPPP Plan:**

9. Sheet EC2.0: Please identify restoration of the areas that will be disturbed during the installation of the sidewalk and driveway apron.

**General Comments:**

10. The wetland review portion of the stormwater permit has been sent out to a Qualified Wetland Review Specialist. Any comments resulting from their review will need to be addressed prior to Final Engineering Approval.
11. A Jurisdictional Determination by the Army Corp of Engineers (ACOE) will also need to be submitted for review and approval.
12. IDNR-OWR and ACOE permitting will be required for any proposed work within wetland boundaries.
13. As a placeholder, a financial guarantee for 115% of the approved engineer’s estimate will need to be submitted to the City prior to the start of construction and signature of the Final Plat of Subdivision.
14. The following information from the City’s Municipal Electric Utility should be noted by the developer/owner and concurrence from obtained from the same.
  - The existing ComEd electric service to the existing structure is allowed to stay in its existing form. Any upgrade or change to that service will require it to be converted to City of St. Charles Municipal Electric Utility.
  - By written customer request to the City and to ComEd, the existing service may be converted to the City of St. Charles Municipal Electric Utility. Such conversion will need to comply with City policies and practices in effect at the time of request. There is no grandfather clause with respect to this service conversion. The customer is responsible for all costs and coordination related to conversion of the service from ComEd to the City.
  - Any new service to the property shall be served from the City of St. Charles Municipal Electric Utility. There is currently not convenient, inexpensive infrastructure in near proximity with which to serve this property. The cost of the extension of the City electric system to the property will be at customer expense. Any new, upgrade, or change to the electric service on this property shall not be served from ComEd facilities.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

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

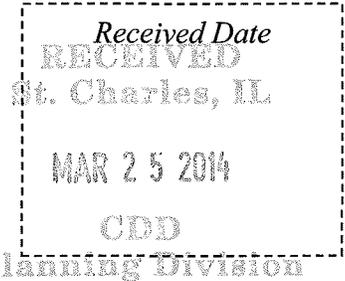


COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**FINAL PLAT APPLICATION**

<b>CITYVIEW</b>	
Project Name:	<u>Dunham Creek Subdivision</u>
Project Number:	<u>2013 -PR- 016</u>
Application Number:	<u>2013 -AP- 025</u>



*Instructions:*

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

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

<b>1. Property Information:</b>	Parcel Number (s): 09-24-100-011	
	Proposed Subdivision Name: Dunham Creek Subdivision	
<b>2. Applicant Information:</b>	Name Advanced Commodities, Inc. (Contact : Chris Mackowiak)	Phone (630) 363-2223
	Address 840 W. Bartlett Road Bartlett, IL 60103	Fax (630) 372-9600
		Email CJRMAC@aol.com
<b>3. Record Owner Information:</b>	Name Advanced Commodities, Inc.	Phone (630) 363-2223
	Address 840 W. Bartlett Road Bartlett, IL 60103	Fax (630) 372-9600
		Email CJRMAC@aol.com
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name Advanced Commodities, Inc.	Phone (630) 363-2223
	Address 840 W. Bartlett Road Bartlett, IL 60103	Fax (630) 372-9600
		Email CJRMAC@aol.com

## ***Attachment Checklist***

- ❑ **APPLICATION:** Completed application form signed by the applicant
- ❑ **APPLICATION FEE:** Refer to attached Schedule of Application Fees
- ❑ **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
- ❑ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- ❑ **PLANS:**

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

**Copies of Plans:**

  - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
  - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ❑ **COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- ❑ **WORKSHEETS (For residential developments):**
  - Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
  - Inclusionary Housing Worksheet
- ❑ **ADDITIONAL APPLICATION:**
  - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
  - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

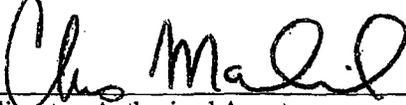
**ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:**

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

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

Record Owner

Date



3/20/14

Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM  
CORPORATION**

STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, Chris Machowiak, being first duly sworn on oath depose and say that I am the  
Owner of Advanced Commodities, Inc., an  
(Illinois) ( \_\_\_\_\_ ) Corporation and that the following persons are all of the shareholders  
of 7% or more of the common stock of said Corporation:

Stevetakscheur \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BY: Chris Machowiak

TITLE: owner

Subscribed and Sworn before me this 21st day of  
March, 2014.

Andrea Penkava  
Notary Public





# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Dunham Creek Subdivision
Date Submitted:	02/07/2014
Prepared by:	Haeger Engineering, LLC



## Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
<b>Detached Single Family</b>							
> 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
> 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
> 5 Bedroom	1	DU x .345	= 0.345	DU x .248	= 0.248	DU x .300	= 0.30
<b>Attached Single Family</b>							
> 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
> 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
> 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
> 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
<b>Apartments</b>							
> Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
> 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
> 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
> 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals                    1 TDU                    0.345 TE                    0.248 TM                    0.30 TH

## School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	0.345	x .025	= 0.0086
Middle (TM)	0.248	x .0389	= 0.0096
High (TH)	0.30	x .072	= 0.0216

Total Site Acres                    0.0399

## Cash in lieu of requirements -

0.0399 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 9,589.26

# FINAL PLAT OF SUBDIVISION DUNHAM CREEK

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY  
OF ST. CHARLES, KANE COUNTY, ILLINOIS.

DUNHAM'S INC.  
ASSESSMENT PLAT  
NO. 18 UNIT NO. 2

Line	Direction	Length	Line	Direction	Length
L1	S 88° 08' 44.27" E	28.60	L41	N 70° 00' 03.73" E	44.58
L2	S 24° 39' 10.93" E	10.90	L42	N 77° 49' 24.01" E	40.05
L3	N 64° 15' 44.47" E	24.48	L43	S 79° 11' 19.97" E	17.64
L4	N 21° 27' 56.78" W	24.60	L44	S 67° 05' 19.58" E	35.70
L5	N 23° 51' 53.84" E	29.17	L45	S 34° 22' 07.37" E	35.24
L6	S 69° 10' 28.24" W	21.41	L46	S 24° 42' 02.99" E	44.98
L7	N 8° 02' 21.28" E	20.00	L47	S 77° 02' 23.73" E	3.47
L8	S 81° 09' 30.73" E	40.00	L48	N 21° 00' 49.30" E	56.47
L9	N 60° 11' 31.52" W	12.64	L49	N 60° 01' 08.00" E	14.87
L10	N 40° 12' 54.47" W	28.29	L50	N 80° 19' 19.84" E	16.29
L11	N 67° 03' 17.84" W	63.61	L51	S 78° 42' 10.57" E	68.30
L12	N 31° 44' 32.51" W	72.77	L52	S 65° 38' 43.47" E	43.66
L13	N 18° 09' 09.51" W	54.01	L53	S 13° 59' 37.52" E	12.92
L14	N 0° 40' 58.39" W	25.57	L54	S 41° 38' 45.23" E	20.71
L15	N 21° 19' 45.57" E	26.48	L55	S 18° 47' 46.74" W	33.63
L16	N 33° 57' 29.98" E	34.31	L56	S 45° 39' 12.19" W	37.53
L17	N 40° 51' 52.51" E	36.22	L57	S 61° 46' 25.90" E	23.88
L18	N 61° 16' 30.44" W	45.06	L58	S 28° 51' 16.50" E	23.54
L19	S 57° 20' 04.28" W	20.34	L59	S 2° 20' 46.94" E	42.99
L20	S 10° 51' 54.92" W	63.68	L60	S 18° 47' 14.54" W	15.88

Line	Direction	Length	Line	Direction	Length
L21	S 53° 33' 01.89" W	41.62	L61	S 52° 19' 04.11" W	18.29
L22	N 63° 13' 07.83" W	36.82	L62	N 69° 47' 13.91" W	31.24
L23	N 47° 27' 28.33" W	63.43	L63	N 42° 02' 29.77" W	21.69
L24	S 63° 59' 40.24" W	14.54	L64	N 10° 02' 13.72" W	30.13
L25	S 38° 27' 22.25" W	23.20	L65	S 28° 07' 57.24" W	24.39
L26	S 42° 39' 09.57" W	68.24	L66	S 23° 37' 37.98" E	15.49
L27	S 50° 28' 43.79" W	20.28	L67	S 41° 39' 52.49" W	36.91
L28	S 89° 34' 35.20" W	14.09	L68	S 10° 46' 25.51" E	35.29
L29	S 59° 48' 11.71" W	17.44	L69	S 67° 21' 12.89" E	16.83
L30	N 75° 45' 03.87" W	71.38	L70	S 59° 12' 29.10" E	62.41
L31	N 63° 30' 55.07" W	50.88	L71	S 53° 01' 53.67" E	24.70
L32	N 73° 28' 08.84" W	18.41	L72	S 69° 39' 18.97" E	32.57
L33	S 74° 49' 51.01" E	42.87	L73	N 65° 20' 49.07" E	36.70
L34	S 67° 29' 13.40" E	80.79	L74	N 72° 21' 05.44" W	14.79
L35	N 67° 19' 59.51" E	3.89	L75	N 30° 02' 59.97" W	44.09
L36	N 40° 21' 56.37" E	12.19	L76	N 80° 00' 03.07" W	99.02
L37	N 9° 59' 45.13" E	26.12			
L38	N 8° 22' 03.08" W	61.39			
L39	N 19° 13' 07.72" E	36.40			
L40	N 40° 50' 24.11" E	26.52			

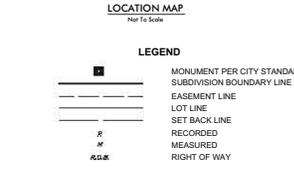
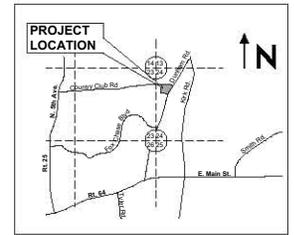
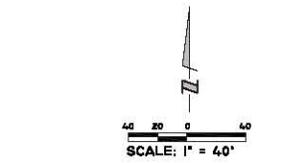
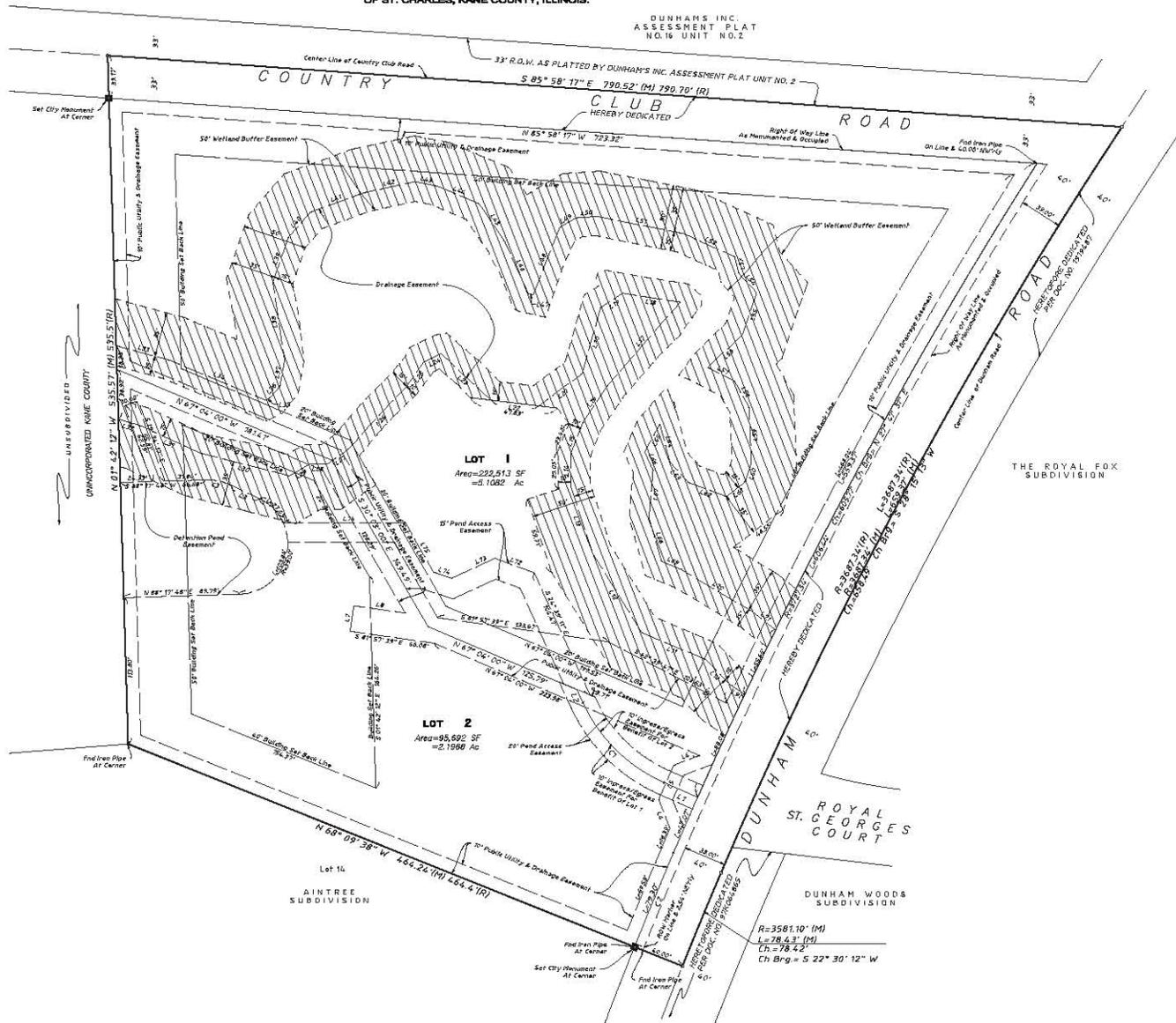
Curve	Length	Radius	Chord	Chord Bearing
C1	90.52	125.00	88.56	S 40° 23' 58" E
C2	79.37	3621.10	79.30	S 22° 30' 12" W
C3	20.12	42.00	19.92	N 77° 58' 58" W

**OWNER / DEVELOPER:**

Advanced Commodities, Inc.  
940 W. Bartlett Rd  
Bartlett, IL 60103  
Tel: 630.363.2223

**CIVIL ENGINEER & LAND SURVEYOR:**

Haeger Engineering LLC  
Illinois Prof. Design Firm #184-003152  
1304 N. Plum Grove Road  
Schaumburg, IL 60173  
Tel: 847-394-6600  
Fax: 847-394-6608  
www.haegerengineering.com



**PARCEL DATA:**

Lot 1	222,513 SF / 5.1082 Acres
Lot 2	95,692 SF / 2.1969 Acres
R.O.W.	53,445 SF / 1.2269 Acres
<b>Total Area</b>	<b>371,655 SF / 8.5320 Acres</b>

**ZONING**

Current Zoning	RE-1 Single Family Estate District
Proposed Zoning	RE-1 Single Family Estate District

**EASEMENT DATA FOR LOT 1:**

#	DESCRIPTION	AREA
1A	Drainage Easement	68,981 SF
2A	Ingress/Egress Easement	1,210 SF
3A	Public Utility & Drainage Easement	26,562 SF
4A	Pond Access Easement	4,802 SF
5A	Wetland Buffer Easement	84,735 SF

**EASEMENT DATA FOR LOT 2:**

#	DESCRIPTION	AREA
1B	Drainage Easement	4,983 SF
2B	Ingress/Egress Easement	1,392 SF
3B	Public Utility & Drainage Easement	13,784 SF
4B	Pond Access Easement	2,415 SF
5B	Wetland Buffer Easement	9,005 SF
6B	Detention Pond Easement	11,057 SF

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

1844 N. Plum Grove Road, Schaumburg, IL 60178  
Tel: 847-394-6600 Fax: 847-394-6608  
Illinois Professional Design Firm License No. 144-003152  
www.haegerengineering.com

Project No.	12-140
Date	2.6.2014
Surveyor	JWG
Engineer	LAK



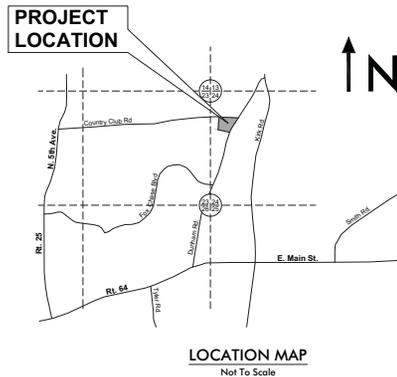
# DUNHAM CREEK SUBDIVISION 2455 DUNHAM RD - 2 LOT SUBDIVISION FINAL ENGINEERING PLANS

## SECTION 24 TOWNSHIP 40 NORTH RANGE 8 EAST ST. CHARLES, ILLINOIS KANE COUNTY

**OWNER / DEVELOPER:**  
Advanced Commodities Inc.  
840 W. Bartlett Rd  
Bartlett, IL 60103  
Tel: 630.363.2223

**CIVIL ENGINEER & LAND SURVEYOR:**  
Haeger Engineering LLC  
Illinois Prof. Design Firm #184-003152  
1304 N. Plum Grove Road  
Schaumburg, IL 60173  
Tel: 847.394.6600  
Tel: 847.394.6600  
Fax: 847.394.6608  
www.haegerengineering.com

**CITY OF ST. CHARLES:**  
Municipal Center  
2 E. Main St.  
St. Charles, IL 60174  
Tel: 630.377.4400



Existing Symbol	Description	Proposed Symbol
	Restrictor Structure (See Detail)	
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Electric Line	
	Electrical Pedestal	
	Telephone Pedestal	
	Cable TV Line	
	Cable TV Pedestal	
	Handicapped Parking Stall	
	Curb & Gutter	
	Welland Marker	
	Retaining Wall	
	Closed Lid Frame & Lid	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Sanitary Sewer Service (Future)	
	Gas Valve	
	Gas Line	
	Electric Line	
	Telephone Line	
	Cable TV Line	
	Softscape Flow	

**Benchmark**

**Source Benchmark**  
Description: City of St. Charles Station STC04  
Location: Southeast Corner of County Club Rd. and Aintree Rd.  
Elevation: 784.21 (NAVD 88)

**Site Benchmark**  
CP # 14 (See Survey)  
Description: W. Tap Bolt on Hydrant  
Elevation: 748.39 (NAVD 88)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	GRADING & UTILITY PLAN
C6.0	DETAILS

INDEX TO STORM WATER POLLUTION PREVENTION & RESTORATION PLANS	
NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	STORM WATER POLLUTION PREVENTION & RESTORATION PLAN
EC3.0	SWPPP GENERAL NOTES & DETAILS

SUMMARY OF QUANTITIES			
NO.	DESCRIPTION	QNTY	UNIT
STM.1	FLARED END SECTION	2	EA
STM.2	RESTRICTOR STRUCTURE	1	EA
STM.3	8" PVC SDR 26 STORM SEWER	86	LF
PW.1	1-1/2" HMA SURFACE COURSE, C-4, CRUSHED	44	SY
PW.2	1-1/2" HMA BINDER COURSE, IL-19 D, NSD	44	SY
PW.3	4" AGGREGATE BASE COURSE, C-4, CRUSHED	44	SY
SDW.1	5' PORTLAND CEMENT CONCRETE (CLASS S)	628	SF
SDW.2	4" AGGREGATE BASE COURSE, C-4, CRUSHED	24	SY



EXPIRES 11-30-15



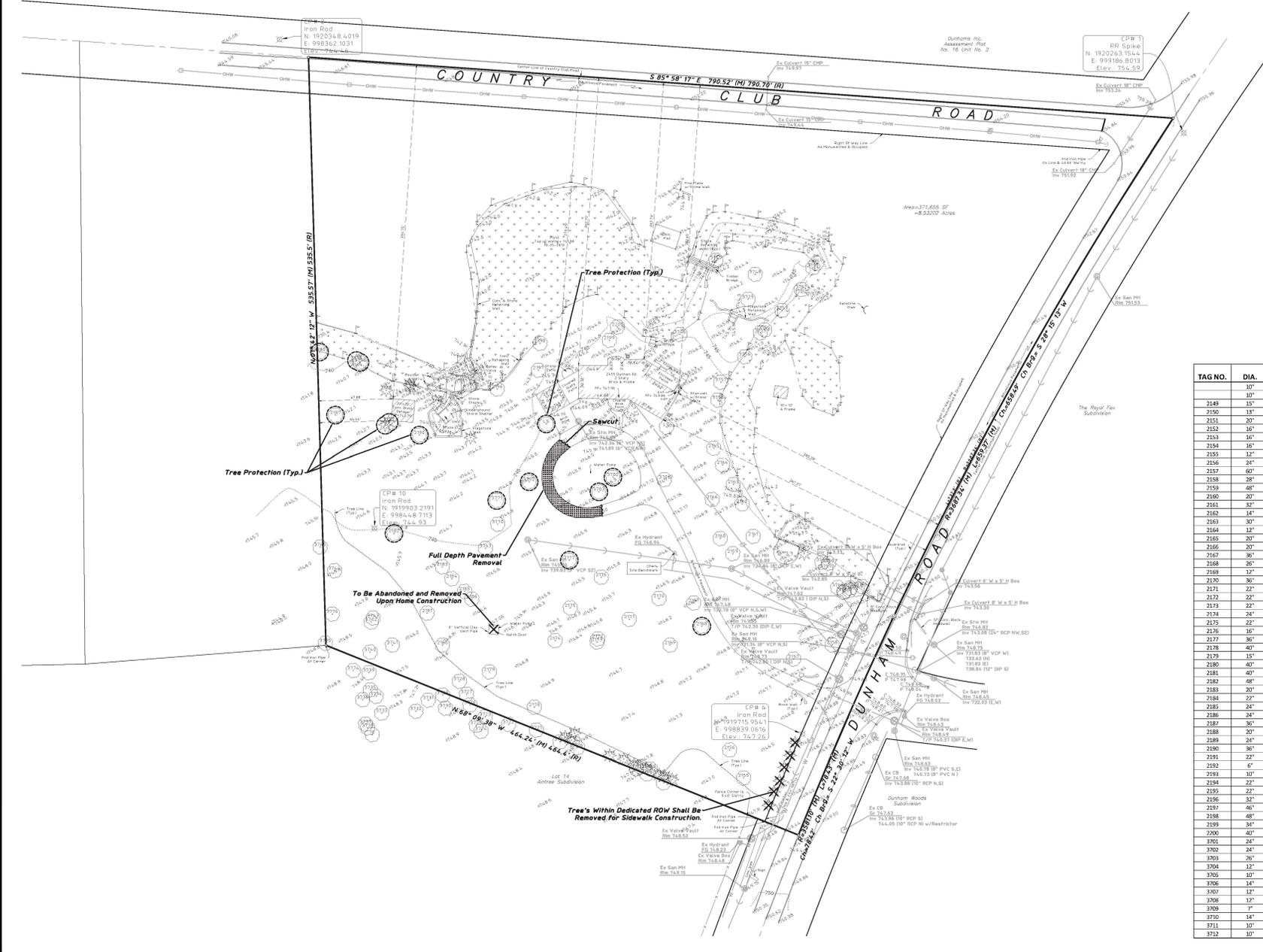
Note:  
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

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 Illinois Professional Design Firm License No. 184-003152  
 www.haegerengineering.com

**TITLE SHEET**  
**DUNHAM CREEK SUBDIVISION**  
**2455 DUNHAM RD**  
 ST. CHARLES, ILLINOIS

Project Manager: L.A.K.  
 Engineer: T.J.B.  
 Date: 03.05.2014  
 Project No.: 13140  
 Sheet: **C1.0** / C6.0





TREE INVENTORY

TAG NO.	DIA.	TAG NO.	DIA.
2149	15"	3713	10"
2150	13"	3714	14"
2151	20"	3715	8"
2152	16"	3717	14"
2153	16"	3718	12"
2154	16"	3719	8"
2155	12"	3720	10"
2156	24"	3721	8"
2157	60"	3722	10"
2158	28"	3723	36"
2159	48"	3724	6"
2160	20"	3725	6"
2161	32"	3726	8"
2162	14"	3727	22"
2163	30"	3728	12"
2164	12"	3729	12"
2165	20"	3730	30"
2166	20"	3731	22"
2167	36"	3732	14"
2168	20"	3733	12"
2169	12"	3734	6"
2170	36"	3735	34"
2171	22"	3736	20"
2172	22"	3737	36"
2173	22"	3738	12"
2174	24"	3739	14"
2175	22"	3740	7"
2176	16"	3741	8"
2177	36"	3742	18"
2178	40"	3743	22"
2179	15"	3744	26"
2180	40"	3745	20"
2181	40"	3746	22"
2182	48"	3747	10"
2183	20"	3748	10"
2184	22"	3749	8"
2185	24"	3751	10"
2186	24"	3752	8"
2187	36"	3753	44"
2188	20"	3754	12"
2189	24"	3755	10"
2190	36"	3756	36"
2191	22"	3757	8"
2192	6"	3758	12"
2193	10"	3759	8"
2194	22"	3760	10"
2195	22"	3761	10"
2196	32"	3762	7"
2197	46"	3763	48"
2198	48"	3764	12"
2199	34"	3765	10"
2200	40"	3766	8"
3701	24"	3767	8"
3702	24"	3768	12"
3703	26"	3769	10"
3704	12"	3770	18"
3705	10"	3771	36"
3706	14"	3772	42"
3707	12"	3773	15"
3708	12"	3775	12"
3709	3"	3776	48"
3710	14"	3778	14"
3711	10"	3779	12"
3712	10"	3780	18"

**HAGER ENGINEERING**  
 1304 N. Sun Drive Road, Schaumburg, IL 60193 • Tel: 815.396.6600 Fax: 815.396.6609  
 www.hagerengineering.com

**EXISTING CONDITIONS & DEMOLITION PLAN**  
**DUNHAM CREEK SUBDIVISION**  
**2455 DUNHAM RD**  
 ST. CHARLES, ILLINOIS

Project Manager: L.A.K.  
 Engineer: T.J.B.  
 Date: 03.05.2014  
 Project No.: 13140  
 Sheet No.: C3.0

Plot Date: Apr 20, 2014 1:22pm Ruled by: hsk  
 File Name: P:\2013\13140\Drawings\Final Engineering\13140 Final Eng.dwg



**LEGEND**

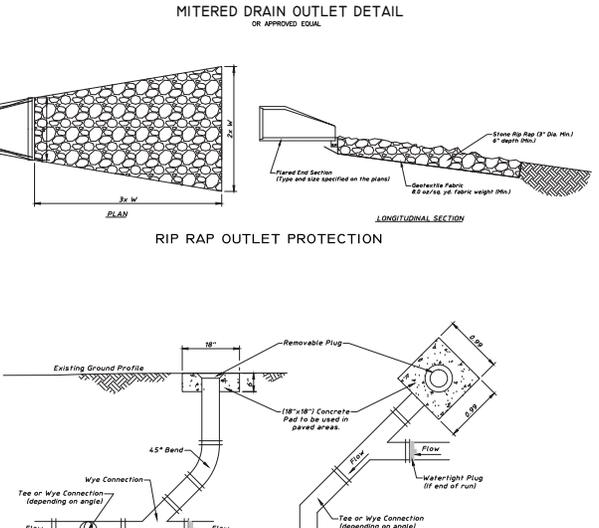
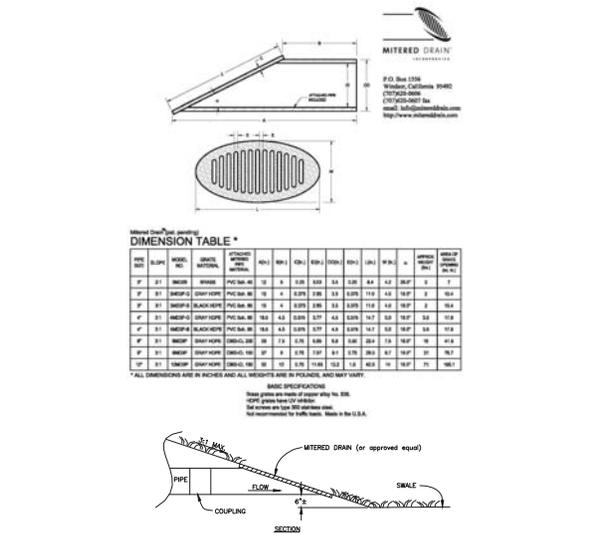
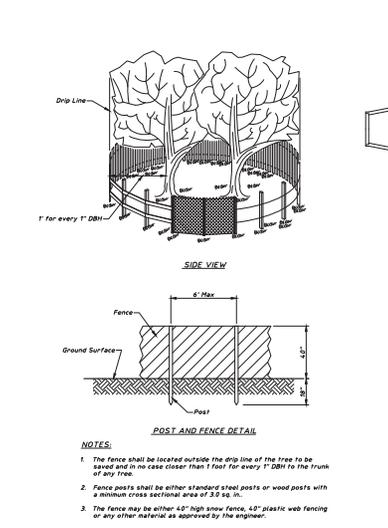
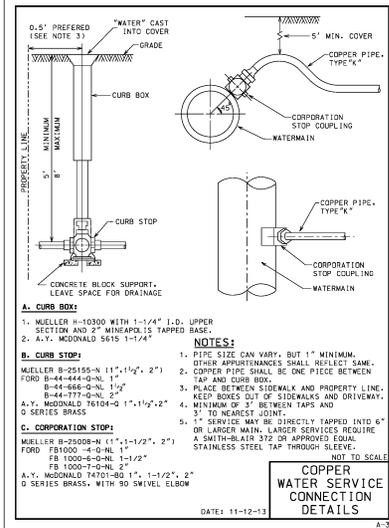
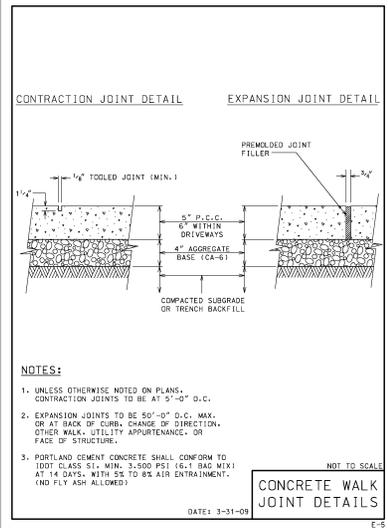
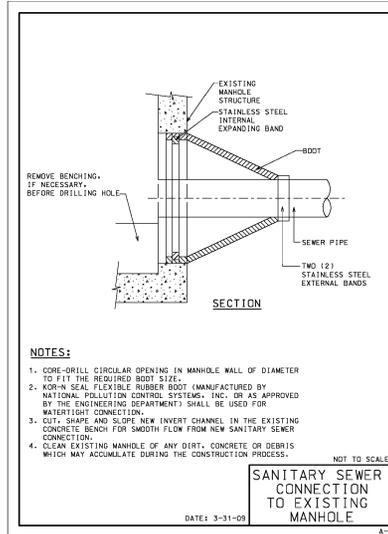
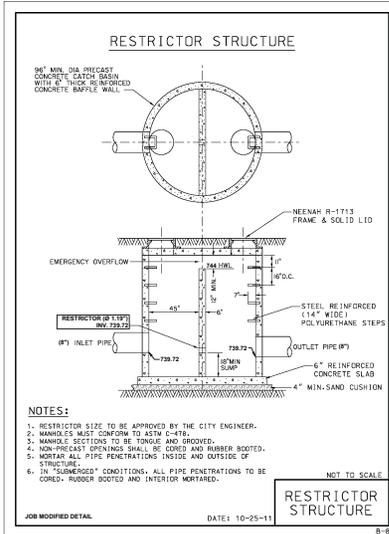
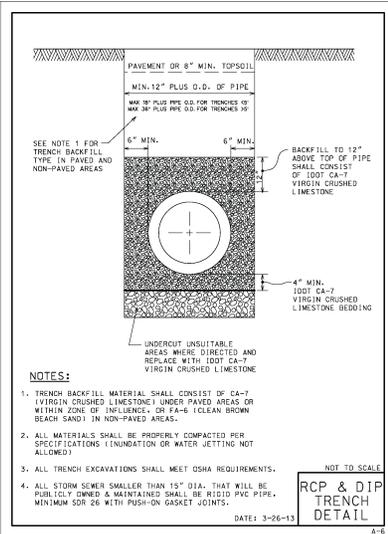
- WETLAND BUFFER LIMITS (VARIES)**
  - 50' Recommended in Midwest Ecological Wetland Assessment Report (12.13.2013)
- BITUMINOUS PAVEMENT**
  - 1-1/2" Hot-Mix Asphalt (HMA) Surface Course, Mix 'D', N50 (Max. 15% RAP)
  - 1-1/2" Hot-Mix Asphalt (HMA) Binder Course, IL-19.0, N50 (Max. 30% RAP)
  - 4" Aggregate Base Course, CA-6, Crushed
- AREA WITHIN BUILDING SETBACK**
- CONCRETE SIDEWALK (SEE DETAIL)**
  - 5" Portland Cement Concrete (Class Sl)
  - 4" Aggregate Base Course, CA-6, Crushed
- ASSUMED AREA OF DISTURBANCE**
  - For Proposed Conditions
  - Deletion Provided For Onsite
  - Approximately Equal to 0.78 Acres

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 1324 N. Main Street, Springfield, IL 62767 • Tel: 618.298.6600 • Fax: 618.298.6609  
 www.haegerengineering.com

**GEOMETRY & PAVING PLAN**  
**DUNHAM CREEK SUBDIVISION**  
 2455 DUNHAM RD  
 ST. CHARLES, ILLINOIS

Project Manager: L.A.K.  
 Engineer: T.I.B.  
 Date: 03.05.2014  
 Project No.: 13140  
 Sheet: **C4.0**  
 C.E.O.





Project Manager: L.A.K.  
 Engineer: T.B.B.  
 Date: 03.05.2014  
 Project No. 13140  
 Sheet **C6.0** / C6.0

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**DUNHAM CREEK SUBDIVISION**  
**2455 DUNHAM RD**  
 ST. CHARLES, ILLINOIS



## AGENDA ITEM EXECUTIVE SUMMARY

<b>Title:</b>	Update regarding Downtown Overlay Office Certification Appeal for ALE Solutions- 1 Illinois St.
<b>Presenter:</b>	Rita Tungare

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (6/9/14)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
If NO, please explain how item will be funded:						

**Executive Summary:**

**Background:**

ALE Solutions appealed the staff decision to deny their Office Certification request to occupy a ground floor unit at Fox Island Square, 1 W. Illinois St., and the appeal was denied by the City Council on April 21, 2014. The City Council approved Resolution No. 2014-22, denying the certification and granting ALE a period of 90 days to continue to occupy Unit #120, subject to the following conditions:

- During the 90 day period, ALE shall demonstrate that a good faith effort is being made to manage the employee parking per the Proposed Parking Policy submitted on April 14, 2014.
- ALE shall appear before the Planning & Development Committee on May 12, 2014 and June 9, 2014, to provide an update on enforcement of the Proposed Parking Policy and progress on efforts to find a new location for the employees currently in Unit #120.
- Should ALE fail to appear before the Committee on the dates specified above, or should the Committee find that ALE is not demonstrating a good faith effort to enforce the Proposed Parking Policy, the Committee shall direct City Staff to issue a Notice of Zoning Violation requiring ALE to vacate Unit #120 in 30 days.

Pursuant to Council direction, a Notice of Zoning Violation was issued by the City on April 29, 2014. This action does not affect ALE’s ability to continue to occupy the upper floors of the building.

**Update to the Committee:**

- Mr. Zimmers of ALE Solutions has been advised to attend the meeting to provide an update.
- Building & Code Enforcement staff is monitoring the parking situation regularly and will provide an update at the meeting.

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

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

Update regarding Downtown Overlay Office Certification Appeal for ALE Solutions- 1 Illinois St.

<i>For office use only:</i>	<i>Agenda Item Number: 3d</i>
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ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Discussion Regarding Regulating Chickens on Residential Properties
Presenter:	Bob Vann – Building & Code Enforcement Division Manager

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (06/09/14)		City Council
	Public Hearing		

Estimated Cost:		Budgeted:	YES	X	NO	
-----------------	--	-----------	-----	---	----	--

If NO, please explain how item will be funded:

**Executive Summary:**

St. Charles City Code currently allows chickens (fowls) within city limits. Staff has received inquiries regarding maintaining chickens on residential properties. The attached memorandum provides current City code restrictions on chickens and three possible options:

- 1) Make no changes to existing regulations
- 2) Continue to allow chickens with additional restrictions
- 3) Prohibit chickens

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

- Staff's memorandum to Chairman Stellato and P&D Committee
- City Code Section of Title 6 Animals

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

Staff is requesting direction from the Committee on how best to address domestic chickens (fowls). Based upon Committee direction staff will work with legal counsel to prepare the necessary regulations for consideration.

<i>For office use only:</i>	<i>Agenda Item Number: 3e</i>
-----------------------------	-------------------------------

**Community & Economic Development  
Building & Code Enforcement Division**

Phone: (630) 377-4406

Fax: (630) 443-4638



# Memo

**Date:** May 19, 2014

**To:** Chairman Dan Stellato and  
members of the Planning & Development Committee

**From:** Bob Vann, Building and Code Enforcement Division Manager

**Cc:** Rita Tungare, Director of Community & Economic Development

**RE:** Discussion regarding regulating chickens on residential properties

---

Recently there has been a heightened interest in acquiring and maintaining chickens on residential properties within the City of St. Charles. The City's current regulations in Title 6 of the City Code entitled, Animals, Section 6.12.080 "Animals Prohibited in the City", identifies animals that are not allowed within the city limits, unless permitted under certain circumstances. City Code does allow birds and fish within the City and based upon this, chickens (fowls) are defined as birds; therefore chickens are permitted within city limits.

There are specific limitations that are in place that restrict property owners on how chickens are used.

- 1) Chickens cannot be part of an agriculture process or business.
- 2) No retail sales of agricultural products shall be conducted on the property.
- 3) The selling of chickens is prohibited.
- 4) Chickens (or animals) shall be classified as a nuisance if they are found emitting loud noises excessively for an extended and uninterrupted period of time, or creating noxious or offensive odors.

In recent years the occupancy of chickens on residential properties has become a growing issue among several communities; but for the City of St. Charles the presence of residential chickens has been existing for 20+ years. For the most part, they have been self-regulated.

Memorandum  
Planning & Development Committee  
Discussion on Chicken Regulations  
Page 2

City staff has received a very limited number of complaints; however, recently, we have received more inquiries and heard concerns regarding chickens on residential properties.

Staff has researched regulations from other communities and offers the following three options:

- 1) Make no changes to the existing regulations and continue the same practice.
- 2) Continue to allow chickens on residential properties with additional restrictions in place, such as:
  - a. Limit the number
  - b. Confinement requirements
  - c. Restrict to certain Zoning Districts in which lots are larger
  - d. For personal use only
  - e. Prohibit roosters
  - f. Other criteria that the Committee would like to consider
- 3) Prohibit chickens all together within City limits.

Staff believes this may be a continuing issue in the foreseeable future and we are looking for direction from the Committee on how to best address domestic chickens. Based on the Committee direction, staff will then work with legal counsel to prepare the necessary regulations for consideration.

## REGULATIONS

### **6.12.050 Removal of excreta - Owner's responsibility.**

No owner shall fail to remove excrement deposited by his pet upon the public ways or within the public places of the city or upon the premises of any person other than the owner's without that person's consent. This section shall not apply to a blind person while walking his or her guide dog. (Ord. 1977-M-11 (part): prior code § 20.37.)

### **6.12.060 Nuisances.**

An animal shall be classed as a nuisance, and its owner held in violation of this title, when such animal shall commit and repeat any of the following acts:

- A. Molesting persons or moving vehicles by chasing or barking or otherwise encumbering them;
- B. Attacking other animals that are being maintained in a lawful and otherwise proper way on the premises of their owner(s) or that are in the ordinance-prescribed control of their owners away from their home premises;
- C. Damaging property other than that of the owner;
- D. Barking, whining, howling or otherwise emitting loud noises excessively for an extended and uninterrupted period while on the property of the owner or within the confines of the owner's residence or other enclosed building on the owner's property;
- E. Creating noxious or offensive odors.

(Ord. 1979-M-48 § 1; Ord. 1977-M-11 (part): prior code § 20.38.)

### **6.12.070 Dead animals deemed nuisances when.**

It also shall be classed as a nuisance for any person to leave in or throw into any public way, public place or public water or to bury within the city the body or any part thereof of any dead or fatally sick or injured animal, or to display the unpreserved body or any unpreserved part of the dead animal in a place where it may be dangerous to the life or detrimental to the health of any animal or person. (Ord. 1977-M-11 (part): prior code § 20.39.)

### **6.12.080 Animals prohibited in the city.**

It is unlawful to keep any pigs, swine, sheep, cattle, goats, or similar animals, or any naturally wild animals other than birds and fish within the city unless allowed by the zoning ordinance of the city, unless same shall be properly and safely confined in zoological parks, performing animal exhibitions, educational institutions, veterinary hospitals, or animal shelters licensed under the Animal Welfare Act of the State. (Ord. 1977-M-11 (part): prior code § 20.40.)

### **6.12.090 Selling rabbits or fowl as novelties prohibited.**

No person shall sell, offer for sale or give away as a pet any rabbit or fowl that has been dyed, colored or otherwise treated to impart an artificial color thereto. Baby chicks, ducklings, goslings and turtles shall not be sold, offered for sale, bartered or given away as pets or novelties. (Ord. 1977-M-11 (part): prior code § 20.41.)

### **6.12.100 Using animals for prizes or attracting trade prohibited.**

No person shall give away any animal, as defined in Section 6.04.020, as a prize or as an inducement to enter any competition or contest or place of amusement, or offer such as an incentive to any business agreement for the purpose of attracting trade. (Ord. 1977-M-11 (part): prior code § 20.42.)

## Communities that Allow Chickens

Town	Setbacks	# of Chickens allowed	Enclosure Requirements	Other Requirements
Batavia	30 ft. from other residential structures	8 maximum	Covered inside Covered Fences Outside-No less than 32 sq. ft.-outside enclosed	No Roosters
Burr Ridge	Rear yard, meet building setbacks, 10 ft. from rear lot line	4 Hens per acre	Not to exceed 150 sq. ft.	No Roosters
Downers Grove	50 ft. from property line	4 over 18 weeks 4 under 18 weeks	In pen or coop at all times	
Itasca	150 ft. from any residence (except owners) Public St.			
Oak Brook	100 ft. from nearest lot or street line not less than 50 ft. from interior and rear lot line			
Warrenville	Not allowed as part of home and/or garage. Can be adjacent to a home or accessory building	No more than 4	Must be in coop or a run and confined at all times.	No Roosters
Wayne	50 ft. from lot line	1 per acre	Must be housed in a private stable located in the rear yard	

**Towns that do not allow chickens:** Addison, Bloomingdale, Bolingbrook, Carol Stream, Elmhurst, Geneva, Glen Ellyn, Hanover Park, Hinsdale, Lombard, Villa Park, West Chicago, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge.

 <b>ST. CHARLES</b> <small>SINCE 1834</small>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
	Title:	Recommendation to approve a General Amendment regarding regulations for Single Family Residential Driveways				
	Presenter:	Russell Colby				
<i>Please check appropriate box:</i>						
	Government Operations		Government Services			
X	Planning & Development (6/9/14)		City Council			
Estimated Cost:		Budgeted:	YES		NO	
If NO, please explain how item will be funded:						
<b>Executive Summary:</b>						
<p>Prior to 2006, the City did not regulate the area of driveway pavement on residential lots. This regulation was introduced in the 2006 Zoning Ordinance. The City last amended its regulations for driveways in summer 2013.</p> <p>Staff has continued to encounter issues with the percentage limitation in front and exterior (corner) side yards. This is particularly problematic when a homeowner wishes to replace an existing non-conforming driveway, or enlarge a driveway similar what exists in their neighborhood. Also, with households having an increasing number of vehicles, there is a desire from homeowners to provide more parking on their property.</p> <p>Given that almost all of the City's neighborhoods were constructed prior to 2006, Staff does not believe it is practical to continue to impose such rigid standards on properties that were developed prior to the regulations being enacted by the City. However, some limitation is needed to prevent excessively large driveways.</p>						
<b>Amendment:</b>						
The proposed amendment would increase the allowable front yard coverage from 25% and 33% up to 40% for all single family residential driveways (excluding circular driveways).						
Increasing the allowable yard coverage to 40% will make almost all driveway sizes/configurations that are common in the City's neighborhoods conforming to the Zoning Ordinance. This will enable residents to reconstruct most existing driveways to a similar size and will enable residents to expand existing driveways in a similar manner to what is common in their neighborhood.						
<b>Plan Commission Review:</b>						
The Plan Commission held a public hearing and recommended approval of the General Amendment on 6/3/14. The vote was 8-0.						
<b>Attachments:</b> <i>(please list)</i>						
Staff Report, Application						
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>						
Recommendation to approve a General Amendment regarding regulations for Single Family Residential Driveways						
<i>For office use only:</i>		Agenda Item Number: 3f				

Community & Economic Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**STAFF REPORT**

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

**FROM:** Russell Colby, Planning Division Manager

**RE:** Application for a General Amendment to Title 17 of the City Code (Zoning Ordinance)  
regarding Residential Driveways

**DATE:** June 6, 2014

---

**I. GENERAL INFORMATION**

Project Name: General Amendment for Residential Driveways

Applicant: City of St. Charles

Purpose: Modify driveway regulations for single and two family residential properties to better reflect existing conditions.

**II. BACKGROUND**

Prior to 2006, the City did not regulate the area of driveway pavement on residential lots. This regulation was introduced in the 2006 Zoning Ordinance in order to place a reasonable limitation on the amount of a residential front or exterior side yard (yards along streets) that could be paved. Yards with excessive driveway pavement were viewed as aesthetically unattractive and inconsistent with the character of residential neighborhoods in St. Charles.

(For single-family residential lots, there are no limitations on paved areas in the buildable area of the lot, within the interior side yards, or within the rear yard.)

The City last amended its regulations for driveways in summer 2013. However, over the past year, staff has continued to encounter issues with the percentage limitation in front and exterior (corner) side yards. This is particularly problematic when a homeowner wishes to replace an existing driveway that is considered non-conforming based on the current restrictions, or when a homeowner wants to install a similar driveway design to what exists in their neighborhood, only to find out the City no longer allows driveways of this size. Additionally, with households having an increasing number of vehicles, there is a desire from homeowners to provide additional parking on their property instead of utilizing the street.

Given that almost all of the City's neighborhoods were constructed prior to 2006, Staff does not believe it is practical to continue to impose such rigid standards on properties that were developed prior to the regulations being enacted by the City. However, some limitation is needed to prevent excessively large driveways.

## **Current Regulations**

### **17.24.070 Design of Off-Street Parking Facilities**

All off-street parking facilities shall comply with the following standards:

#### ***A. Setbacks and Yard Coverage***

##### ***1. Single-family, two-family and townhouse dwellings***

*Off-Street parking facilities and access drives may be located in any yard, but shall not cover more of the front or exterior side yard in which it is located than is specified below:*

- a. For circular driveways, up to fifty percent (50%) of the front yard, if both access points intersect with the front lot line, b) up to fifty percent (50%) of the exterior side yard, if both access points intersect with the exterior side lot line or c) up to twenty-five percent (25%) of the total area of the front and exterior side yards, if one access intersects the front lot line and the other intersects the exterior side lot line.*
- b. For driveways to access three-car front loaded garages, thirty-three percent (33%).*
- c. For all other driveways, twenty-five percent (25%), except that one driveway of at least 18 feet wide generally perpendicular to the street is permitted regardless of the percentage of the yard it occupies.*
- d. Prior to January 1, 2014, an existing driveway may be reconstructed at the same size regardless of yard coverage, provided the driveway otherwise complies with all other applicable requirements.*

#### ***C. Access***

*a. For single and two-family dwellings, a maximum of twenty-four (24) feet in width for a single driveway, or for a lot with two driveways, a maximum of eighteen (18) feet in width per driveway. No more than two driveways shall be permitted per lot.*

## **III. PROPOSAL**

Staff proposes to increase the maximum percentage of front and exterior side yard coverage for driveway paving for the following reasons:

- The current requirement is difficult to administer, particularly in developed neighborhoods where larger driveways are common.
- A higher percentage of front yard coverage could still place a reasonable limitation on driveways within front yards without allowing for excessively large driveways.

### **Proposed Amendment**

The proposed amendment would increase the allowable front yard coverage from 25% and 33% up to 40% for all single family residential driveways (excluding circular driveways).

Increasing the allowable yard coverage to 40% will make almost all driveway sizes/configurations that are common in the City's neighborhoods conforming to the Zoning Ordinance. This will enable residents to reconstruct most existing driveways to a similar size and

will enable residents to expand existing driveways in a similar manner to what is common in their neighborhood.

#### **IV. RECOMMENDATION**

The Plan Commission conducted a public hearing on June 3, 2014 and recommended approval of the application. The vote was 8 to 0.

During the public hearing, the Commission discussed that although the existing restrictions may be desirable from an aesthetic point of view, they generally felt it was not practical to impose stricter regulations.

Staff is recommending approval and has attached findings in support of the recommendation.

## **FINDINGS**

### APPLICATION FOR GENERAL AMENDMENT

**1. The consistency of the proposed amendment with the City’s Comprehensive Plan**

The amendment is consistent with the Comprehensive Plan’s goal of preserving the character of the City’s residential neighborhoods.

**2. The consistency of the proposed amendment with the intent and general regulations of this Title.**

This amendment is consistent with the intent of limiting the size of residential driveways for the purpose of aesthetics and preservation of neighborhood character. The proposed changes are intended to make the ordinance requirements more consistent with what exists today, without enabling excessively large driveways to be constructed.

**3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change of policy.**

The amendment will create more workable requirements that reflect the existing conditions in residential neighborhoods in St. Charles.

**4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.**

The amendment will benefit all residential neighborhoods.

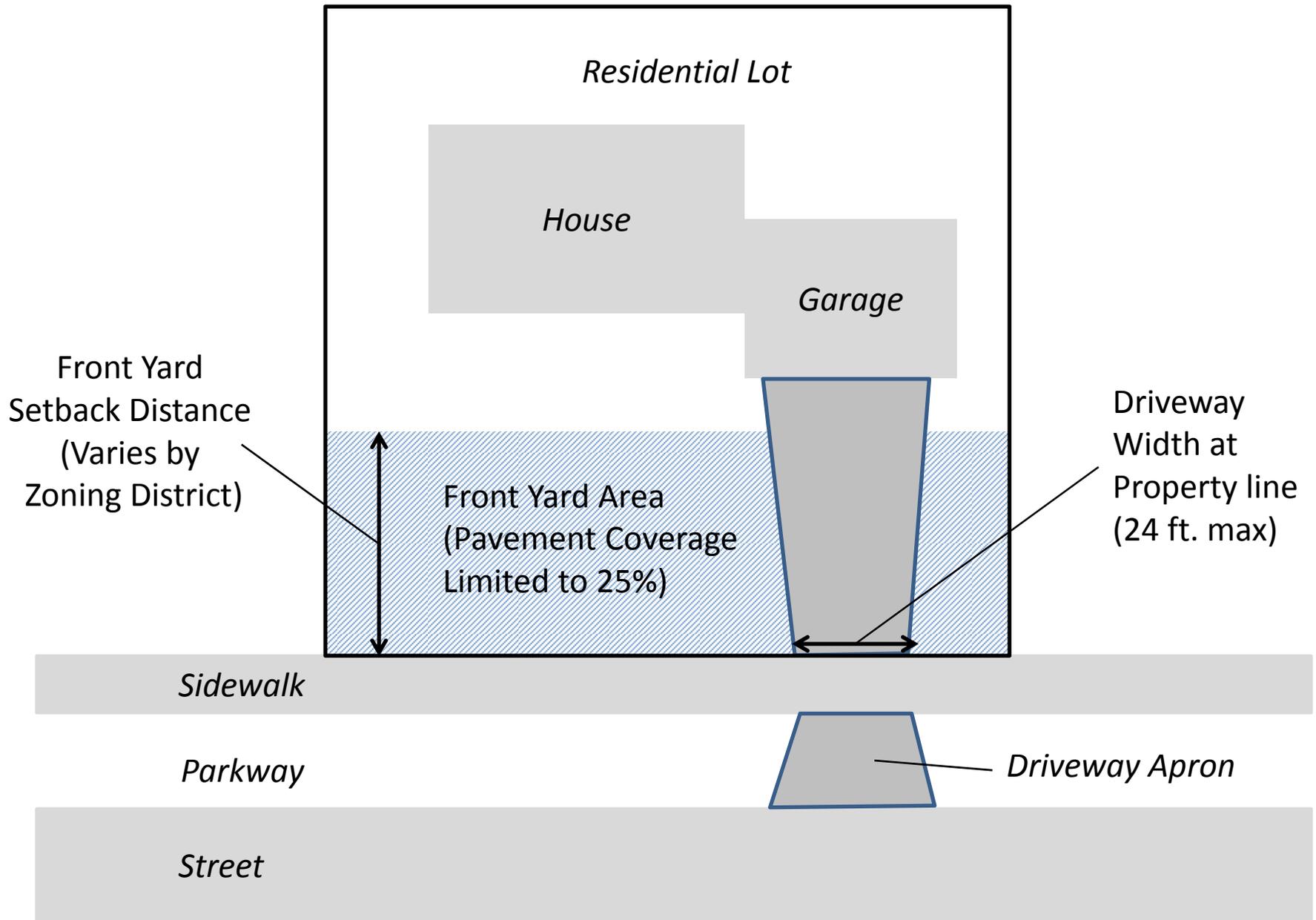
**5. The extent to which the proposed amendment creates non-conformities.**

The proposed amendment will significantly reduce the number of existing non-conforming driveways and enable many residential driveways to be reconstructed similar to how they existed when the property was originally developed.

**6. The implications of the proposed amendment on all similarly zoned property in the City.**

This amendment will be applied equally across all residential zoning districts.

# How driveways are regulated in the Zoning Ordinance



# Driveway Regulations

Regulation	1997-2006	2006	2013 amendment	Proposal
Max. driveway width at street	24 ft.	24 ft.	No change	No change
Max. percentage of Front Yard coverage	Not regulated	25%	No change	Increase from 25% to 40%
- For 3 car front-loaded garages	-	25%	33%	Increase from 33% to 40%
- For Circular drives	-	25% per yard or 50% if both access points are in the same yard	No change	No change
Minimum driveway width always permitted, regardless of Front Yard coverage	-	16 ft. width  (50 ft. wide lot = 32% coverage)  (60 ft. wide lot = 27% coverage)	18 ft. width  (50 ft. wide lot = 36% coverage)  (60 ft. wide lot = 30% coverage)	No change



Common driveway configuration-  
2 car garage, 3 car width

**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

**GENERAL AMENDMENT APPLICATION**

*Received Date*  
**RECEIVED**  
St. Charles, IL  
  
APR 30 2014  
  
CDD  
Planning Division

<b>CITYVIEW</b>	
Project Name:	<u>G.A. - driveways</u>
Project Number:	<u>2014 -PR- 012</u>
Application Number:	<u>2014 -AP- 019</u>

*Instructions:*

To request an amendment to the text of the St. Charles Zoning Ordinance, complete this application and submit it with all required attachments to the Planning Division.

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

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. Applicant:</b>	Name	City of St. Charles	Phone	630-377-4443
	Address	2 E. Main St. St. Charles, IL 60174	Fax	630-377-4062
			Email	vcoby@stcharlesil.gov
<b>2. Billing:</b> <i>Who is responsible for paying application fees and reimbursements?</i>	Name	Same	Phone	
	Address		Fax	
			Email	

**Attachment Checklist**

- APPLICATION:** Completed application form
- 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.
- WORDING OF THE REQUESTED TEXT AMENDMENT**

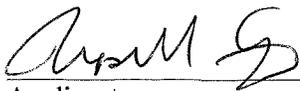
One (1) copy of Proposed Amendment (Letter Sized) and one (1) Electronic Microsoft Word version on CD-ROM

**Requested Text Amendment**

To amend Section(s) 17.24.070 of the St. Charles Zoning Ordinance. The wording of the proposed amendment is: (attach sheets if necessary)

Amend restrictions on percentage of front yard  
coverage for single family residential driveways to  
better reflect existing neighborhoods.  
Specific percentages to be determined.

**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.**

  
Applicant

4/30/14  
Date



## AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Corridor Improvement Grant for 1434 E. Main Street (Eric Larson)

Presenter: Matthew O'Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (6/9/14)		City Council
	Public Hearing		

Estimated Cost:	\$6,265.00	Budgeted:	YES	X	NO
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If NO, please explain how item will be funded:

**Executive Summary:**

Eric Larson the owner of the commercial building located at 1434 E. Main Street has requested a Corridor Improvement Grant for landscape improvements. The applicant is proposing to install new landscape features along the E. Main Street frontage and along the front of the existing building. These features will enhance the E. Main Street corridor along a portion of the road that does not have abundant amounts of landscaping.

The Corridor Improvement Commission reviewed the design and recommended approval of the grant on June 4, 2014. The City's share of the total project cost will be a maximum of \$5,890.00 for landscape materials and \$375.00 for design fees. The total grant amount will be \$6,265.00.

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

Draft Corridor Improvement Agreement.  
CIC Resolution 3-2014

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

Recommendation to approve a Corridor Improvement Grant for 1434 E. Main Street (Eric Larson).

*For office use only:*

*Agenda Item Number: 3g*

**City of St. Charles**  
**CORRIDOR IMPROVEMENT AGREEMENT**

1434 E. Main Street  
Eric Larson

**THIS AGREEMENT**, entered into this 16th day of June, 2014, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Eric Larson**

Address of Property to be Improved: **1434 E. Main Street**

PIN Number(s): **09-26-301-013**

Property Owner's Name: **Eric Larson**

**WITNESSETH:**

**WHEREAS**, the CITY has established a **Corridor Improvement Program** to provide matching grants for landscaping and related improvements within the Randall Road, Main Street, and Kirk Road corridors of the CITY; and

**WHEREAS**, Eric Larson, APPLICANT, desires to install landscaping and related improvements to the above-described property that are eligible for reimbursement under the Corridor Improvement Program; and

**WHEREAS**, said Corridor Improvement Program is administered by the CITY with the advice of the Corridor Improvement Commission and is funded from the general fund for the purposes of improving the aesthetics of the commercial corridors of the CITY and preventing blight and deterioration; and

**WHEREAS**, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Corridor Improvement Program.

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

**SECTION 1:** The APPLICANT understands and agrees that only the cost of eligible improvements located east of the right-of-way on parcels with the following PIN(s) **09-26-301-013**, and landscape design fees associated with those improvements, shall be considered reimbursable as shown in Exhibits II and III. The CITY will reimburse the APPLICANT up to 75% of the cost for landscape design services and up to 50% of the cost of labor, materials and equipment necessary to install landscaping and related improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit “I” (the “Improvements”), but in no event more than the maximum amounts as defined below:

Landscape designer’s fee:	\$500.00	City’s Share @75%	\$375.00
Landscape improvements cost:	\$11,780.65	City’s Share @50%	\$5,890.00

Labor by the APPLICANT (“sweat equity”) is not a reimbursable expense. All Improvements shall be installed in accordance with Exhibit I, subject to minor revisions as may be approved by a representative of the Corridor Improvement Commission due to availability of landscape plants, field conditions not known at the time of design, and similar circumstances beyond the APPLICANT’s control.

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

**SECTION 3:** Upon completion of the Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Improvements as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In

addition, the APPLICANT shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, the landscape architect's statement, and "before" and "after" pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less, and for 75% of the landscape designer's fee or the maximum amount specified in this Agreement, whichever is less.

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

- 1) upon completion of Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,
- 2) upon receipt by CITY of the landscape designer's invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Improvements and,
- 3) upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Improvements are expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

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

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

**SECTION 6:** Upon completion of the Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Improvements provided for in this Agreement unless such changes are first approved by the Corridor Improvement Commission. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

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

OWNER agrees to provide regular maintenance of the property for a minimum of five years following completion of construction in a condition that is weed free, properly edged and mulched as specified in the original design, and maintained with the same type and quantity of plant material initially installed, unless a modification to the plan is approved by the Corridor Improvement Commission.

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

**SECTION 7:** The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Corridor

Improvement(s) which are the subject of this Agreement, including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The APPLICANT further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said Corridor improvement(s).

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

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

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

**APPLICANT**

**PROPERTY OWNER**  
(if different from APPLICANT)

\_\_\_\_\_

\_\_\_\_\_

**CITY OF ST. CHARLES:** \_\_\_\_\_

**Mayor**

**ATTEST:** \_\_\_\_\_

**City Clerk**

Applicant contact information:

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner's information, if different than applicant:

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## Exhibit I

**The Corridor Improvement Grant Program will reimburse property owners for design consultant fees according to which of the three grant programs the property owner has applied for:**

### **Corridor & Downtown Grants**

Corridor Grants are chosen each year by the Corridor Improvement Commission and approved by the City Council. The grant recipient will pay for the first 25% of the design cost and the grant would pay up to a cap amount based upon linear footage of the property along the Corridor Roadway (Main, Kirk, or Randall, SSA1B); as noted in the chart below:

<b>Grant Funding for Design of Corridor Grants</b>		
<b>Linear Footage of Property on a Corridor Roadway (Main, Kirk, Randall, SSA1B)</b>	<b>Owner Pays</b>	<b>Commission will Pay</b>
< 200 feet	First 25% of Total design Costs	Up to \$2,000
201 – 500 feet	First 25% of Total design Cost	Up to \$3,000
501 + feet	First 25% of Total design Cost	Up to \$4,000

### **Four Season Grants**

The Corridor Improvement Program does not pay for design services. These grants provide up to \$1,000 for soil, labor, plant materials and mulch.



June 04, 2014

Eric Larson  
 605 W Main St  
 St Charles, IL 60174

Proposal: 14 01R  
 Commerical Site off Rt 64  
 103 N 11th St  
 St Charles, IL 60174

EVERGREEN LANDSCAPE ASSOCIATES LLC proposes to supply and install the following:

1. Front Bed

Quantity	Size/Units	Description
65	1 Gal. Cnt	Prairie Dropseed
1	5 ft. BB	Autumn Brilliance Apple Serviceberry
1	2 1/2 in. BB	Prairifire Crabapple
14	5 Gal. Cnt	Miss Kim Manchurian Lilac
10	24 in. # 5 Cont.	Quick Fire Panicule Hydrangea
34	# 1 Cont.	Rosy Returns Daylily
5	1 Gal. Cnt	Northwind Switch Grass
8	1 Gal. Cnt	Caesar's Brother Siberian Iris
7	1 Gal. Cnt	Goldsturm Black-Eyed-Susan Viette's Little Sister
8	1 Gal. Cnt	Magnus Purple Coneflower
3	1 Qt. Cnt	Emerald Pink Moss Phlox
15	1 Gal. Cnt	Purple Dome New England Aster
5.00	cuyd	Premium Blended Mulch
2.00	cuyd	Blended Compost
3.00	ton	Outcropping: Eden Weathered Edge 6"-12" thick
10.00	sqft	Flagging: Fond Du Lac- irregular
3.00		Spray beds with roundup & Prepare soil Rototiller
		<b>Subtotal:</b>
		<b>\$6,829.30</b>

2. Foundation & west section - White Pines

Quantity	Size/Units	Description
3	6 ft. high BB	Eastern White Pine
11	15 in.	Northern Charm Boxwood
3	24 in. # 5 Cont.	Quick Fire Panicule Hydrangea
5	# 3 Cont.	Pink Knockout Rose



Eric Larson : 14 01R - Commerical Site off Rt 64

**2. Foundation & west section - White Pines continued...**

Quantity	Size/Units	Description	
3	24 in. BB	Cayuga Koreanspice Viburnum	
2	3" - 24/Fl	Kamschatka Stonecrop	
1	5 ft. BB	Autumn Brilliance Apple Serviceberry	
1.00	cuyd	Blended Compost	
1.00		Prepare the beds	
		Rototiller	
			<b>Subtotal: \$3,625.25</b>

**3. White Pine & plantings on SE driveway**

Quantity	Size/Units	Description	
16	# 3 Cont.	Prairie Dropseed	
1	6 ft. high BB	Eastern White Pine	
4	# 1 Cont.	Rosy Returns Daylily	
10	1 Gal. Cnt	Magnus Purple Coneflower	
3	1 Gal. Cnt	Purple Dome New England Aster	
1.00	cuyd	Premium Blended Mulch	
0.50	ton	Outcropping: Eden 6"-12" thick	
			<b>Subtotal: \$1,326.10</b>
			<b>Contract Total: \$11,780.65</b>

**NOTES:**

1. Three (3) year warranty on plant material providing owner supplies proper care and maintenance. One (1) year warranty on spaded trees, perennials, bulbs and aquatic plants. One (1) year warranty on groundcover with a one time only replacement. Five (5) year warranty on workmanship of hardscapes.
2. We reserve the right to substitute to a comparable plant if specified is unavailable.
3. Watering, fees and permits are responsibility of owner.
4. EverGreen Landscape is not responsible for damage to unmarked irrigation systems or underground dog fences. EverGreen Landscape is not responsible for Acts of God.
5. We take precautions to prevent damage to driveways, but minor surface blemishes may result from construction.
6. Any deletions or additions to this proposal will alter final amount. Deletions will be credited on the final invoice. Additions will also be shown on the final invoice and will be due upon receipt. Owner is responsible for any additional charges they have incurred.
7. This proposal is valid for 30 days only.
8. A fuel surcharge of 5% will be added to the cost of this proposal if fuel prices are \$4.00 per gallon or higher at the time of service.

**TERMS:** 30% deposit due upon acceptance.  
 Balance in full upon completion.

EVERGREEN LANDSCAPE ASSOCIATES LLC

DESIGN • CONSTRUCTION • MAINTENANCE



48W811 MELMS ROAD, HAMPSHIRE, IL 60140  
(847) 683-9933 FAX: (847) 683-9991

Eric Larson : 14 01R - Commerical Site off Rt 64

To accept this agreement, please sign, date, and return the enclosed duplicate of this contract with your deposit.  
Work will be scheduled upon receipt of deposit and signed contract.

Thank you for the opportunity to submit this proposal,

Kelly Potts  
EverGreen Landscape Associates LLC

ACCEPTED \_\_\_\_\_ DATE \_\_\_\_\_



Exhibit III

X - Serviceberry-  
Amelanchier  
Autumn Brilliance

V - MALUS - Crabapple  
Prairie Fire

OUTCROPPING  
stone piece  
EDEN

O - Flagstone Steppers

Bench -  
Not included

X - Lilac - Misskim

O - Hydrangea  
Quick fire

R - Rose - Knockout  
Pink

D - Daylily - Happy  
Returns/Rosie  
Returns

+ - Grass - Sporobolus  
Prairie Dropseed

G - Grass - Miscanthus - Huron Sunrise  
or Panicum - Northwind

V - IRIS - sibirica - Caesar's Brother

E - Rudbeckia - Viette's Little Sister  
Black-eyed Susan

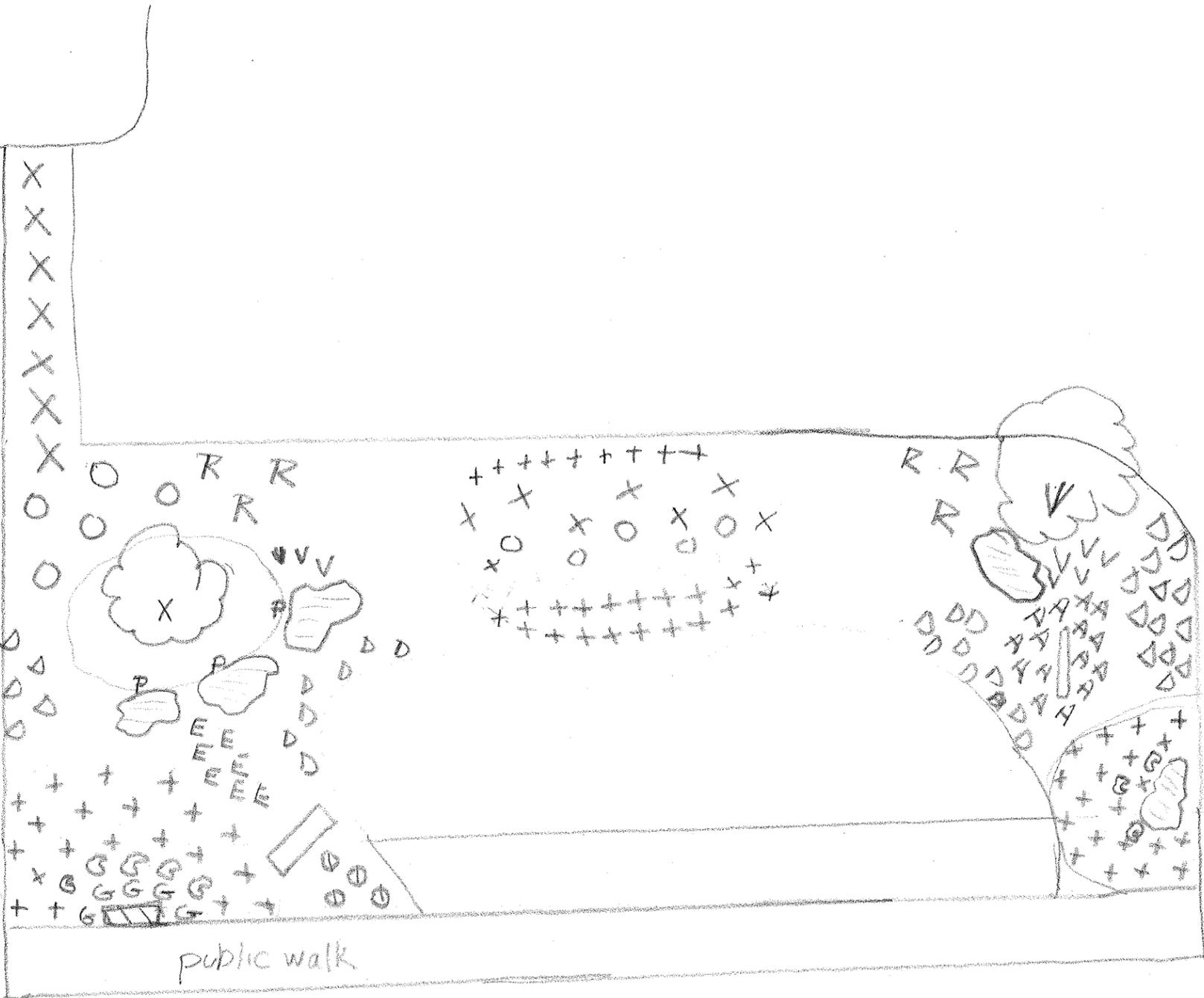
C - Echinacea - Magnus  
Coneflower

P - Phlox - Emerald Pink  
Creeping Phlox

A - Aster - Purple Dome  
Symphyotrichum

Utility box

Sign

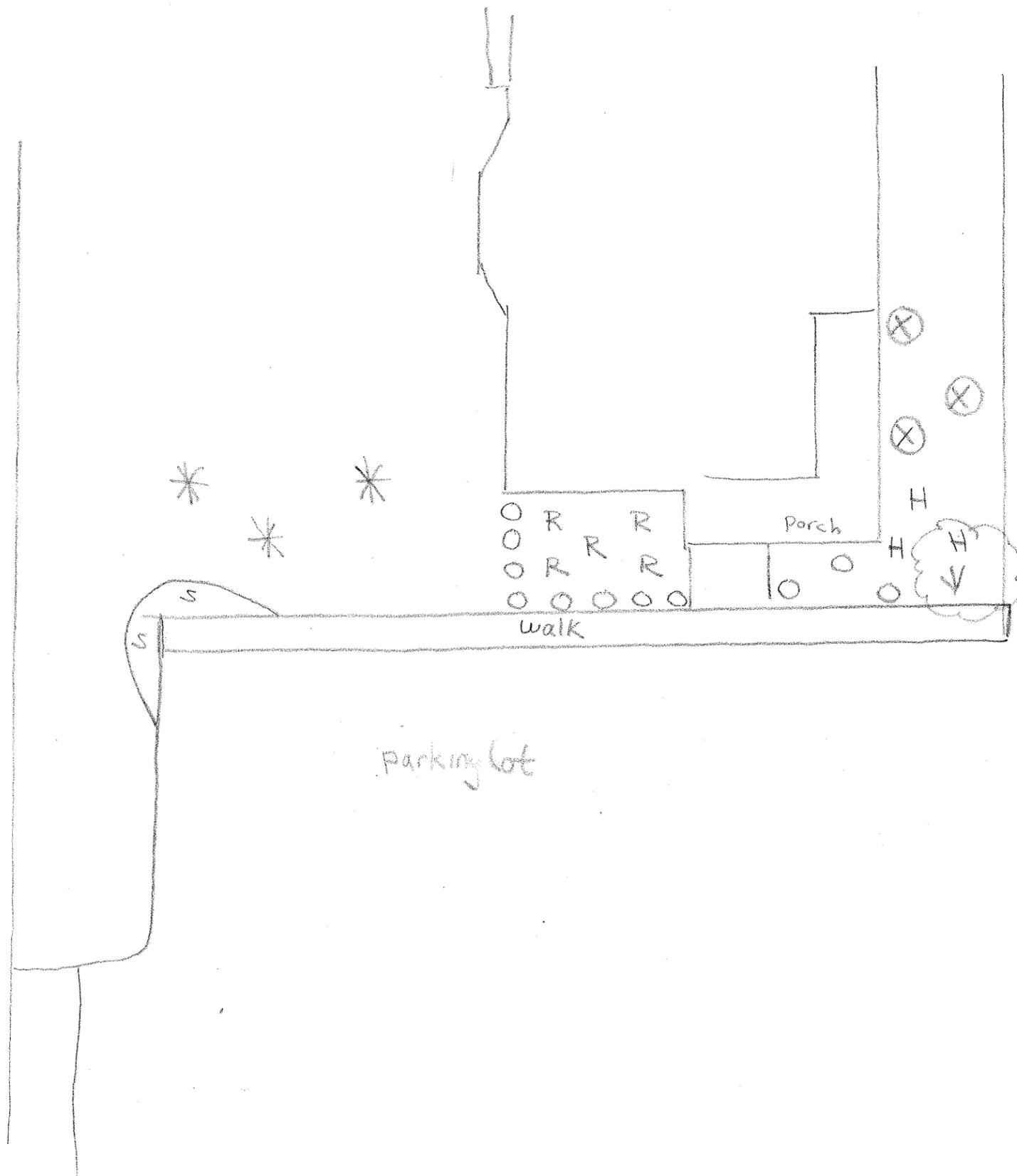


DRIVEWAY

Route 64



ERIC LARSON  
DESIGN BY  
EVERGREEN LANDSCAPE



- \* - White Pine - Pinus Strobus
- O - Boxwood - Northern Charm
- H - Hydrangea - QuickFire
- R - Roses - Pink Knockout
- (X) - Viburnum - Cayuga
- S - Sedum - Kamtschaticum
- (W) - Amelanchier Autumn Brilliance Serviceberry

**Exhibit IV**  
**Agreement to Engage in Maintenance for Five Years**

OWNER agrees to maintain the property in a condition substantially similar to the condition prevalent when final inspection is made by the City's Landscape Architect Consultant and approval is granted by the City's Community & Economic Development Director for a period of at least five (5) years. The property will remain weed free, properly edged and mulched, as specified in the original design, and maintained at a minimum with the same type and quantity of plan material initially installed unless a modification to the plan is brought to and agreed upon by the Commission.

In the event of substandard maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected within thirty (30) days. In the event that substandard maintenance still exists, OWNER agrees to repay the CITY the monies initially allocated to the OWNER by the CITY and to pay all costs and fees, including attorney fees, of any legal action taken to enforce this maintenance agreement.

**City of St. Charles, Illinois**

**Corridor Improvement Commission Resolution No. 3-2014**

**A Resolution Recommending Approval of  
A Corridor Improvement Grant Application**

**1434 E. Main Street – (Eric Larson)**

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

**WHEREAS**, the Corridor Improvement Commission has reviewed the following Corridor Improvement proposal for 1434 E. Main Street; and

**WHEREAS**, the Corridor Improvement Commission finds approval of said Corridor Improvement proposal to be in the best interest of the City of St. Charles and provided the applicant complies with the specific conditions listed in Exhibit "A" attached hereto:

**NOW THEREFORE**, be it resolved by the St. Charles Corridor Improvement Commission to recommend to the City Council approval of the Corridor Improvement application listed above with the conditions listed in Exhibit "A".

Roll Call Vote:

Ayes: English, Schuetz, Kane, Dechene, Potts, and Hauser

Nays: None

Abstain: None

Absent: None

Motion Carried.

**PASSED**, this 4th day of June, 2014.

---

Chairman

**EXHIBIT A**

**REVIEW COMMENTS**

1. Follow plan as presented. Any changes must be reviewed and approved by the Corridor Improvement Commission



## AGENDA ITEM EXECUTIVE SUMMARY

**Title:** Recommendation to approve a Minor Change to PUD for Carriage Oaks PUD – Addition to building (enclosure of existing deck and patio area)

**Presenter:** Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (6/9/14)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

**Executive Summary:**

Carriage Oaks, an independent senior living community, is located 1500 S. 14<sup>th</sup> Street. Development of the property was approved under Ordinance No. 1997-Z-21 as the Carriage Oaks PUD.

The owner is proposing to enclose an existing deck and patio area on the east side of the building in order to expand the facility’s dining/community room. The building footprint will remain the same and no alterations will be made to the landscaping. The elevation of the addition will match the existing exterior. A Minor Change to PUD is required for approval of the addition.

Staff has reviewed the proposal and determined that it is not in conflict with the specifications of the ordinance establishing the PUD in 1997 and a subsequent amendment in 1999 (Ordinance No. 1999-Z-1).

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

Application for Minor Change to PUD; Aerial Photo, Plan documents

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

Recommendation to approve a Minor Change to PUD for Carriage Oaks PUD – Addition to building (enclosure of existing deck and patio area)

<i>For office use only:</i>	<i>Agenda Item Number: 3h</i>
-----------------------------	-------------------------------

Russell

# 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

Received Date  
**RECEIVED**  
 St. Charles, IL  
 MAY 29 2014  
 CDD  
 Planning Division

**CITYVIEW**  
 Project Name: Carriage Oaks  
 Project Number: 2014 -PR- 015  
 Application No. 2014 -AP- 025

### 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): <u>09-33-376-014</u>	
	Street Address (or common location if no address is assigned): <u>1500 So. 14<sup>th</sup> St. St. Charles IL</u>	
<b>2. Applicant Information:</b>	Name: <u>Cheryl King, Ex. Director</u>	Phone: <u>(630) 584-0029</u>
	Address:	Fax:
		Email: <u>Same</u>
<b>3. Record Owner Information:</b>	Name:	Phone:
	Address:	Fax:
		Email: <u>↓</u>
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name: <u>Carriage Oaks</u>	Phone: <u>(630) 584-0029</u>
	Address: <u>1500 So. 14<sup>th</sup> St., St. Charles, IL 60174</u>	Fax: <u>(630) 584-5619</u>
		Email: <u>CarriageOaks@SRGlobal.net</u>

**INFORMATION FOR PROPOSED MINOR CHANGE:**

NAME OF PUD: Carriage Oaks PUD

PUD ORDINANCE #: 1997-Z-21

Identify Specific PUD Plans to be changed:

- 1. First Level Floor Plan
- 2. East Elevation
- 3. \_\_\_\_\_

Description of Proposed Changes:

A proposed addition on the east side of the existing Dining/Community Room on the First Floor. The addition will enclose the existing patio and deck area currently located off of the Dining/Community Room. The addition will utilize the existing foundation system, the building footprint and site plan will remain the same.

***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.

**✓ 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.**

Record Owner

Date



5/29/14

Applicant or Authorized Agent

Date

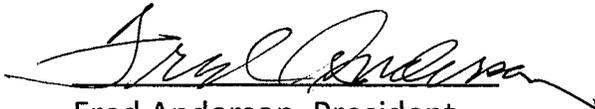
# Carriage Oaks

May 15, 2014

City of St. Charles  
Two East Main St.  
St. Charles IL 60174

To Whom It May Concern,

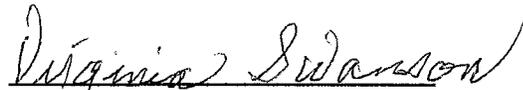
Carriage Oaks is a 501 (C ) (3) Not for Profit Retirement Community in St. Charles IL. We, the Board of Directors of the Not for Profit hereby give Cheryl L King, Executive Director, the authority to sign for the proposed changes to the PUD. Carriage Oaks is a senior residential community whose residents have membership to the non profit and it is governed by this Board of Directors. Please contact us at 630-584-0029 if you have any further questions.



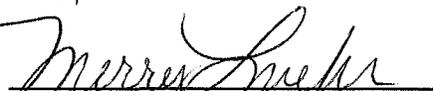
Fred Anderson, President



Lorraine Richards, V.P.



Virginia Swanson, Treasurer



Merry Luehr, Secretary



Daniel Parsons, Director



Frankie J. Pane, Director

1500 South 14th Street • St. Charles, Illinois 60174

(630) 584-2112



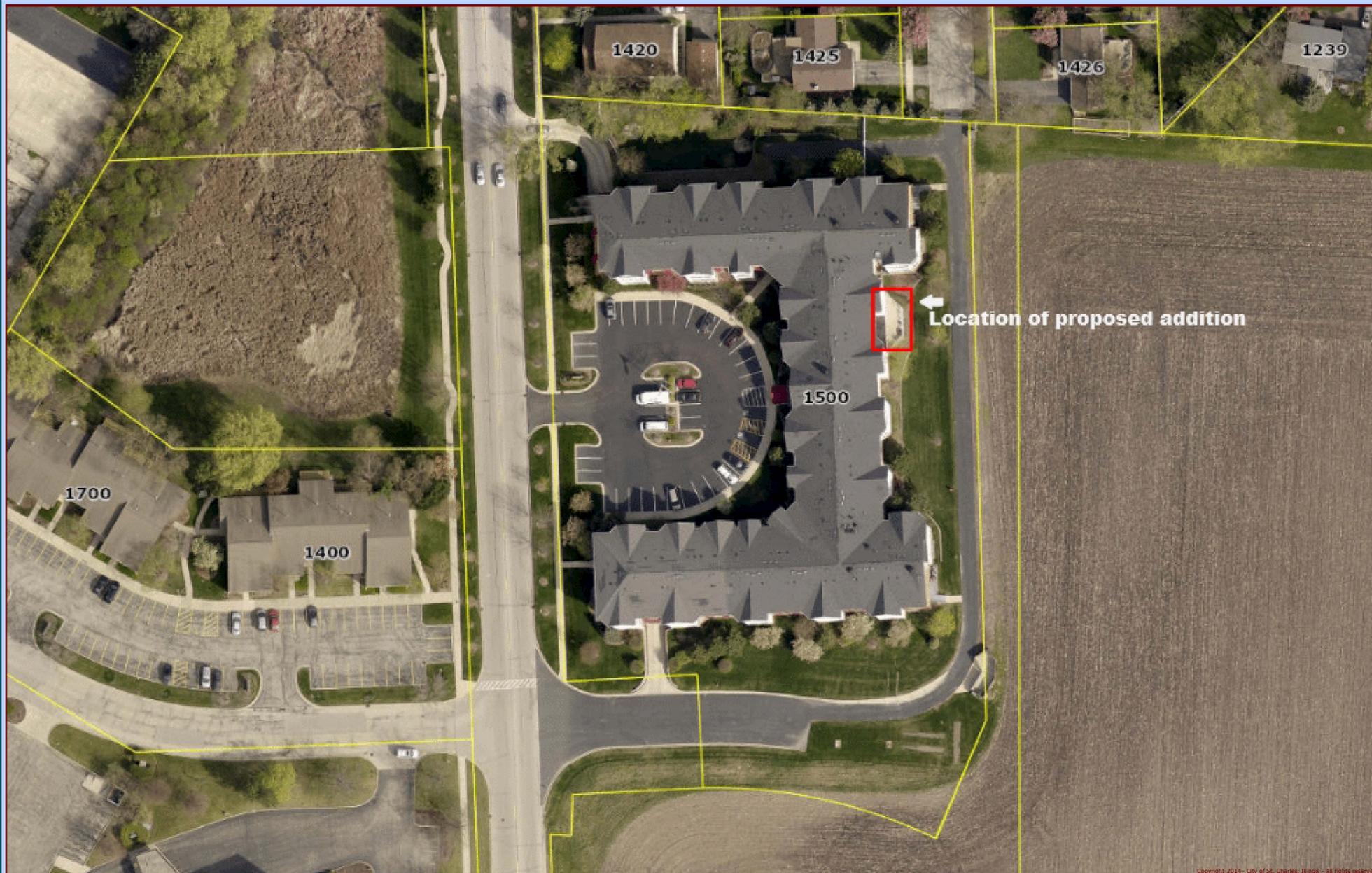
City of St. Charles, Illinois

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

# Carriage Oaks addition location

RAYMOND ROGINA Mayor

MARK KOENEN City Administrator



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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: May 30, 2014 01:55 PM



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