ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	Concept Plan for Hillcroft Townhomes		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING 5/5/15		**MEETING 5/5/15**	X
APPLICATION:		Concept Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Plan documents		
Concept Plan Application, received 4/3/15				

SUMMARY:

The subject property, 1147 Geneva Rd., is a 1.86 acre parcel developed with one single-family home.

The applicant, Hillcroft Estates, LLC, is proposing a Concept Plan to develop townhomes on the property. Details of the proposal are as follows:

- Rezone the property from RS-3 Suburban Single-Family Residential to RM-1 Mixed Medium Density Residential.
- Construct four townhome buildings; two buildings with two units and two buildings with four units, for a total of 12 units.
    - The two-unit buildings (Buildings #1 and #2) will front Geneva Rd., with the four-unit buildings (Buildings #3 & #4) behind.
    - Each unit will have a two-car garage. Garages will be rear-loaded for Buildings #1 and #2 and front-loaded for Buildings #3 and #4.
    - Each unit will have three bedrooms.
    - Buildings #1 and #2 will be 2-stories and Buildings #3 and #4 will be 3-stories.
- The site will be accessed from Geneva Rd. via a private, gated drive through the middle of the site.

The Land Use Plan designation for the property is Single-Family Detached Residential. The Comprehensive Plan notes that there may be situations where single-family attached and multi-family uses are appropriate within primarily single-family detached areas.

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

- Per **Sec. 17.04.140,** the purpose of the Concept Plan review is as follows: "to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development."
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Community & Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Hillcroft Townhomes Concept Plan

DATE: May 1, 2015

I. APPLICATION INFORMATION:

Project Name: Hillcroft Townhomes, 1147 Geneva Rd. – Concept Plan

Applicant: Hillcroft Estates, LLC

Purpose: To construct four building, twelve unit townhome development

General Information:

Site Information	
Location	1147 Geneva Rd.
Acres	80,947 sq. ft. (1.86 acres)

Applications:	Concept Plan
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts

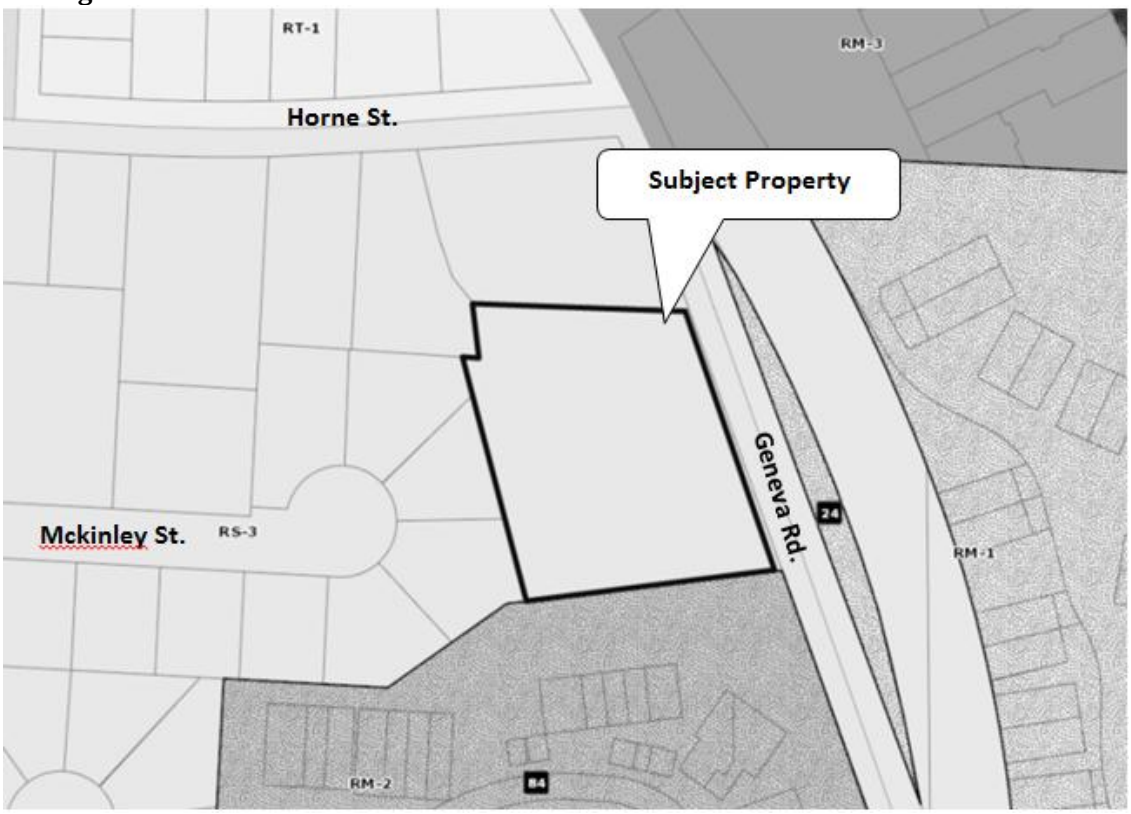
Existing Conditions	
Land Use	Single-family residential
Zoning	RS-3 Suburban Single-Family Residential District

Zoning Summary		
North	RS-3 Suburban Single-Family Res.	Single-family home
East	RM-1 Mixed Medium Density Res. (PUD)	Townhome development (Willowgate)
South	RM-2 Medium Density Multi-Family Res.	Townhome development (The Oaks)
West	RS-3 Suburban Single-Family Res.	Single-family homes

Comprehensive Plan Designation
Single Family Detached Residential

Aerial Photo

Zoning



II. OVERVIEW

Property History
The subject property is a 1.86 acre parcel that is developed with a single-family home. The home was constructed in 1910 and is 2,600 sq. ft.

Proposal
Hillcroft Estates, LLC, applicant, is proposing a townhome development on the property. The existing home would be demolished to accommodate the development. Details of the proposal are as follows:

- Rezone the property from RS-3 Suburban Single-Family Residential to RM-1Mixed Medium Density Residential.
- Construct four townhome buildings; two buildings with two units and two buildings with four units, for a total of 12 units.
  - The two-unit buildings (Buildings #1 and #2) will front Geneva Rd., with the four-unit buildings (Buildings #3 & #4) behind.
  - Each unit will have a two-car garage. Garages will be rear-loaded for Buildings #1 and #2 and front-loaded for Buildings #3 and #4.
  - Each unit will have three bedrooms.
  - Buildings #1 and #2 will be 2-stories and Building #3 and #4 will be 3-stories.
- The site will be accessed from Geneva Rd. via a private, gated drive through the middle of the site.

Review Process
The purpose of the Concept Plan review is to enable the developer to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

III. STAFF ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the site as "Single-Family Detached Residential." The Plan states:

> *"An important objective of the Plan is to continue to protect and enhance the City's single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses…*
>
> *Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. There are however, existing townhomes and/or duplexes scattered among the areas which are designated in the Plan as single-family detached residential. Within the single-family areas, it is the overall*

single-family character that serves as the rationale for the Plan's designation. ***Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses are considered appropriate within predominately single-family detached areas.*** *For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.*

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

- ***Preserve the character of the City's existing single family residential neighborhoods:*** *The City's residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*

Other relevant Comprehensive Plan recommendation (p. 122):

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

B. <u>ZONING REVIEW</u>

The proposed land use would fall within two residential use categories:

1. *Townhouse Dwelling*, which is defined as "a building with three (3) or more dwelling units arranged side-by-side, sharing common fire-resistive walls without openings, where each dwelling unit occupies an exclusive vertical space with no other dwelling unit above or below, and where each dwelling unit has at least one individual exist directly to the outdoors."

2. *Two-Family Dwelling* is defined as "A building containing two (2) dwelling units attached either vertically or horizontally."

The existing RS-3 zoning designation allows only for single-family homes; townhomes and two-family homes are not permitted. In order to accommodate the proposal, the property would need to be rezoned to a zoning district that permits townhomes and two-family homes.

The applicant is proposing the property be rezoned to the RM-1 Mixed Medium-Density Residential District. This district permits single-family homes, two-family homes, and townhomes. It is the most restrictive mixed and multi-family zoning district in terms of density.

The Willowgate townhome development to the east of the subject property is also zoned RM-1. The Oaks townhome development directly south is zoned RM-2.

The table below compares the RS-3 and RM-1 District zoning requirements with the Concept Plan. Deviations from the RM-1 District that would be required to accommodate the development as proposed are denoted in ***bold italics***.

	RS-3 District (existing zoning)	**RM-1 (proposed zoning)**	**Concept Plan**
Min. Lot Area	8,400 sf per unit	5,445 sf per unit (for townhomes)	6,746 sf per unit
Min. Lot Width	60 ft.	24 ft. per unit	***22.3 ft. per unit***
Density in units per acre	5.2 du/acre	8 du/acre	6.46 du/acre
Max. Building Coverage	30%	30%	Approx. 27.9%
Max. Building Height	35 ft. or 2 stories, whichever is less	35 ft. or 3 stories, whichever is less	***Bldg. #1 and #2 = 38 ft. (2 stories) Bldg. #3 and #4 = 41.6 ft. (3 stories)****
Min. Front Yard	30 ft.	30 ft.	40.8 ft.
Min. Side Yard	Combined width of 16 ft., neither less than 6 ft.	10 ft.	14.26 ft.
Min. Rear Yard	40 ft.	25 ft.	***24 ft.***
Off-Street Parking	2 per unit	2 per unit	2 per unit

** The building heights provided in the table and on the plans are the actual height of the buildings. However, the Zoning Ordinance requires building height be measured from grade at the midpoint of the front setback. The building height when measured using this method will be significantly greater than stated in the table, due to the site's topography.*

- As proposed, the development does not conform to the lot width, building height, or rear yard requirements in the RM-1 District. Deviations from these requirements could be granted through a Planned Unit Development (PUD).

3 <u>SITE LAYOUT</u>

- The access point off of Geneva Rd. will be moved to the north and will run between buildings #1 and #2. Because Geneva Rd. (Rt. 31) is a state highway, an IDOT permit will be needed for any work done in the right-of-way.
- Parking will be located at the center of the site, between the two sets of buildings. Garages will be rear-loaded for Buildings #1 and #2 will front-loaded for Buildings #3 and #4.
- A landscape plan will be required as part of the PUD Preliminary Plan. A landscape buffer will be required along property lines adjoining the RS-3 zoning district (north and west property lines). The site plan indicates that the existing tree line along the west

property line will be maintained. Additional landscaping to meet the buffer requirements provided in **Section 17.26.070 Landscape Buffers** will be required. These requirements include opaque, year-round screening to a height of six (6) ft. by means of berming, landscaping, fencing, and/or decorative walls (along the north and west property lines).

- The parking stall length shown for the northern unit of Building #1 is shown as 16.5 ft. **Section 17.24.070.B Design of Off-Street Parking Facilities** requires 18 ft.
- A gate is proposed at the entrance drive. The gate would need to default to open in the event of a power outage. The gate would also need to gain approval of the Fire Chief and the Police and Fire departments would need the access code. The gate may also be a concern for Public Works to access public utilities located between the buildings and for monthly electric and water meter reading.

4 BUILDING DESIGN

Two sets of architectural elevations have been submitted: one for Buildings #1 and #2 and one for Buildings #3 and #4. Development in the RM-1 District is subject to Design Review and the requirements of **Section 17.060.050 Standards and Guidelines- RM-1, RM-2, and RM-3 Districts.** The architectural elevations appear to meet the requirements of this section.

5 ENGINEERING REVIEW

The applicant has been provided with a detailed engineering review memo. The comments raised in the memo will need to be addressed if the project moves forward. However, the City's development engineer summarized in the memo that, "there are no major infrastructure/land use issues or concerns identified based on the level of detail depicted with the concept submittal."

6 INCLUSIONARY HOUSING

Based on the most recent Affordable Housing Update, the requirement to provide affordable units is set a zero. Therefore, no additional units or fees are currently required for the development. However, the City is in the process of reviewing the Affordable Housing Update and potential revisions to the Inclusionary Housing Ordinance which could potentially result in the requirement being reactivated.

7 SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been completed and submitted. A copy of the Concept Plan has been forwarded to the school and park districts for any comments. If the project moves forward, the worksheets will be revised to reflect a credit for the existing single-family home.

IV. APPROVAL PROCESS

The applicant would need to gain approval of the following in order to permit the development as proposed in the Concept Plan:

1. Map Amendment: To rezone the property from RS-3 to RM-1.
2. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.

3. PUD Preliminary Plan: To approve the physical development of the property, including site plan, elevations, landscape plan, and engineering plans.
4. Preliminary & Final Plat of Subdivision: To approve division of the property and the plat that will be recorded with the County.

V. SUGGESTED ACTION

Review the Concept Plan and provide comments to the developer. Staff is recommending the Commission provide feedback on the following:

- ✓ The change in land use from single-family to townhomes.
- ✓ The proposed number of units.
- ✓ The building architecture.
- ✓ The site layout.

VI. ATTACHMENTS

- Application for Concept Plan; received 4/3/15 (includes site plan, preliminary engineering plan, and architectural elevations)

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

CONCEPT PLAN APPLICATION

CITYVIEW
Project Name: Hillcroft - 1147 Geneva Rd.
Project Number: 2015 -PR- 007
Application Number: 2015 -AP- 012

RECEIVED
St. Charles, IL
APR 03 2015
CDD
Planning Division
Received Date

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

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

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

1. Property Information:	Location:	1147 Geneva Road St. Charles, Illinois 60174		
	Parcel Number (s):	09-34-404-013		
	Proposed Project Name:	Hillcroft		
2. Applicant Information:	Name	Hillcroft Estates, LLC	Phone	630.584.7106
	Address	36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax	630.584.7393
			Email	maurice@ avondalecustomhomes.com
3. Record Owner Information:	Name	Maurice McNally	Phone	630.584.7106
	Address	36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax	630.584.7393
			Email	maurice@ avondalecustomhomes.com

Please check the type of application:

☒ **PUD Concept Plan:** Proposed Name: Hillcroft

☐ **Subdivision Concept Plan** Proposed Name: _____

☐ Other Concept Plan _____

Zoning and Use Information:

Current zoning of the property: RS-3 Suburban Family PUD

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

Current use of the property: Owner Occupied

Proposed zoning of the property: Mixed Medium Density Residential District PUD? Yes

Proposed use of the property: Dwelling, Townhouse / Single Family

Comprehensive Plan Designation: 1147 Geneva Road, St. Charles, Illinois 60174

Attachment Checklist

☒ **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.

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	$1,000	$2,000	$3,000	$4,000
2 or 3	$2,000	$4,000	$5,000	$7,000
4 or more	$3,000	$5,000	$7,000	$10,000

☒ **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%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that

you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

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

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

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

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

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

☒ **PARK AND SCHOOL LAND/CASH 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 SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

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.

Mau.. Mi Nally Member. 3rd April - 15

Record Owner Date

Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Maurice McNally, being first duly sworn on oath depose and say that I am

Manager of Hillcroft Estates, LLC, an Illinois Limited Liability

Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Maurice McNally

By: Maurice McNally, Manager

Subscribed and Sworn before me this 3rd day of

April, 20 15.

Notary Public

OFFICIAL SEAL
COLLEEN P. MCNALLY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES SEP. 20, 2015

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Hillcroft Estates, LLC

	Zoning District Requirement District:	Existing PUD Requirement (if applicable) Ordinance #:	Proposed
Minimum Lot Area	8,400 sf.	N/A	5,445 sf/du
Minimum Lot Width	60 feet	N/A	24 ft.
Maximum Building Coverage	30%	N/A	30%
Maximum Building Height	35ft. or 2 stories, whichever is less.	N/A	35ft. or 2 stories, whichever is less.
Minimum Front Yard	30%	N/A	30 ft. 20ft. when adjoining a local street.
Interior Side Yard	Combined width of 16ft. neither less than 6ft.	N/A	10 ft. each side
Exterior Side Yard	25ft.	N/A	Abutting an arterial or collector street: 30ft. Abutting all other streets: 20ft.
Minimum Rear Yard	40ft.	N/A	25 ft. 5 ft. for garages accessed from an alley
% Overall Landscape Area	N/A	N/A	TBD
Building Foundation Landscaping	N/A	N/A	TBD
% Interior Parking Lot Landscape	N/A	N/A	TBD
Landscape Buffer Yards[1]	N/A	N/A	not required
# of Parking spaces	N/A	N/A	2 per unit

[1] 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. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

SUMMARY OF DEVELOPMENT:

- Dwelling, townhouse / single family on 1.857 acres
- 12 townhouse units, 3 bedrooms each, private 2 car garage, private driveway with gated entrance.
- Building area (4) = 22,580 sq. ft.
- Building height = Building #1 & #2 is 38ft. high with 2 story & Building #3 & #4 is 41.6 ft. high with 3 story.
- 6.46 dwelling units per acre.
- Hillcroft is consistent with local pending and existing developments in the area. It will establish a trending ratio among dwelling and land towards a higher density with multifamily uses. Proposing 6.46 dwelling units per acre. The topography of townhouse developments would be better than single family homes in this case to confine the grading resolution. The proposed project demonstrates compliance and will exceed design guidelines.
- Build out time estimates 2 years, depending on marketability.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Hillcroft
Date Submitted:	04/03/15
Prepared by:	Avondale Custom Homes

ST. CHARLES
SINCE 1834

Type of Dwelling	*# Dwelling Units (DU)*	*Population Generation per Unit*	*Estimated Population*
Detached Single Family			
➢ 3 Bedroom		DU x 2.899	=
➢ 4 Bedroom		DU x 3.764	=
➢ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➢ 1 Bedroom		DU x 1.193	=
➢ 2 Bedroom		DU x 1.990	=
➢ 3 Bedroom	12	DU x 2.392	= 28.704
➢ 4 Bedroom		DU x 3.145	=
Apartments			
➢ Efficiency		DU x 1.294	=
➢ 1 Bedroom		DU x 1.758	=
➢ 2 Bedroom		DU x 1.914	=
➢ 3 Bedroom		DU x 3.053	=

Totals 12 Total Dwelling Units — 28.704 Estimated Total Population

Park Site Requirements

Estimated Total Population 28.704 x .010 Acres per capita = 0.287 Acres

Cash in lieu of requirements -

Total Site Acres 0.287 x $240,500 (Fair Market Value per Improved Land) = $ 69,023.50

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Hillcroft
Date Submitted:	04/03/15
Prepared by:	Avondale Custom Homes

ST. CHARLES
SINCE 1834

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)*	
Detached Single Family							
➢ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➢ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➢ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➢ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➢ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➢ 3 Bedroom	12	DU x .234	= 2.808	DU x .058	= 0.696	DU x .059	= 0.708
➢ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➢ 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 12 TDU 2.808 TE 0.696 TM 0.708 TH

School Site Requirements

Type	*# of students*	*Acres per student*	*Site Acres*
Elementary (TE)	2.808	x .025	= 0.070
Middle (TM)	0.696	x .0389	= 0.027
High (TH)	0.708	x .072	= 0.051

Total Site Acres 0.148

Cash in lieu of requirements -

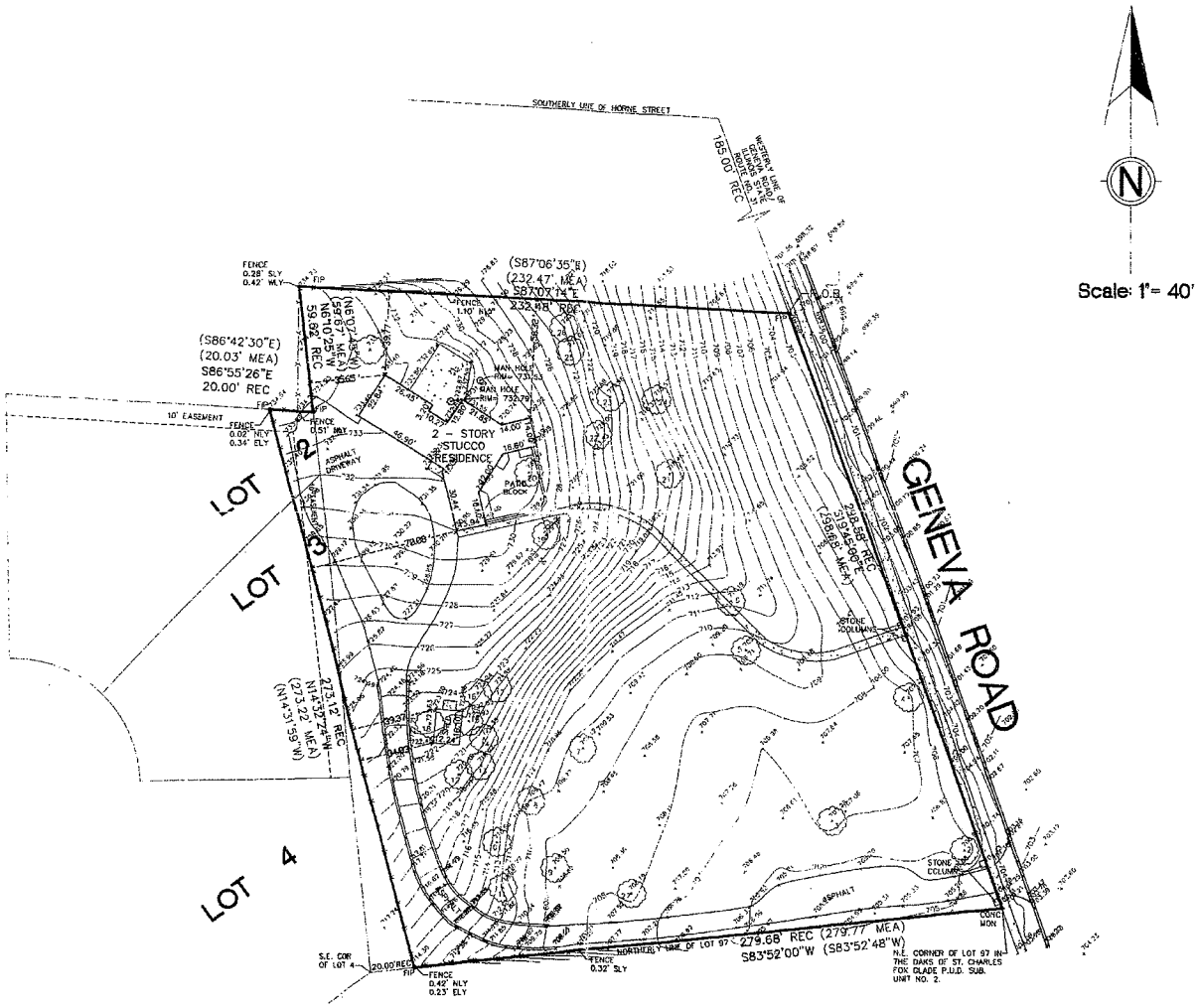
0.148 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 35,594.00

PLAT OF SURVEY

DALE FLOYD LAND SURVEYING

2600 Keslinger Road, Suite 15
Geneva, Illinois 60134
Phone:(630)232-7705 Fax:(630)232-7725

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES , 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES , 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 IN FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES , 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINUTES , 25 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES, 07 MINUTES , 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS.



UPDATE: 9-17-2003 ADDED TOPOGRAPHY

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located 8-9-2003

Illinois Professional Land Surveyor No. 035-002876

Job No. 000603-1

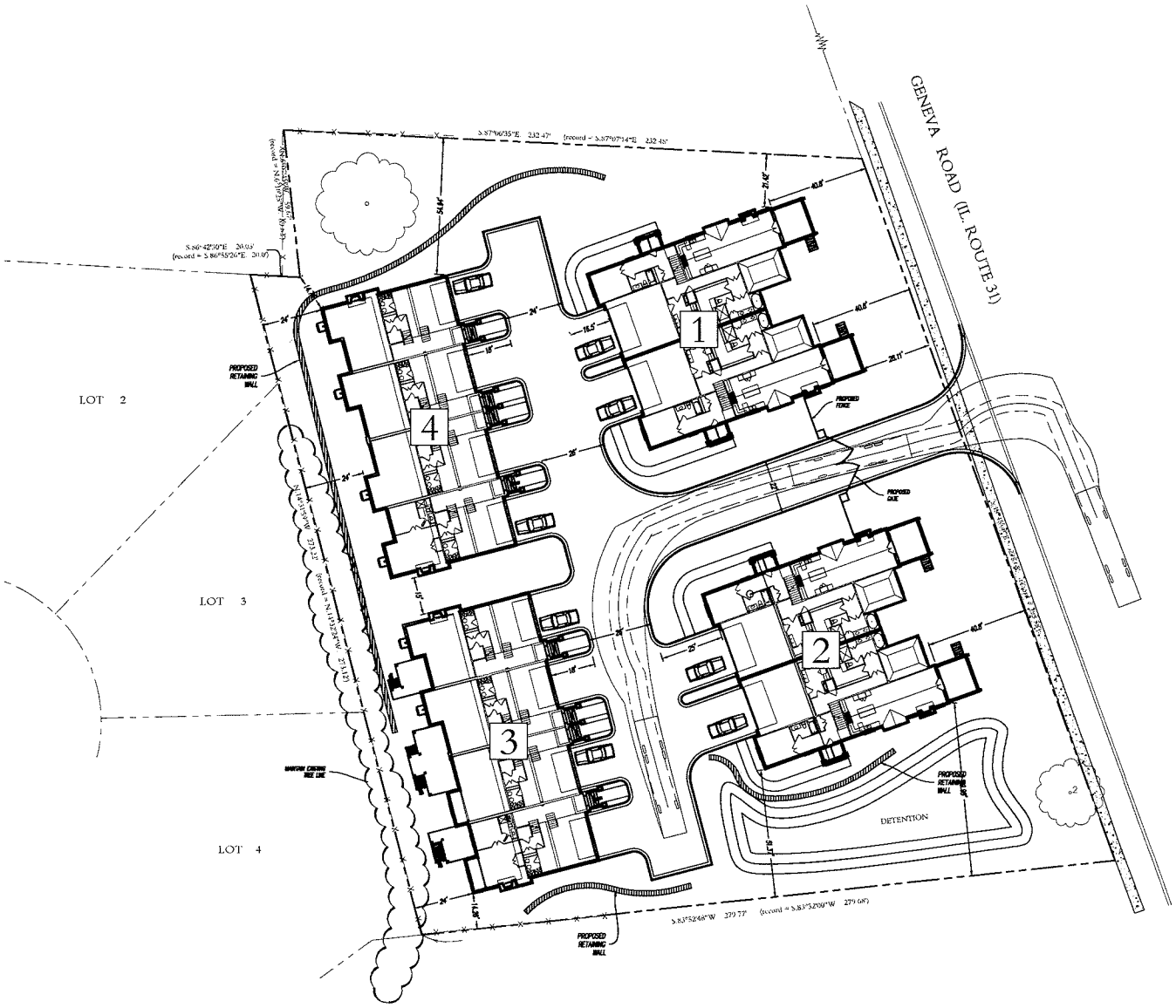
License expiration date 11-30-2004

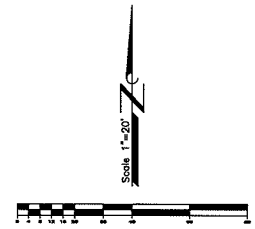
State of Illinois
County of Kane S.S.

I, DALE A. FLOYD, Do hereby certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn.
Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 9-23 A.D. 2003

Illinois Professional Land Surveyor No. 035-002876





SITE ANALYSIS

SITE

TOTAL AREA	80,847 SF ±1.86 ACRES

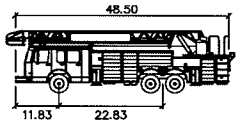
BUILDING

FOOTPRINT - BLDG'S 1 and 2 4 UNITS TOTAL	5,672 SF (each)
FOOTPRINT - BLDG'S 3 and 4 8 UNITS TOTAL	5,78 SF (each)
TOTAL BUILDING AREA	22,880 SF
TOTAL LOT COVERAGE	27.5%

(Bldg Footprints exclude sidewalks, decks and patios)

PARKING and DRIVEWAYS

GARAGE PARKING (2 CARS EACH UNIT)	24 CARS
DRIVEWAY PARKING (2 CARS EACH UNIT)	24 CARS
TOTAL PROPOSED PARKING	48 CARS
PRIVATE DRIVEWAY AREA PRIVATE DRIVEWAY LOT COVERAGE	15,040 SF 18.6%



FIRE TRUCK feet

Width	: 9.50
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.00

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PRELIMINARY SITE PLAN

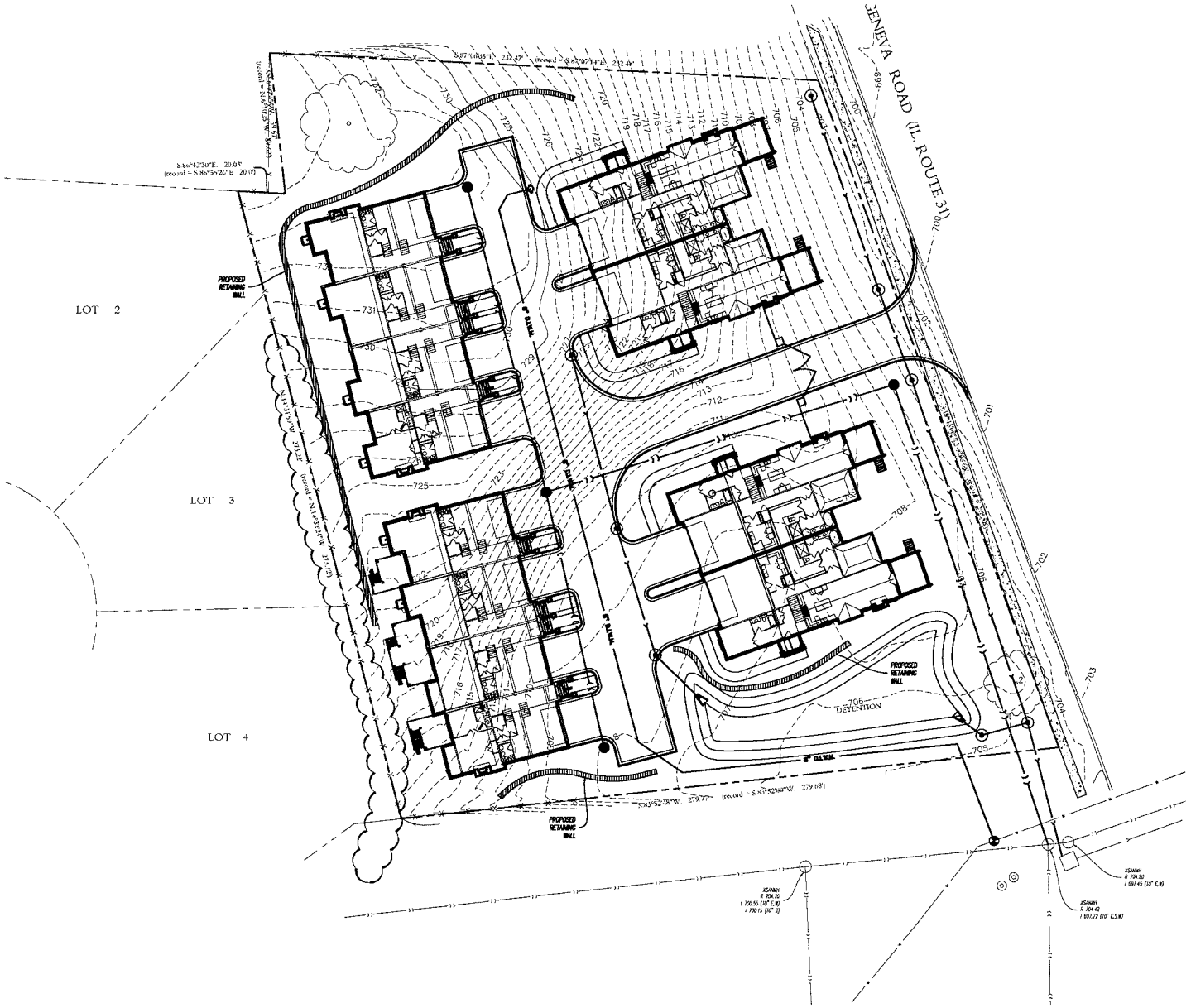
HILLCROFT
ROUTE 31
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
24 N. Hillside Street • Geneva, IL 60134 • (630) 232-0220 • fax (630) 232-0221

DATE: 4/02/15
FILE: 14-047 BASE
JOB NO. 14-047
SHEET NO. S1

Illinois Design Firm License No. 184.003783

HILLCROFT ST. CHARLES, ILLINOIS



LEGEND

	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
WATERMAIN	8" D.I.W.M.	8" D.I.W.M.
ELECTRIC	E	E
TELEPHONE	T	T
GAS	G	G
STORM MANHOLE		
FLARED END SECTION		
SANITARY MANHOLE		
VALVE VAULT / B-BOX		
FIRE HYDRANT		

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

CONCEPT ENGINEERING PLAN

HILLCROFT
ROUTE 31
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
113 N. Stevenson Street • Geneva, IL 60134 • (630) 232-0555 • Fax (630) 232-0557
Illinois Design Firm License No. 184.000740

DATE: 4/02/15
FILE: 14-047 BASE
JOB NO.: 14-047

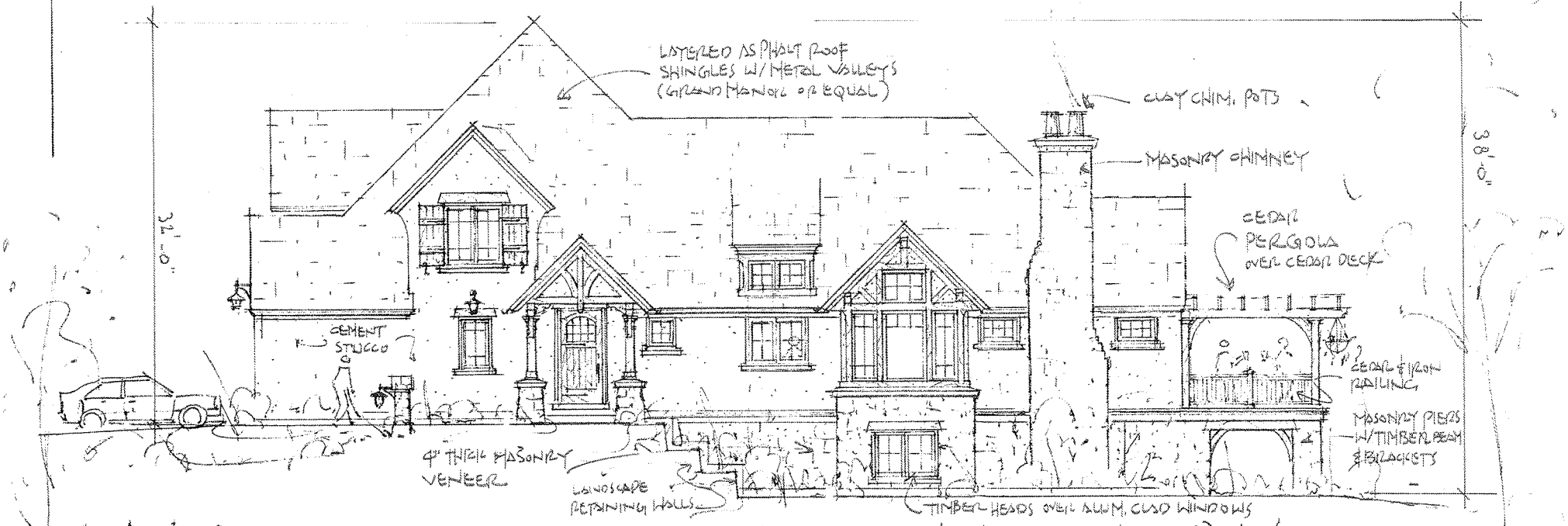
S2
SHEET NO.

HILLCROFT
ST. CHARLES, ILLINOIS

PRELIMINARY EAST ELEVATION · BUILDING 1 & 2 4-2-15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

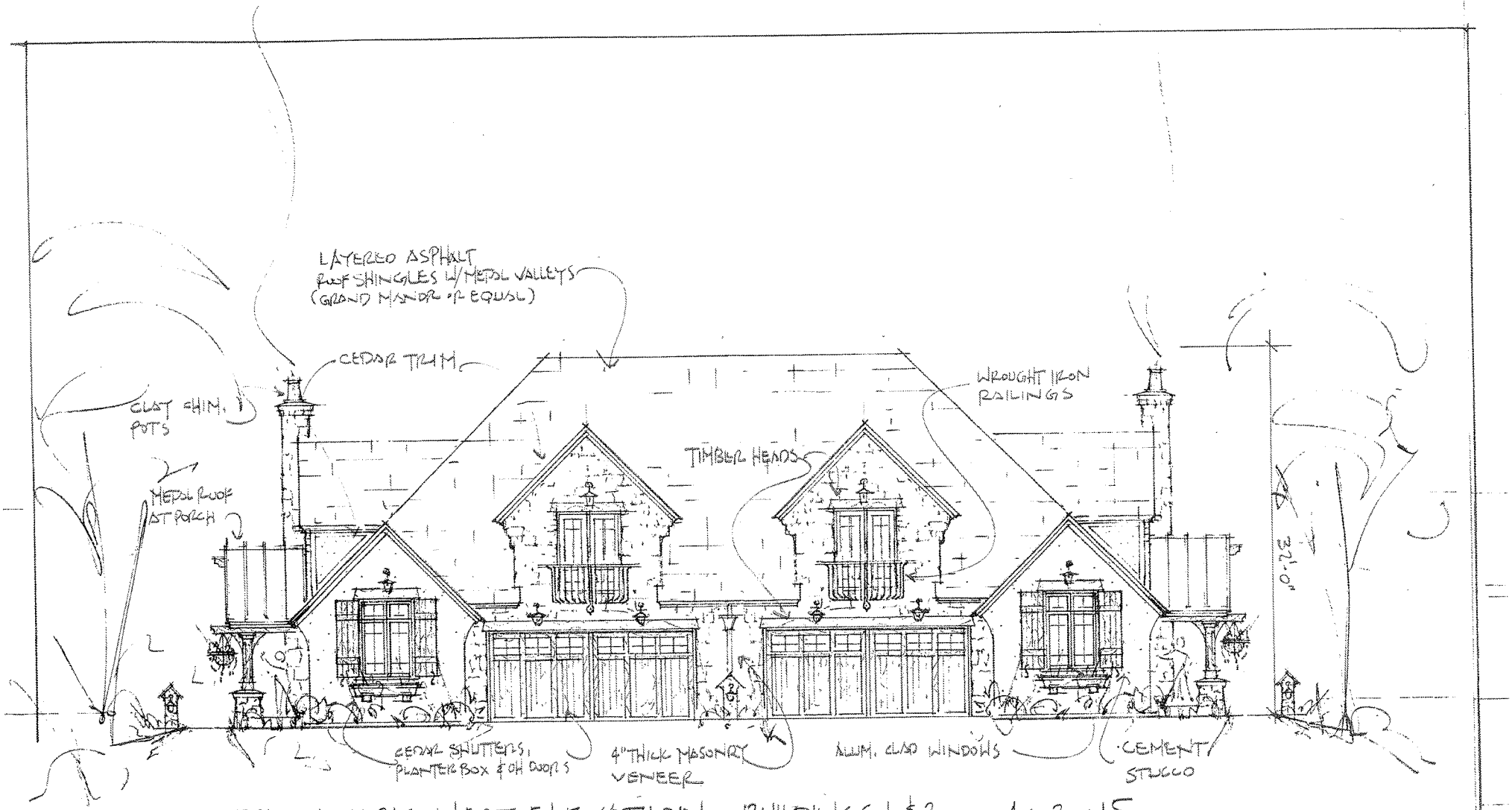
AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS



PRELIMINARY SOUTH ELEVATION · BUILDINGS 1 & 2 (NORTH SIDES SIM. BUT OPP.) 4-2-15

HILLCROFT TOWNHOMES · ST. CHARLES · IL.

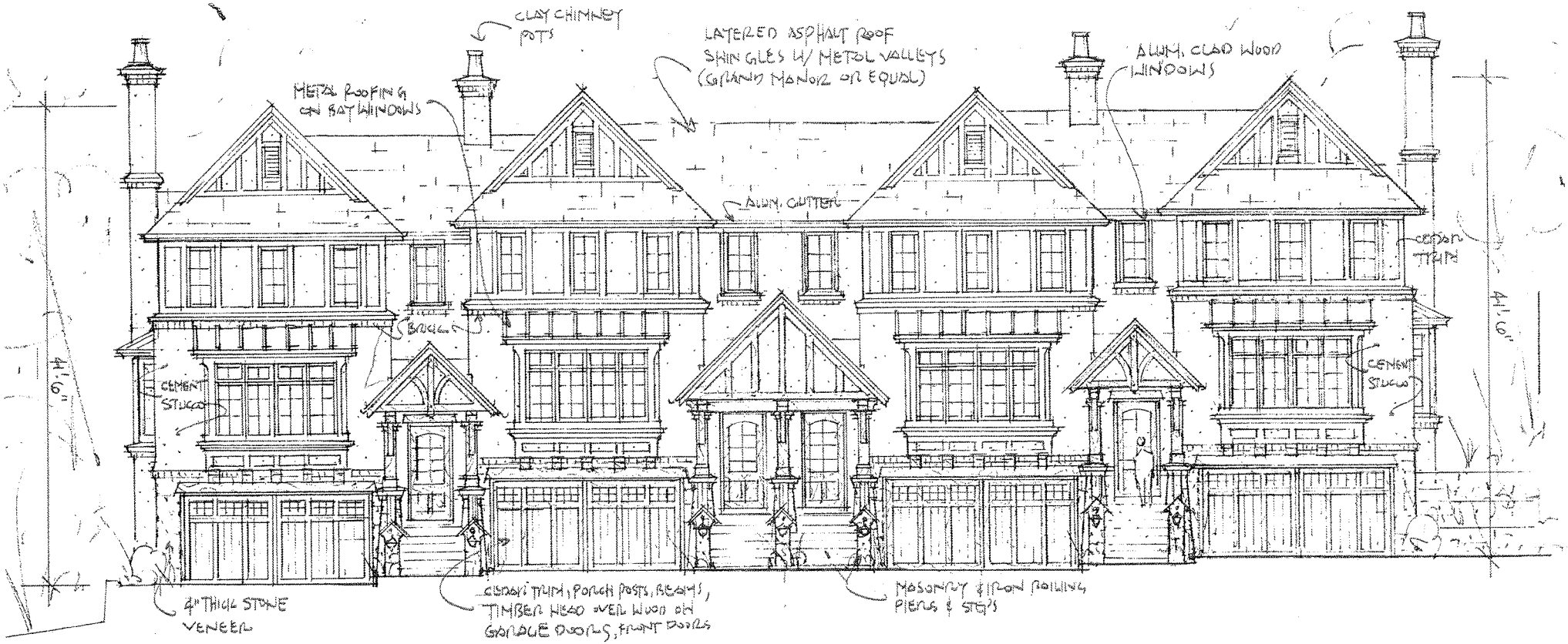
AVONDALE CUSTOM HOME · MARSHALL ARCHITECTS



PRELIMINARY WEST ELEVATION · BUILDINGS 1 & 2 4 · 2 · 15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS



PRELIMINARY EAST ELEVATION · BUILDINGS 3 & 4 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY SOUTH ELEVATION · BUILDING 3 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY WEST ELEVATION · BUILDING 3 4·2·15 (BLDG 4 IS SIMILAR)

HILLCROFT TOWNHOUSES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY EAST ELEVATION · BUILDING 1 & 2 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY SOUTH ELEVATION · BUILDINGS 1 & 2 (NORTH SIDES SIM. BUT OPP.) 4·2-15

HILLCROFT TOWNHOMES · ST. CHARLES · IL.

AVONDALE CUSTOM HOME · MARSHALL ARCHITECTS

PRELIMINARY WEST ELEVATION · BUILDINGS 1 & 2 4 · 2 · 15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY EAST ELEVATION · BUILDINGS 3 & 4 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.
AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY SOUTH ELEVATION · BUILDING 3 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY WEST ELEVATION · BUILDING 3 4·2·15

HILLCROFT TOWNHOUSES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY NORTH ELEVATION · BUILDING 4 · 4.2.15

HILLCROFT TOWNHOMES · ST. CHARLES, IL

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY WEST ELEVATION · BUILDING 4 4·2·15

HILLCROFT TOWNHOUSES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS