	AGENDA ITEM EXECUTIVE SUMMARY					
	Title:		Presentation of a Concept Plan for The Corporate Reserve at St. Charles – Lot 8			
	Presenter:		Ellen Johnson			
Please check appropriate box:						
	Government Operations			Government Services		
X	Planning & Development (7/13/15)			City Council		
Estimated Cost:						
		Budgeted:		YES		NO
If NO, please explain how item will be funded:						
Executive Summary:						
<p>The subject property, a 22.6 acre vacant parcel north of Woodward Drive, is Lot 8 of the Corporate Reserve of St. Charles PUD. The PUD ordinance identifies the property for use as an office park.</p> <p>The applicant, Corporate Reserve Development Partners, LLC, is proposing a Concept Plan for a residential development. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • Rezone the property from O/R Office Research to RT-3 Traditional Single-Family Residential. • Construct 81 single-family homes on lot sizes of at least 5,200 sq. ft. • Primary site access via a continuation of Corporate Reserve Blvd. north of Woodward Dr. • Internal network of sidewalks and trail connection to the Great Western Trail. <p>The Land Use Plan designation for the property is Industrial/Business Park, however the Plan states that this site may also be appropriate for residential uses.</p> <p>Plan Commission Review:</p> <p>The Plan Commission reviewed the Concept Plan on 6/16/15. Commissioners' comments were as follows:</p> <ul style="list-style-type: none"> • Support for the single-family residential land use. • Preference for a zoning designation of RS-4 rather than RT-3 to reflect the suburban character of the development, depending on building architecture. • Some felt the layout seems tight; lot sizes may be too small. • Additional benefits such as high quality architecture and landscaping should be provided in exchange for requested zoning deviations. 						
Attachments: <i>(please list)</i>						
Staff Memo, Letter from St. Charles Park District, Application for Concept Plan, Petitions from Regency Estates and Remington Glen homeowners, Excerpts from PUD Ordinance No. 2008-Z-18						
Recommendation / Suggested Action <i>(briefly explain):</i>						
Provide feedback on the Concept Plan. The staff memo lists a number of questions the Committee may consider when providing feedback.						
For office use only:		Agenda Item Number: 3a				

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Bancroft
And Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

CC: Russell Colby, Planning Division Manager

RE: The Corporate Reserve at St. Charles – Lot 8 Concept Plan

DATE: July 1, 2015

I. APPLICATION INFORMATION:

Project Name: The Corporate Reserve at St. Charles – Lot 8

Applicant: Corporate Reserve Development Partners, LLC

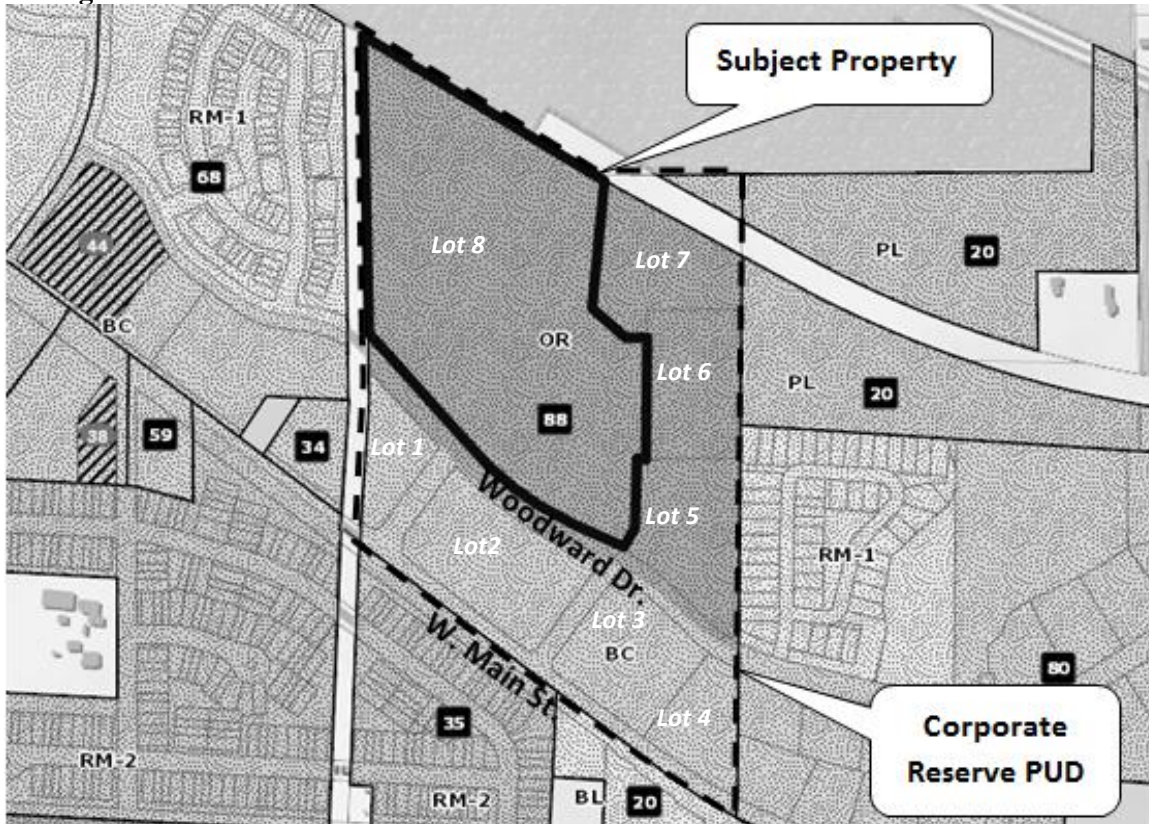
Purpose: To construct 81 single-family homes

General Information:		
Site Information		
Location	Woodward Dr. at Corporate Reserve Blvd. and Cardinal Dr. (north side of Woodward Dr.)	
Acres	22.6 acres (985,724 sf)	
Application:	Concept Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts	
Existing Conditions		
Land Use	Vacant	
Zoning	O/R- Office/Research District & PUD (Corporate Reserve of St. Charles)	
Zoning Summary		
North	N/A – unincorporated	Kane County Forest Preserve
East	O/R- Office/Research District & PUD (Corporate Reserve of St. Charles)	Stormwater detention area, two office buildings, vacant parcel
South	BC- Community Business & PUD (Corporate Reserve of St. Charles)	Vacant parcels
West	RM-1- Mixed Medium Density Residential & PUD (Remington Glen)	Townhome development
Comprehensive Plan Designation		
Industrial/Business Park		

Aerial Photo



Zoning



II. OVERVIEW

Property History

The subject property, a 22.6 acre vacant parcel, is Lot 8 of the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18, “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD).”

A total of eight (8) lots are within the PUD (see zoning map on page 2 for lot locations). The four (4) lots north of Woodward Dr., constituting approximately 34 acres, were designated for office use and zoned O/R- Office/Research District. The four (4) parcels south of Woodward Dr., constituting approximately 12 acres, were zoned BC-Community Business and were intended for commercial use.

The PUD Ordinance included approval of a PUD Preliminary Plan for the following lots:

- Lots 1, 4, and 7- open space/stormwater detention (constructed).
- Lot 6- two single-story office buildings (constructed).
- Lot 5- two single-story office buildings (yet to be constructed).

A PUD Preliminary Plan has not been approved for the remaining lots. These lots are currently vacant. However, a conceptual “sketch plan” was approved with the PUD Ordinance, which illustrated the following:

- Lot 3- one single-story office building.
- Lot 2- commercial/retail space fronting Rt. 64.
- **Lot 8-** two five-story office buildings, two single-story office buildings, and three parking decks.

In 2012, zoning applications were submitted for a multi-family residential development on Lot 8. This plan included 231 residential units. Plan Commission recommended approval of the applications with a vote of 4-3. Planning & Development Committee unanimously recommended denial of the application. The applications were withdrawn before going to City Council for vote.

Proposal

Corporate Reserve Development Partners, LLC, applicant and owner, is proposing to amend the PUD ordinance to permit a single-family residential development on Lot 8 of the Corporate Reserve PUD. Details of the proposal are as follows:

- Amend the PUD to rezone the property from O/R Office Research to RT-3 Traditional Single-Family Residential.
- Construct 81 single-family homes on lot sizes of at least 5,200 sq. ft.
- Primary access provided by continuation of Corporate Reserve Boulevard, north of Woodward Dr.
- Internal network of sidewalks on both sides of streets.
- Trail connection to the Great Western Trail.
- 0.20 acre park.

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 “Industrial/Business Park.” The Plan states:

“Areas designated for industrial/business park are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and “tech” industry applications, intense commercial service uses, and more. These areas are also intended to provide for business park/office park uses, which could include “stand along” office buildings and complexes or several buildings incorporated into a “campus like” setting.”

However, the site is also called out in the Residential Areas Framework Plan as one of two sites labeled “D” (p.45). The plan states:

Although designated as Industrial/Business Park within the Land Use Plan, these sites may also be appropriate for residential uses, provided densities and built form are similar to that of adjacent residential parcels.

Staff Comments

- A map illustrating the location and densities of nearby residential developments is attached. The density for the proposed development is 3.6 units per acre. The densities of the three nearest residential developments range from 3.7 to 5.9 units per acre (including open space and stormwater detention).

B. ZONING REVIEW

The applicant is proposing the property be rezoned to the RT-3 Traditional Single-Family Residential District as the underlying zoning for the subject portion of the PUD. The zoning ordinance states the purpose of the RT-3 District is as follows:

“To preserve higher density single-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character.”

Staff Comments:

- While the proposed RT-3 zoning designation is the most similar to the Concept Plan in terms of lot size (see table below), the location and development form may not meet the stated purpose of the RT-3 District. Existing RT-3 zoned properties are located in St. Charles’ older neighborhoods, surrounding downtown. The character of the proposed development differs from these older neighborhoods in roadway and lot configuration. RT districts impose a number of design regulations on garage configurations that may not be practical for this type of development. RT properties also require Residential Architectural Consultation, which is meant to encourage design compatibility with older neighborhoods. Staff believes that RT-3 designation

for new developments should be restricted to new development/redevelopment within the city's older neighborhoods.

- Staff suggests the RS-4 Suburban Single-Family Residential District as a more appropriate zoning designation. The zoning ordinance states the purpose of the RS-4 District is as follows:
"To accommodate medium to high-density single-family residential development in the City."
 - Unlike the stated purpose of the RT-3 District, the purpose of the RS-4 District does not describe a particular location where this zoning is appropriate.
 - The RS-4 zoning would be consistent with the zoning of newer single-family developments west of Randall Rd., such as Reneaux Manor (RS-3) and Harvest Hills (RS-4).

The table below compares the RT-3 and RS-4 zoning requirements with the Concept Plan. Deviations from the RT-3 District that would be required to accommodate the development are denoted in ***bold italics***. Deviations from the RS-4 District that would be required to accommodate the development are **highlighted**.

	RT-3 District (proposed zoning)	RS-4 District (zoning suggested by staff)	Concept Plan
Min. Lot Area	5,000 sf	6,600 sf	5,200 sf
Min. Lot Width	50 ft.	60 ft.	52 ft.
Max. Building Coverage	25 % for structures over 1 ½ stories; 30% for structures 1 ½ stories or less	30%	34.6%
Max. Building Height	32 ft. or 2 stories, whichever is less	34 ft. or 2 stories, whichever is less	TBD
Min. Front Yard	20 ft.	20 ft.	20 ft.
Min. Interior Side Yard	For structures 1 ½ stories or less, 5 ft. or 10% of lot width, whichever is greater; For structures over 1 ½ stories, 6 ft. or 10% of lot width, whichever is greater	Combined width of 14 ft., neither less than 5 ft.	5 ft.
Min. Exterior Side Yard	15 ft.	15 ft.	15 ft.
Min. Rear Yard	30 ft.	30 ft.	20 ft.
Off-Street Parking	2 per unit	2 per unit	2 per unit
Width of attached, front-loaded garage	Garage width shall not exceed 50% of dwelling width (including garage)	N/A	TBD
Setback of attached, front-loaded garage	Garage shall be set back 5 ft. from front wall of dwelling	N/A	TBD

As proposed, the development does not conform to the building coverage, interior side yard, and rear yard requirements in the RT-3 District. Deviations from these requirements may be granted through the PUD. If the underlying zoning designation were to be RS-4, as suggested by staff, deviations from the lot area, lot width, building coverage, interior side yard, and rear yard requirements would require approval through the PUD.

C. SITE LAYOUT

Principal features of the site layout include the following:

- Primary access to the site will be provided from Woodward Dr. via an extension of Corporate Reserve Blvd., which connects to W. Main St. A secondary access point is provided from the access drive to the office buildings adjacent to the east.
- Lots will be accessed from the internal road network, which includes a ring road and additional road splitting the center portion in two.
- Attached, front loaded garages are proposed, although building elevations have not been provided.
- The existing sidewalk along Woodward Dr. will remain and an internal network of sidewalks will be provided on both sides of the internal roads.
- The existing trail at the northeast corner of the site will be relocated to the east, towards the detention pond to provide room for the new lots.
- An additional trail at the northwest side will connect to the existing trail that runs north of Woodward drive and connects to the Great Western Trail.
- The general location of common area landscaping is shown. A full landscape plan will be required if the project moves forward.
- A 0.20 acre park area is provided adjacent to Lot 50.

Staff Comments

- The road width does not appear adequate to accommodate on-street parking. Per the Fire Code, a width greater than 26 ft. is required for parking on one side of the street. The standard road width per the Subdivision Code is 33 ft., which can accommodate parking on both sides of the street. Staff suggests a width adequate to accommodate parking on at least one side of the street.
- The applicant should clarify whether the secondary access point will be available for use by the public or will be restricted to emergency vehicles only.

D. BUILDING DESIGN

Architectural elevations were not submitted as part of the Concept Plan. If the project moves forward, the applicant will have the option of whether or not to include architectural elevations as part of PUD Preliminary Plan approval.

E. 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.

Assessment of the following will be required should the project move forward:

- Stormwater detention has already been provided, but capacity will need to be reviewed based on the plan.

- Utility service will need to be assessed based on the change in land use from commercial to residential.
- A traffic study will be required. Plans for installing a traffic signal at Rt. 64 and Corporate Reserve Blvd. were prepared as a result of a traffic study performed when the site was initially entitled as an office park. The traffic study will need to be updated in relation to the change in land use.

F. 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 annual Affordable Housing Update which could potentially result in the requirement being reactivated in some form.

G. 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.

The St. Charles Park District has submitted a response letter (see attached), in which they express interest in dedicating three lots adjacent to the utility/trail corridor as a public park (lots 12-14). The Park District also requests the developer complete the installation of the asphalt bike path within the NICOR easement, from Woodward Dr. south to the intersection of Corporate Reserve Blvd. and Rt. 64.

H. ANNEXATION AGREEMENT

Property within the Corporate Reserve PUD is subject to the provisions of an annexation agreement between the City and property owner. The agreement includes language regarding the developer's responsibilities for on- and off-site improvements. The annexation agreement will need to be revisited as part of a formal development proposal.

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 O/R to RT-3 or other residential zoning district.
2. Special Use for PUD Amendment: To amend the Corporate Reserve PUD ordinance to reflect the zoning standards for the subject property.
3. PUD Preliminary Plan: To approve the physical development of the property, including site plan, landscape plan, and engineering plans. Elevations may or may not be included as part of the PUD Preliminary Plan.
4. Preliminary & Final Plat of Subdivision: To approve division of the property and the plat that will be recorded with the County.

V. RECOMMENDATION

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

- ✓ The change in land use from office to single-family.
- ✓ The proposed number of units, lot size, setbacks, and building coverage.
- ✓ The proposed residential zoning district.
- ✓ The overall site layout.

VI. ATTACHMENTS

- Map of surrounding residential densities
- Letter from St. Charles Park District, dated 6/9/15
- Application for Concept Plan; received 5/13/15
- Petitions from Regency Estates and Remington Glen homeowners
- Excerpts from PUD Ordinance No. 2008-Z-18 applicable to the subject property

Surrounding Residential Developments

Densities:

Gross calculation w/ detention areas:

Corporate Reserve- 3.6 units/acre
Regency Estates- 3.7 units/acre
Remington Glen- 5.9 units/acre
Reneaux Manor- 5.4 units/acre

Net calculation w/out detention areas:

Corporate Reserve- 4.0 units/acre
Regency Estates- 4.8 units/acre
Remington Glen- 7.4 units/acre
Reneaux Manor- 5.9 units/acre





ST. CHARLES PARK DISTRICT

101 South Second Street • St. Charles, IL 60174 • Ph: 630-584-1055 • Fax: 630-584-1396 • stcparks.org

June 09, 2015

Mr. Russell Colby
Planning Division Manager
City of St. Charles
Community Development Department
2 East Main Street
St. Charles, IL 60174

RE: Corporate Reserve

Dear Russell:

In response to your request for comment and our review of the concept plan rendering for the Corporate Reserve dated May 11, 2015, the Park District has the following comments and requests with regard to the proposed plan

Park District Board has expressed interest in obtaining a park site within the development to serve the recreational needs of the neighborhood. The preferred site would minimally be the area of three lots, or approximately 0.4-0.5 acres. It ideally would be located adjacent to the NICOR right-of-way, with the utility trail corridor connection provided just within or adjacent to its boundary. Park staff would assist with the review any park configuration that might be proposed, and coordinate any grading and seeding requirements for the site with the developer. (see Fig. A.)



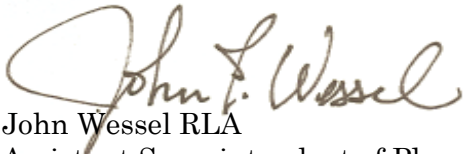
Fig. A

Secondly, The Park District would like to request that the developer complete the Phase 2 installation of the asphalt bike path within the NICOR easement from Woodward Drive south to the Corporate Reserve Boulevard entrance at Rt. 64 (depicted as a red line, per Fig. A). A construction plan and detailed estimate of cost would be submitted for review and approval by the City and Park District, and the determined materials and installation costs would be applied toward the current land/cash requirement.

If you have any questions or comments, or if the developer would be interested in meeting to discuss these proposed changes, please contact me at your convenience. Thank you.

Sincerely,

ST. CHARLES PARK DISTRICT

A handwritten signature in brown ink that reads "John F. Wessel". The signature is fluid and cursive, with the first name "John" being the most prominent part.

John Wessel RLA

Assistant Superintendent of Planning, Design & Construction
37W755 Bolcum Road, St. Charles, IL 60175
(630) 513-4373 direct

PC:

Laura Rudow
Board of Park Commissioners

CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW

Project Name: Lot 8 - The Corporate Reserve at St. Charles
Project Number: 2015 -PR- 010
Application Number: 2015 -AP- 015

RECEIVED
Received Date
St. Charles, IL

MAY 13 2015

CDD
Planning Division

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

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

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

1. Property Information:	Location: 37W750 Route 64, St. Charles, IL 60175	
	Parcel Number (s): 09-29-326-001 (Lot 8)	
	Proposed Project Name: Lot 8 - The Corporate Reserve at St. Charles	
2. Applicant Information:	Name Corporate Reserve Development Partners, LLC, The Pauls Corporation	Phone (303) 801-0888
	Address 270 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com
3. Record Owner Information:	Name Corporate Reserve Development Partners, LLC	Phone (303) 801-0888
	Address 270 St. Paul Street, #300 Denver, CO 80206	Fax
		Email Pete.tobin@paulscorp.com

Please check the type of application:

☒ **PUD Concept Plan:** Proposed Name: Lot 8 - The Corporate Reserve at St. Charles

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

☐ **Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: OR - Office / Research PUD

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

Current use of the property: Undeveloped

Proposed zoning of the property: RT-3 PUD? Yes

Proposed use of the property: Single Family Residential Homes

Comprehensive Plan Designation: Industrial / Business Park w/ alternative for residential use

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.

Mike Screen, Authorized Signatory 5/11/15
Record Owner Mike Screen Date

Rebecca
Applicant or Authorized Agent 5/11/15
Date

Project Team

Corporate Reserve Development Partners

Property Owner
270 Saint Paul Street, #300
Denver, CO 80206
www.thepaulscorporation.com

Stahl Cowen Crowley Addis LLC

Attorney
55 West Monroe Street, Suite 1200
Chicago, IL 60603
www.stahlcowen.com

Wills Burke Kelsey Associates

Entitlement Coordinator, Site Engineer, Surveyor
116 West Main Street, Suite 201
St. Charles, IL 60174
www.wbkengineering.com



Contact

Peter J. Tobin
Due Diligence Coordinator
Corporate Reserve Development Partners
c/o The Pauls Corporation
303.801.0888
Pete.Tobin@paulscorp.com

The Corporate Reserve

Ms. Rita Tungare

Director, Community & Economic Development
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Re: The Corporate Reserve at St. Charles – Lot 8 PUD Amendment Concept Plan

Dear Ms. Tungare,

I am pleased to present our Concept Plan for Lot 8 in the Corporate Reserve at St. Charles, a single family community in the City of St. Charles.

ABOUT THE DEVELOPER

Corporate Reserve Development Partners, LLC purchased the Corporate Reserve at St. Charles in October 2014. Corporate Reserve Development Partners, LLC is an affiliate of The Pauls Corporation.

The Pauls Corporation is a diversified real estate organization experienced in the acquisition, development and ownership of land and buildings in the United States and Canada. Headquartered in Denver, Colorado, The Pauls Corporation has a 30 year history of identifying and managing successful real estate opportunities during varied marketing conditions. Historically, The Pauls Corporation has developed and owned over 9,300,000 s.f. of commercial real estate and 6,200 units of residential property, including luxury condominiums, apartments and single family homes.

OVERVIEW OF THE SITE

The Corporate Reserve at St. Charles is a 45.56 acre development consisting of 9 lots. The enclosed Concept Plan proposes to amend the existing PUD to allow for single family residential use on Lot 8. The proposed plan consists of 81 single family homes on 22.63 acres, located off of Woodward Drive and Corporate Reserve Boulevard in St. Charles, IL. The plan features a minimum lot size of 52 feet by 100 feet, with a minimum lot area of 5,200 square feet.



As illustrated in the “Location,” the Corporate Reserve neighborhood features a number of positive qualities that make the site a premium location for residential development. These features include: quick and efficient access to IL Route 64; walkability to local commercial services; proximity to 11.4 acres of St. Charles Park District parkland; and, is located under one half mile to regional commercial along Randall Road.

Current Zoning

Currently, the parcel carries a zoning designation of O-R Office Research as part of existing PUD Ordinance No. 2008-2-18. The Corporate Reserve of St. Charles is comprised of nine (9) lots totaling approximately 45.56 acres. The subject property is Lot 8 and consists of about 50% of the total developable land area. The proposed development will require an amendment to the existing PUD.

Proposed Zoning

In addition to an amendment to the existing PUD, Corporate Reserve Development Partners, LLC proposes an RT-3 Traditional Single Family Residential District base zoning. The purpose of the RT-3 zoning is to preserve higher density single-family residential development in older neighborhoods of the City and to accommodate new residential development with similar character. The minimum lot size in this district is 5,000 square feet.

The proposed plan meets the minimum lot size and setback requirements for this district and is consistent with surrounding residential uses.

Adjacent Land Uses

A NICOR Gas easement follows the western edge of the site with single-family attached, townhome development beyond the easement. Property to the north includes open space owned by the Forest Preserve District of Kane County and a portion of the Great Western Trail. Adjacent to the east there are two single story office structures and further to the east, there is a small lot single-family residential development with one townhome structure. Adjacent to the west is a bike path and hedgerow with a completed townhome development just to the west of the hedgerow.

Districts

The property is served by the St. Charles Fire Department. According to the “Maximum Projected Travel Distance by Time Intervals,” exhibit included with this application, the property is serviced by the shortest emergency response interval, with an emergency response time of 0-4 minutes.



The site is also located in the St. Charles Library District, the St. Charles Park District, and St. Charles 303 School District. The estimated student yield by grade has been determined via the School Land Cash Worksheet provided with this application. However, this number is based on an estimated of the final bedroom count. School-age children will attend Davis-Richmond Elementary campus, Wredling Middle School, and St. Charles East High School.

Access & Circulation

Circulation of the site is generally provided by a long ring road along lots 1 through 49 with a short block south of lots 69 through 81.

Primary access to the site is provided via the continuation of Corporate Reserve Boulevard at Woodward Drive. A secondary access is provided off of Cardinal Drive, which will be used as a shared access drive between the owners of the subject property and users of the office buildings east of the site.

Trails

The Corporate Reserve site plan facilitates trail connectivity at both the Northwest and Southeast area of the site. The site utilizes its proximity to the Great Western trail through a segment of trail between lots 14 and 15. A second trail segment is proposed just north of lot 41 and will connect the Corporate Reserve development to the existing trail east of Cardinal drive.

Parkland

A park space is provided in the conceptual plan for the subject property via a 0.2 acre park space adjacent to lot 50.

Stormwater Management and Drainage

All stormwater management and detention requirements for the CR development have been addressed by the original development of the property. There are three separate detention facilities on or surrounding the property. All drainage runoff associated with the new site plan will be directed to one of the existing basins. The existing basins were designed and permitted through the City of St. Charles and the basins will not need to be expanded for the new single family subdivision.



Utilities

The property has access to existing water main, sanitary sewer, and storm sewer. There is 12" water main along the north side of Woodward Drive and 10" water main along the east side of the site from Cardinal Drive extended north approximately 700 feet. The proposed water main will tie in at these two locations creating a loop through the site. There is existing sanitary sewer along the south side of Woodward Drive and also sanitary sewer at the far northwest corner of the property. Most of the property, based on topography, will drain via gravity to the northwest sanitary sewer connection. The existing storm sewer piping is minimal in length and most of the site will drain with the construction of a new storm sewer network. All new storm sewer will be directed to one of the existing detention facilities.

We look forward to working with the City on the development of this property and our upcoming Concept Plan presentation to the Plan Commission on **June 2nd**.

Sincerely,

Peter J. Tobin

Due Diligence Coordinator
Corporate Reserve Development Partners
c/o The Pauls Corporation
270 St. Paul Street, #300
Denver, CO 80206
Phone: (303) 801.0888
Pete.Tobin@paulscorp.com

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Lot 8 - The Corporate Reserve at St. Charles

	<i>Proposed</i> Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RT-3	Ordinance #:	
Minimum Lot Area	5,000 s.f.		5,200 s.f.
Minimum Lot Width	50'		52'
Maximum Building Coverage	30%		34.6% *
Maximum Building Height	32' or 2 stories, whichever is less		unknown
Minimum Front Yard	20'		20'
Interior Side Yard	5' or 10% of lot width		5'
Exterior Side Yard	15'		15'
Minimum Rear Yard	30'		20' *
% Overall Landscape Area	n/a		n/a
Building Foundation Landscaping	n/a		n/a
% Interior Parking Lot Landscape	n/a		n/a
Landscape Buffer Yards ¹	n/a		n/a
# of Parking spaces	n/a		n/a

* *Departure*

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.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	<u>Lot 8 - The Corporate Reserve at St. Charles</u>
Date Submitted:	<u>May 11, 2015</u>
Prepared by:	<u>Anna Franco</u>



<i>Type of Dwelling</i>	<i># Dwelling Units (DU)</i>	<i>Population Generation per Unit</i>	<i>Estimated Population</i>
Detached Single Family			
➤ 3 Bedroom	41	DU x 2.899	= 118.86
➤ 4 Bedroom	40	DU x 3.764	= 150.56
➤ 5 Bedroom	0	DU x 3.770	= 0
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 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	<u>81</u>	<u>269.42</u>
	Total Dwelling Units	Estimated Total Population

Park Site Requirements

Estimated Total Population 269.42 x .010 Acres per capita = 2.69 Acres

Cash in lieu of requirements -

Total Site Acres 22.69 ac. x \$240,500 (Fair Market Value per Improved Land) = \$ 646,945.00

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Lot 8 - The Corporate Reserve at St. Charles
 Date Submitted: May 11, 2015
 Prepared by: Anna Franco



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	41	DU x .369	= 15.13	DU x .173	= 7.09	DU x .184	= 7.54
➤ 4 Bedroom	40	DU x .530	= 21.20	DU x .298	= 11.92	DU x .360	= 14.40
➤ 5 Bedroom	0	DU x .345	= 0	DU x .248	= 0	DU x .300	= 0
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		DU x .234	=	DU x .058	=	DU x .059	=
➤ 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 81 TDU 36.33 TE 19.01 TM 21.94 TH

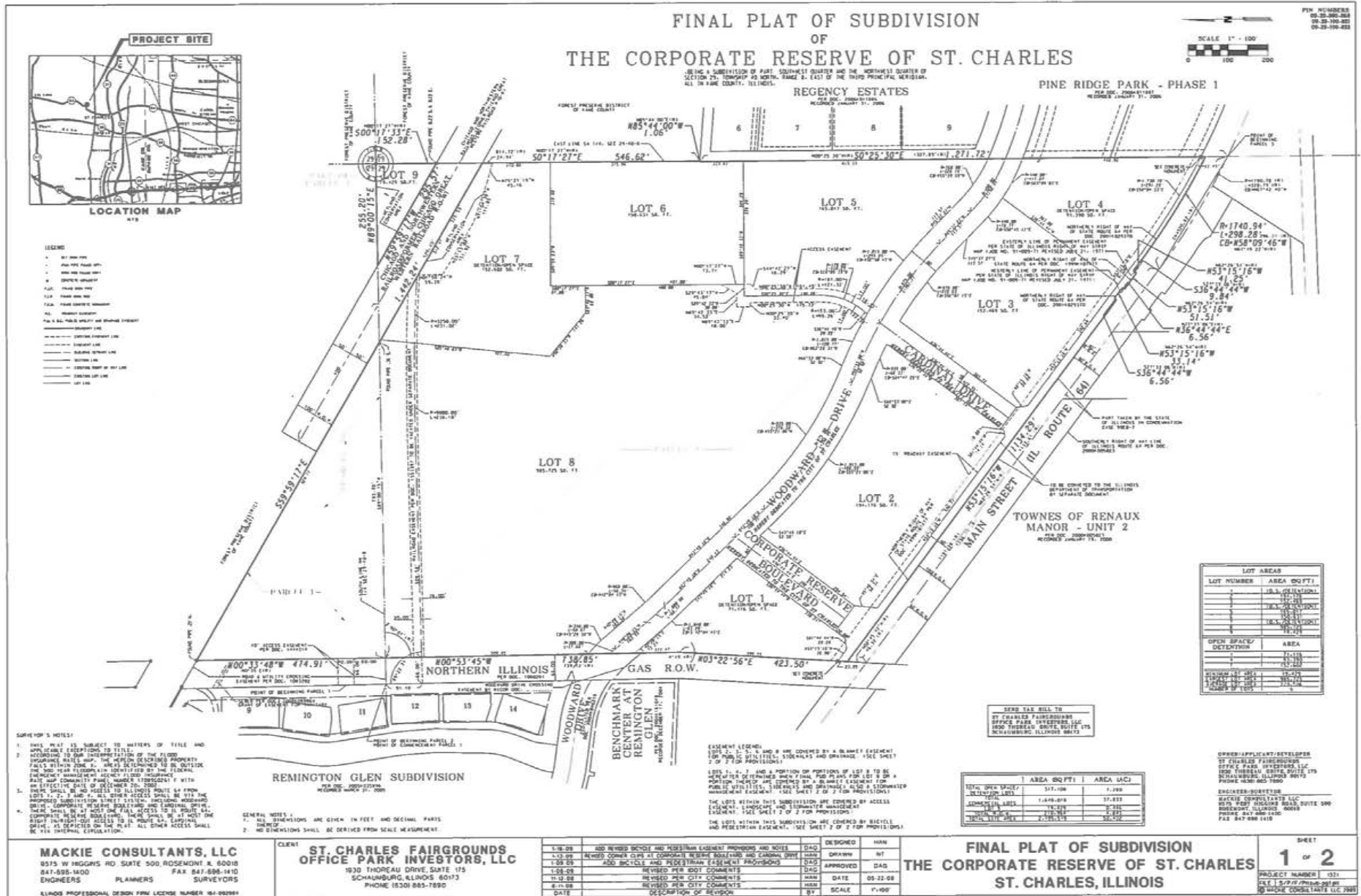
School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	36.33	x .025	= .91
Middle (TM)	19.01	x .0389	= .74
High (TH)	21.94	x .072	= 1.58

Total Site Acres 3.23

Cash in lieu of requirements -

3.23 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 776,815.00



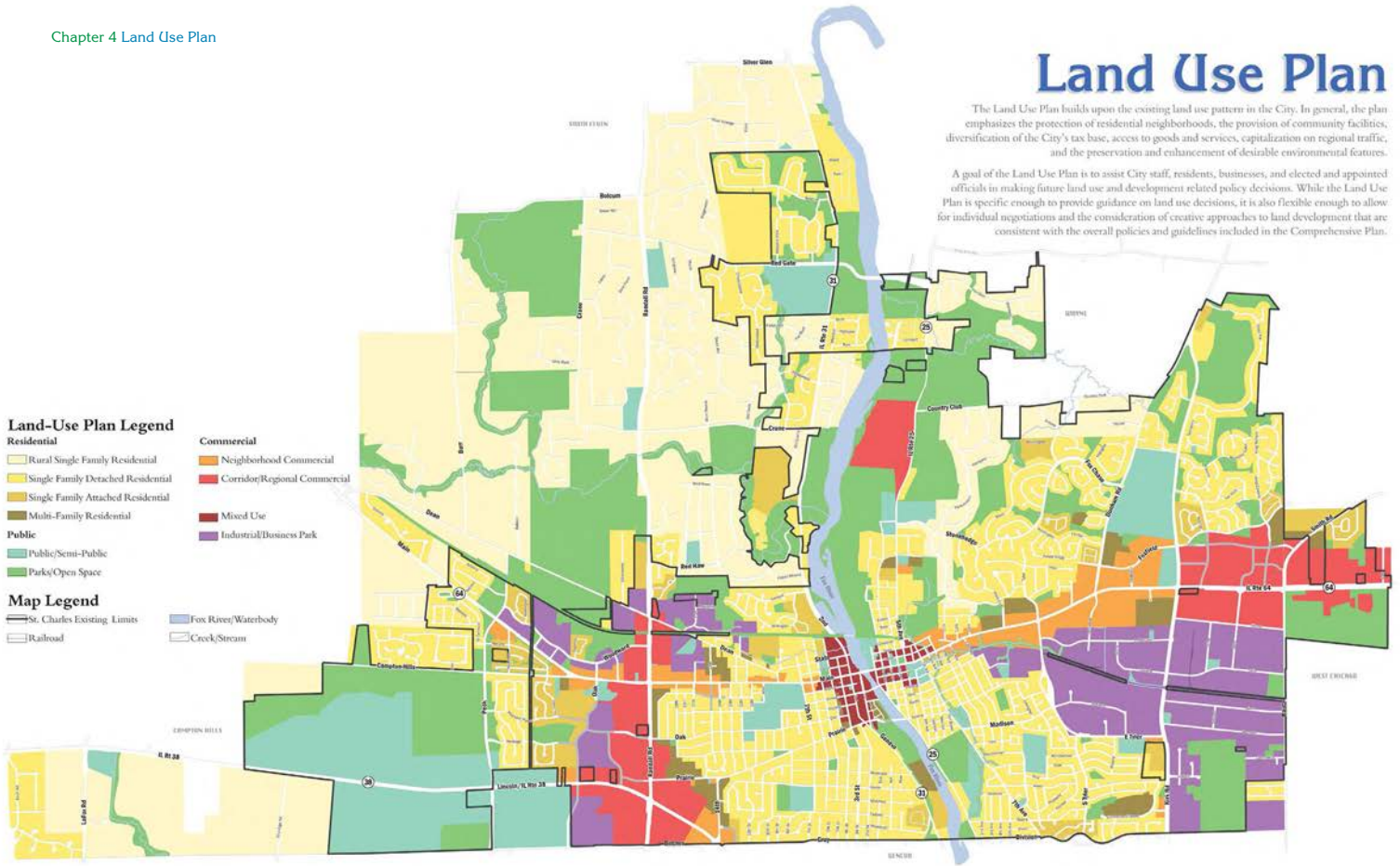
Land Use Plan

The Land Use Plan builds upon the existing land use pattern in the City. In general, the plan emphasizes the protection of residential neighborhoods, the provision of community facilities, diversification of the City's tax base, access to goods and services, capitalization on regional traffic, and the preservation and enhancement of desirable environmental features.

A goal of the Land Use Plan is to assist City staff, residents, businesses, and elected and appointed officials in making future land use and development related policy decisions. While the Land Use Plan is specific enough to provide guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the overall policies and guidelines included in the Comprehensive Plan.

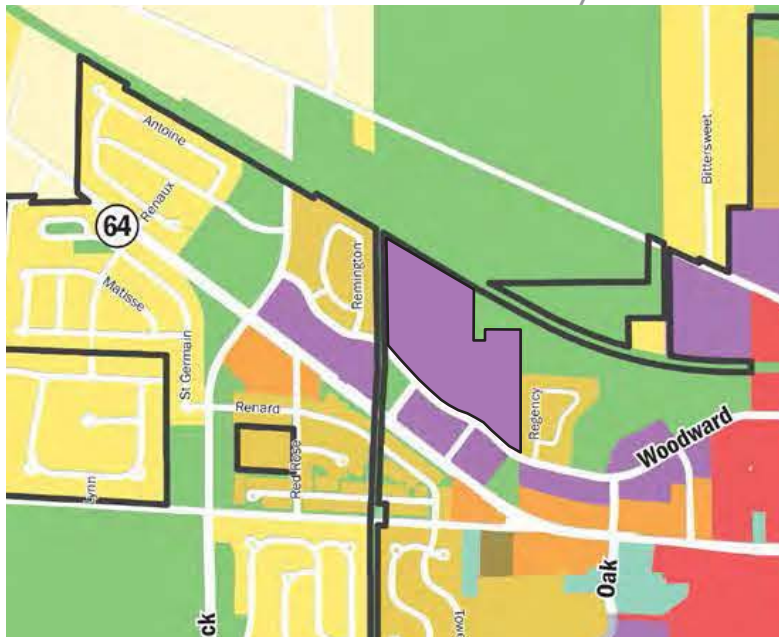
Land-Use Plan Legend

Residential	Commercial
Rural Single Family Residential	Neighborhood Commercial
Single Family Detached Residential	Corridor/Regional Commercial
Single Family Attached Residential	Mixed Use
Multi-Family Residential	Industrial/Business Park
Public	
Public/Semi-Public	
Parks/Open Space	
Map Legend	
St. Charles Existing Limits	Fox River/Waterbody
Railroad	Creek/Stream



Industrial/Business Park

Single Family Detached Residential



Comprehensive Plan Land Use

Corporate Reserve Development Partners is proposing a change in land use from Industrial/Business Park to Single Family Detached Residential.



Site Data	
Total Units	81 units
Total Site Area	22.63 ac.
Min. Lot Size	52' x 100'
Min. Lot Area	5,200 s.f.
Min. Lot Width	52'
Min. Front Yard	20'
Min. Interior Side Yard	5'
Min. Exterior Side Yard	15'
Min. Rear Yard	20'

Developer:

Corporate Reserve Development Partners, LLC
270 Saint Paul Street
Denver, CO 80206
T: (303) 371-9000

Planner:



Wills Burke Kelsey Associates, Ltd.
116 West Main Street
St. Charles, Illinois
T: (630) 443-7755
www.wbkengineering.com



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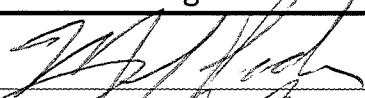
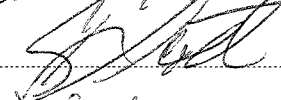
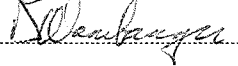
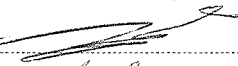
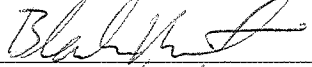
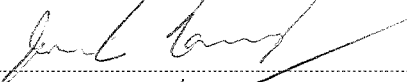

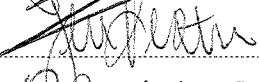
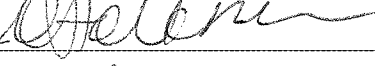
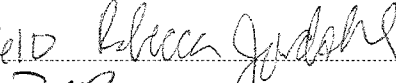
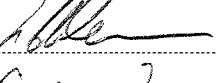

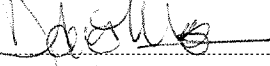
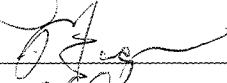
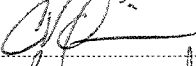
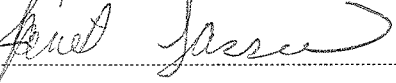

Developer:
Corporate Reserve Development Partners, LLC
270 Saint Paul Street
Denver, CO 80206
T: (303) 371-9000

Corporate Reserve | Location Map
Project Number | 14-0256
Date | 05-11-15
St. Charles, IL

We, the homeowners, at Regency Estates, St. Charles, support the zoning change to RT-3 Residential and the construction of Single Family homes *not to exceed 81 homes.*

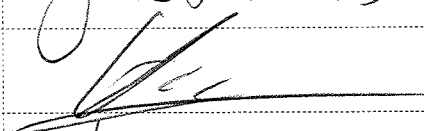
	Last Name	Address	Phone	Signature
1	Bauman	224 Regency Ct W	630-962-4908	Benja Bauman
2	Neri	207 Regency Ct W	630-824-8401	Hannah Neri
3	Leszka	209 Regency Ct W	224-402-3837	Leszka
4	McLaren	201 Regency Ct W	630-400-1147	Kim McLaren
5	Cwallin	205 Regency Ct W	847-303-5558	Cwallin
6	Caterza	2690 Regency Ct. East	312-730-2152	Caterza
7	Kafka	210 Regency Ct W	815-404-3074	Dan Kafka
8	Wiess	221 Regency Ct W	847-312-8348	Wiess
9	Berkelhamer	226 Regency Ct W	847-553-1776	Berkelhamer
10	Scurte	223 Regency Ct W	847-217-0420	Ashley Scurte
11	Srekanth Mukkanti	214 Regency Ct W	318-278-7684	MGR Srekanth
12	Serador	225 Regency Ct. West	630-386-7284	Serador
13	CASTELLANO	2712 REGENCY CT E.	630-841-1155	Castellano
14	CHAKRAVARTY	217 REGENCY CT N.	773-240-5005	Chakravarty
15	Scheifele	2710 Regency Ct. E	630-253-3863	Sarah Scheifele
16	SMITH	2708 REGENCY CTE	678-749-1041	Smith

	Last Name	Address	Phone	Signature
34	Kowal	212 REGENCY CT, ST CHARLES, IL	973-251-3735	Wto prof
35	Quadrini	220 REGENCY CTW, STL, IL	312-343-9904	Ullrich
36	Hope	215 Regency Ct W. Stl, IL	630-797-5058	Lee Hope
37	Kos	2699 Regency C+E	6306400690	Suzanne Fox
38	Miller	2670 Regency C+E	630-532-9130	Amiee
39	Berkehamer	2701 Regency C+E	8478150101	BN
40				
41				
42				
43				
44				
45				

	Last Name	Address	Phone	Signature
17	Pedre	2704 Regency Court East	708-625-5307	
18	Scott	2702 Regency Ct E	630-207-5966	
19	Wambauer	2700 Regency Ct E	708-220-9632	
20	Laurie	2697 Regency Ct E	630-461-8662	
21	Meisenheimer	2688 Regency E.	630-441-6213	
22	Kenney	2686 Regency Ct E	630-204-5539	
23	Vannelli	2684 Regency Ct E.	630-835-9415	
24	Kittie/Kestner	2674 Regency Ct E	630-935-7851	
25	Forkner	2680 Regency Ct E	630-673-9449	
26	Jordahl	2682 Regency Ct E	847 630-797-5610	
27	Melcher	2668 Regency Ct E	847-946-0072	
28	Wichert	2664 Regency Ct E	630-337-2221	
29	Wichert Enright	2662 Regency Ct E	847-308-1514	
30	Fagen, Peter	2654 Regency Ct. E	(630) 957-7694	
31	Quidaway, Chris	2648 Regency Ct. E	(630) 926-2380	
32	Sasser, Janet	219 Regency Ct W	630-988-2679	
33	Kotsakis, Tom	218 Regency Ct W	630-977-9452	

We, the homeowners, at Remington Glen, St. Charles, support the zoning change to **RT-3 Residential** and the construction of **Single Family homes** not to exceed **81 homes**.

	Last Name	Address	Phone	Signature
1	Bernot	177 Birch Lane	630-917-0007	Bernot
2	WARSON	318 REMINGTON DR	630-445-7664	Warson
3	STARKE	312 REMINGTON DR	630 444 7397	Starke
4	GODISH	142 REMINGTON DR	630-553-2754	Ken Godish
5	Rafford	283 Remington Dr	630-513-1172	Rafford
6	Edgerton	181 Remington Dr	630-508-3002	Edgerton
7	Jackie Herz	274 Birch Lane	630-513-7987	Jackie Herz
8	Raack	290 Remington Dr.	630-397-8086	Raack
9	Walker	282 Birch Lane	847-561-2809	Walker
10	EMMANUEL	284 REMINGTON DR	815 219 1969	Emmanuel
11	MEYER	296 REMINGTON DR	330 261 4626	Meyer
12	Rosignal	278 Remington Dr.	630-377-2173	Kathleen Rosignal
13	Finn	276 Birch Lane	585-748-4707	Finn
14	DESTOCKI	228 BIRCH LANE	630/584-1271	Destocki
15	Hansen	253 Birch Lane	630 377 1234	Hansen
16	Bisbee	259 Birch Lane	630-221-8322	Cheryl Bisbee

	Last Name	Address	Phone	Signature
17	Somntag	265 Birch Lane	630-653-7555	M Donata
18	Biggs	277 Birch Ln	630-417-3614	Margaret Biggs
19	Volfe	271 Birch Ln	224-653-9915	Mike Volfe
20	Eagan	260 Remington Dr.	847-340-7609	Alyson Eagan
21	Williams	254 Remington Dr.	630-220-8538	Jim Williams
22	Houg	193 Remington Dr.	630-797-5220	
23	Tate	291 Remington Dr.	630 464 4449	Kathy Tate
24	Lewinski	212 Remington Dr.	630 945 3899	Diane Lewinski
25	EDEN	218 REMINGTON	630 945 3162	Ed
26	DITCH	277 Remington Dr	630 444-1382	Dawn Ditch
27	Joseph	266 Remington Dr.	630 373 3351	Ashley Joseph
28				
29				
30				
31				
32				
33				

City of St. Charles, Illinois

Ordinance No. 2008-Z-18

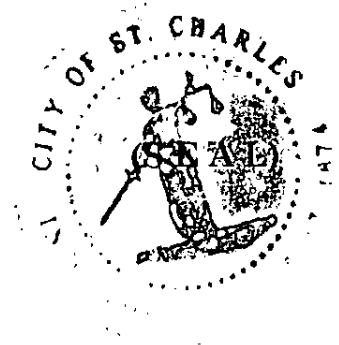
**Ordinance Rezoning Property and Granting a Special
Use as a Planned Unit Development for Corporate
Reserve of St. Charles PUD (A Portion of the West
Gateway PUD)**

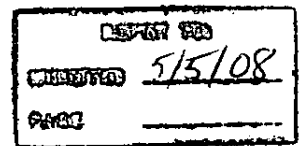
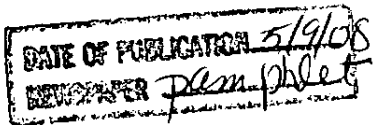
**Adopted by the
City Council
of the
City of St. Charles
May 5, 2008**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, May 9, 2008**

Nancy Garrison

City Clerk





ORDINANCE NO. 2008-Z-18

**AN ORDINANCE REZONING PROPERTY AND
GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT
FOR CORPORATE RESERVE OF ST. CHARLES PUD
(A PORTION OF THE WEST GATEWAY PUD)**

WHEREAS, a petition for rezoning from the BC Community Business District to the O-R Office-Research District for the real estate described in Exhibit I-C attached hereto and made a part hereof (hereinafter sometimes referred to as "O-R Parcel") and retaining the BC Community Business District zoning of the real estate described in Exhibit I-B attached hereto and made a part hereof (sometimes referred to as "BC Parcel") has been filed by SR&J Real Estate, LLC, an Illinois limited liability company as contract purchaser of the real estate described in Exhibit "I-A" attached hereto and made a part hereof (hereinafter sometimes referred to as "Subject Property"; and

WHEREAS, a petition for granting a Special Use as a Planned Unit Development for the Subject Property has been filed by SR&J Real Estate, LLC, as contract purchaser of the Subject Property; and

WHEREAS, St. Charles Fairgrounds Office Park Investors, LLC, an Illinois Limited Liability Company ("DEVELOPER") is successor in interest to SR&J Real Estate, LLC as contract purchaser ; and

WHEREAS, the Plan Commission has held a public hearing on said petitions in accordance with law;

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

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings of fact:

FINDINGS OF FACT FOR REZONING:

1. The existing uses and zoning of nearby property.

Immediately north is the Chicago Great Western Railroad right-of-way and Kane County Forest Preserve land. East of the property is more Kane County Forest Preserve land, a townhouse development zoned RM-1 - Mixed Medium Density and a large commercial development zoned BC -Community Business. South of the property, across Main Street, is commercial land zoned BL - Local Business and residential land zoned RM-2 - Medium Density Multi-Family. West of the property is the NICOR right-of-way then several parcels

zoned BC - Community Business and a townhouse development zoned RM-1 - Mixed Medium Density.

The current industrial/manufacturing use of the property is inconsistent with the surrounding uses and the Comprehensive Plan. The proposed corporate campus consisting of high-quality office buildings and retail uses follows surrounding uses and planned developments in the immediate vicinity and is consistent with the Comprehensive Plan.

The proposed use will benefit adjacent commercial properties by stimulating more demand as the office market becomes increasingly established along North Avenue. This location will provide a high quality office product not currently available in the market which will, in turn, allow surrounding properties to also capture tenants that are currently exiting the market in search of quality space.

The proposed use is also a benefit to surrounding residential uses because the uses are quiet when residents are typically home. At night and on the weekends, the Subject Property will offer professionally landscaped, quiet campus for neighbors to use (bike/walking paths, open space, ponds, etc.).

2. The extent to which property values are diminished by the existing zoning restrictions. (Compare the value of the Subject Property and near by properties under the current zoning to their potential value under the proposed zoning.)

The value of the subject and nearby properties will increase under the proposed zoning because of the consistency of the proposed use with the surrounding uses and the quality of the proposed development. Nearby properties will benefit from their proximity to the activity and commerce that will be based on the subject site.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)

There are no perceptible public benefits to keeping the current zoning. Without rezoning the property, the current industrial/manufacturing use will remain, thereby suppressing the value of the surrounding properties due to the inconsistency with adjacent uses.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The proposed zoning will allow the property to be developed into an institutional quality corporate campus that will capture the existing demand in the market. The current zoning will not allow the critical mass necessary for a development of this caliber to succeed. The surrounding properties will benefit from the synergies created by the commerce generated by the development of the Subject Property. Demand for and the value of nearby properties will increase as this location becomes increasingly established as the commercial center of the west side of St. Charles.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The property is currently used by an industrial/manufacturing operation. The current use is inconsistent with both the Comprehensive Plan and the commercial and residential uses in the area. The portion of the property that is vacant has remained so since its annexation in 1990, while most of the surrounding property has been or is being developed.

6. The evidence or lack of evidence, of the community's need for the uses permitted under the proposed district. (Development trends, market forces, and the Comprehensive Plan may be considered.)

The development trends in the Randall Road/Route 64 market continue to capture demand for office and retail space in the marketplace. Recent office developments on Dean Street north of the Subject Property have enjoyed success as evidenced by their high occupancy rates. Strong presales of the medical office condominiums west of the Subject Property also demonstrate office demand. The Business Enterprise designation of the subject in the Comprehensive Plan further evidences the City's desire to continue the commercial development in this section of Route 64.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed amendment is consistent with the Business Enterprise designation in the Comprehensive Plan.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

There are currently no errors or omissions in the Zoning Map relative to the Subject Property.

9. The extent to which the proposed amendment creates nonconformities. (Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)

The proposed amendment will create no nonconformities.

10. The trend of development, if any, in the general area of the property in question.

Development on Route 64 west of Randall Road has been predominantly commercial in nature. The Zylstra development at the southwest corner of Randall Road and Route 64 is retail oriented around a Harley-Davidson motorcycle dealership. Immediately east of the Subject Property is a mix of retail and office uses including a new Aldi grocery store. Immediately west of the adjacent NICOR right-of-way is a vacant parcel that is planned for an office building. To the west of that property is new commercial development including a new medical office condominium and bank branch.

Development along Randall Road has been primarily retail uses. Past and recent development along the Randall Road corridor has solidified this stretch as the principal area of commercial and economic growth in St. Charles.

The proposed development of the Subject Property is consistent with past and recent development trends in the general area.

FINDINGS OF FACT FOR SPECIAL USE FOR A PUD:

Section A: Determination as to whether the proposed PUD is in the public interest:

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

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

The proposed PUD will create a premier office campus to host the business activities of the community. The size of the property allows for the creation of a modern, integrated office park that offers a range of office products from single-story to multi-story designs. The location on Main Street, proximate to the growing Randall Road corridor and the Kane County Courthouse, make the PUD and the use appropriate for this site.

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

The property will feature a walking/bike path which will connect the existing termini on Woodward Drive and will connect to the Great Western Trail. Park areas will be located along the path to encourage office tenants to use and enjoy the amenity before, during and after their workday. The path will be located to emphasize the ponds and open areas of the site.

C. To encourage a harmonious mix of land uses and a variety of housing types and prices. The PUD blends office and retail uses along the heavily traveled Main Street with the office uses north of Woodward Drive. This allows retail and restaurant uses to capitalize on the frontage on Main Street while providing an effective transitional use to the office on the north side of the site.

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

The PUD incorporates the potential sensitive wetlands and their buffer areas as undisturbed open space. This will allow these areas to continue to benefit the natural environment.

The site plan follows the current rolling topography with grading to satisfy engineering requirements. A retaining wall in the eastern setback helps reduce the required changes to the topography. Working with the natural contours of the site will provide a more visually interesting setting where the first floor elevations vary throughout the campus.

The PUD includes tree preservation in those areas where quality species and specimens exist that are not impacted by roadways, ponds, infrastructure, building and parking lot locations. Existing

trees located in the setback along the east property line were evaluated for their health and survivability and it was determined that recent grading in the area compromised the viability of the remaining trees. Attention will be paid to preserving additional trees on the site as sitework is underway and field assessments identify further opportunities to save trees.

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

The proposed development includes improvements to address traffic congestion in this area of Main Street. In addition, Woodward Drive, which parallels Main Street and currently terminates at the east and west property lines of the subject, will be completed within the Subject Property to provide an alternative to Main Street.

The PUD also will link storm sewer, sanitary sewer, water and electric infrastructure that currently terminates on either side of the property. This will complete improvements that have been designed into adjacent developments in anticipation of the development of the subject site.

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

The current manufacturing/industrial use of the property is inconsistent with recent development surrounding the site. The obsolete manufacturing buildings no longer meet the needs of industrial users. The proposed retail and office uses are consistent with recent development in the area and represent a dramatic improvement over the current manufacturing use.

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

The proposed site plan is the result of numerous meetings with the City, public hearings with governmental leaders and meetings with surrounding property owners. This iterative process has incorporated the feedback from all stakeholders associated with the PUD.

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

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

The proposed Special Use will allow for the development of a modern, high quality environment for the conduct of commerce in St. Charles. The site will allow a concentration of business activity for members of the community.

The development will generate significant real estate and sales tax revenue without adding a material burden to City services.

The development will improve traffic and utility infrastructure. Main Street, an IDOT SRA route, will be expanded to improve traffic flow in the area. Woodward Drive, a secondary road paralleling Main Street, will be connected to provide an alternative to travel on Main Street.

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

Roadway improvements will be completed as part of the development to further enhance traffic flow on SRA Route 64. Further, Woodward Drive will be connected from its current termini on the east and west of the site which will provide an alternative to travel on Main Street. Sanitary sewer, storm sewer, water and electric capacities have all been designed in anticipation of the development of this site. Connection points to all utilities have been provided in proximity to the subject site. The storm water management systems have been designed to provide adequate capacity for the site and all existing flow from adjacent sites.

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

The proposed Special Use will enhance the surrounding properties by improving the roadways and infrastructure while providing a high quality office campus to the community. The proposed development will complement the existing office properties by further solidifying the Main Street commercial corridor as a growing and vibrant office market. The subject site will contribute to the existing retail uses by increasing the daytime population of shoppers and restaurant patrons. The development will also enhance the surrounding residential uses by providing bike/walking paths and abundant open space for public use and limited disruption on nights and weekends when neighboring residents are typically home.

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

The commercial developments in the vicinity along Main Street will benefit from the additional concentration of office and retail uses proposed for the site. The proposed development will create additional critical mass for continuing commercial development of surrounding properties. The high quality of the development will support the adjoining residential developments by creating attractive daytime uses which are generally quiet at night and on the weekends. The proposed development represents a dramatic improvement for all property types over the existing industrial/manufacturing use of the property.

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

The Special Use is consistent with the St. Charles Comprehensive Plan and will not be detrimental to or endanger the public health, safety, comfort or general welfare of the citizens of St. Charles. The Special Use will allow the property to serve as an asset to the business community and will generate substantial revenue for the City.

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

The Special Use exceeds the applicable Design Review Standards by incorporating substantial

open space and natural features into the site plan to create an environment for the aesthetically pleasing architecture of the buildings. Particular attention has been paid to outdoor features such as bike/walking paths, picnic areas, ponds, water features and open space. Abundant landscaping will further enhance the natural environment. Buildings will be designed and constructed to Class A standards and will feature interesting and varied architecture with common design elements and harmonious materials and colors. The deviations from the Design Review standards are minor and are consistent with quality architecture and design for an office campus development.

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

The proposed PUD will be beneficial to the physical development of St. Charles by creating a high quality office campus offering abundant open space, superior architectural design and modern amenities not currently available in the market. This office development will contribute to the diversity of the City by offering prospective office tenants the quality of office space that will keep citizens from commuting outside of St. Charles and will attract new users from the surrounding area. The establishment of this location as a business center for St. Charles will also enhance the development of surrounding commercial properties.

The real estate taxes generated by the proposed office space plus the real estate and sales taxes from the retail areas will directly contribute to the tax base without adding a material burden to municipal services. In addition, the City will benefit from increased daytime population and the attendant spending at local restaurants and businesses.

4. Explain how the proposed PUD conforms to the intent of the Comprehensive Plan.

The property is designated as Business Enterprise in the current St. Charles Comprehensive Plan. The proposed underlying zoning of BC - Community Business District and OR -Office Research District is consistent with the intent of the Comprehensive Plan.

5. Indicate whether the proposed PUD conforms to all existing Federal, State and local legislation and regulation.

The proposed PUD conforms to all existing Federal, State and local legislation and regulation. All design elements meet or exceed the requirements of the proposed underlying zoning per the St. Charles zoning code and will also satisfy all Federal and State legislation and regulation.

Section B: Justification for the proposed relief from ordinance requirements:

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

The abundant open space, lush landscape and low building density exceed the standards required by ordinance. The walking biking path will connect Woodward Drive to the Great Western Trail on the northwest side of the property, allowing the public to not only enjoy the natural setting created by the PUD but also to better access and utilize existing public improvements.

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

The PUD is designed to blend with the existing topography and natural setting of the site. Open green space is well above requirements while building density is well below the current -40 FAR allowed.

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

Setbacks will be heavily landscaped to buffer the property from adjacent uses. The buildings have been situated away from property lines to further buffer adjoining properties and to reduce any visual impact on existing uses.

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

The building design is intended to set a new standard for architecture in the marketplace. The quality of the design, combined with the modern, natural materials, will create an office product that will attract tenants to the market who are interested in establishing their business in St. Charles but currently do not have a Class A office campus available.

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

The buildings feature a high percentage of thermal glass allowing a large amount of sunlight to enter the buildings while still providing efficient insulating qualities. The increased sunlight entering the office space will allow tenants to reduce the need for artificial lighting. The landscaping is designed to require minimal irrigation which will reduce the amount of water consumed on site. The large open green areas will help absorb rainwater, improve air quality and provide habitat for birds and animals.

F. The PUD provides for the use of innovative storm water management techniques.

The storm water system has been integrated into the site to provide focal points to the entrances to the property and natural settings for the walking/bike path. The wet-bottom ponds will allow for on-site detention of water and will allow for settling of sediment prior to release to adjacent downstream properties.

G. The PUD provides accessible dwelling units in numbers or with features beyond what is required.

Not Applicable.

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

SECTION 1. That Section 17.10.020 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office

of the City Clerk, is hereby amended by: a) rezoning the O-R Parcel to the O-R Office Research District, and b) the granting of a Special Use as a Planned Unit Development for the entire Subject Property, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, all of the Subject Property being subject to the additional conditions, variations and restrictions hereinafter set forth.

SECTION 2. That the Subject Property may be developed only in accordance with the St. Charles Municipal Code as now in effect or as hereafter amended (except as specifically varied herein), the requirements of the BC or O-R zoning district, as appropriate, (except as specifically varied herein), and in accordance with the additional procedures, definitions, uses, and standards restrictions contained herein and set forth in Exhibits "IV-A", "IV-B", "V", "VI-A", "VI-B", "VI-C", "VI-D", "VI-E", and "VI-F", all as attached hereto and made a part hereof..

A. Zoning Requirements and Standards

1. Permitted and Special Uses: Exhibit "IV-A" as to the BC Parcel and Exhibit "IV-B" as to the O-R Parcel shall govern with respect to the uses to be allowed as permitted and special uses within those respective portions of the Subject Property, as set forth therein.
2. Bulk Requirements: The Bulk Requirements set forth in Exhibit "IV-A" as to the BC Parcel and Exhibit "IV-B" as to the O-R Parcel shall govern with respect to the development of the Subject Property.
3. Signs: Signs shall be permitted as set forth in the provisions of Title 17 of the St. Charles Municipal Code and of Exhibits "IV-A", "IV-B", and "VI-E".
4. Maximum Total Floor Area: The maximum total floor area of all buildings on the Subject Property shall be as set forth in Exhibits "IV-A" and "IV-B"..
5. Design Review Standards: Sites improvements, buildings and structures constructed from time to time within the O-R Parcel shall conform with the Design Review standards and guidelines contained in Exhibit "IV-B" attached hereto and made a part hereof.

B. Approval of Plans: The following plans, reduced size copies of which are

attached hereto as Exhibits “VI-A”, “VI-B”, “VI-C”, “VI-D”, “VI-E”, and “VI-F”, are hereby approved:

1. Aerial Photograph with Phasing Lines prepared by Mackie Consultants, LLC dated March 18, 2008 (Exhibit VI-A)
2. PUD Preliminary Plan - Phase I prepared by Mackie Consultants, LLC consisting of sheets 1 through 9, dated April 29, 2008 (includes Preliminary Plat of Subdivision and Sketch Plan (Exhibit VI-B)
3. PUD Preliminary Landscape Plans – Phase I prepared by Kinsella Landscape, Inc. consisting of sheets L-0 through L-7, dated April 28, 2008 (Exhibit VI-C)
4. PUD Preliminary Electrical Plans – Phase I prepared by Kornacki and Associates, Inc. consisting of sheets E1, E1A, E2, E2A, E3, E3A, E4, and E5, dated April 4, 2008. (VI-D)
5. Architectural Site Plan dated April 21, 2008 and Freestanding Sign Details dated March 18, 2008 prepared by Wright Heerema Architects (Exhibit VI-E)
6. PUD Preliminary Building Elevations – Phase I prepared by Wright Heerema Architects consisting of a One Story Building Elevation, Three Story Building Elevation, One Story Exterior Rendering, and Three Story Exterior Rendering, dated December 27, 2007 (Exhibit VI-F)

These plans constitute a PUD Preliminary Plan for Phase I, a PUD Sketch Plan for the remainder of the Subject Property, and a Preliminary Subdivision Plat for the Subject Property. .

C. Miscellaneous

Provisions of the Annexation Agreement set forth in Exhibit “V” are incorporated herein by reference as if fully set forth herein.

SECTION 3. HOLD HARMLESS AND INDEMNIFICATION

In the event a claim is made against the CITY, its officers, other officials, agents and employees or any of them, or if the CITY is made a party-defendant in any proceeding arising out of or in connection with the approval and issuance of a Special Use Permit for a Planned Unit

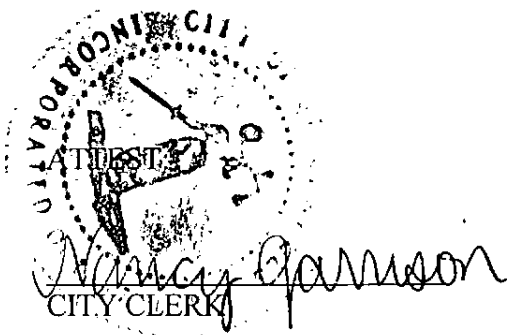
Development for the Subject Property, or the development of the Subject Property, the DEVELOPER shall defend and hold the CITY and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs and fees, including expenses and reasonable attorney's fees, in connection therewith. The CITY and such officers, other officials, agents and employees shall reasonably cooperate in the defense of such proceedings.

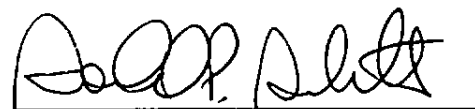
SECTION 4. That this Ordinance shall become effective from and after its passage and approval in accordance with law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.




MAYOR

COUNCIL VOTE:

AYES: 9

NAYS: 0

ABSENT: 1

EXHIBIT “IV-B”

Development Standards and Design Review Criteria – the O-R Parcel

The requirements applicable to the O-R Office Research District shall apply to the O-R Parcel except that the following provisions shall apply in lieu of any conflicting provisions:

1. Permitted and Special Uses

P=Permitted Use

S=Special Use

A=Permitted Accessory Use

SA=Special Use, Accessory Only

	O-R	
Assisted Living Facility	P	
Art Gallery/Studio	P	
Cultural Facility	P	
Indoor Recreation & Amusement	P	
Place of Worship	P	
Bank	P	
Day Care Center	P	
Drive-In Facility	SA	Section 17.24.100
Emergency Medical Center	P	
Financial Institution	P	
Hotel/Motel	P	
Medical/Dental Clinic	P	
Motor Vehicle Rental	P	
Office, Business or Professional	P	
Professional Training Center	P	
Veterinary Office/Animal Hospital	P	
College/University	P	
Hospice	P	
Hospital	P	
Nursing Home	P	
Office, Government	P	
School, Specialized Instruction	P	
Research and Development Use	P	
Accessory Uses	A	
Communication Antenna	P	Section 17.22.020
Communication Tower	S	Section 17.22.020
Parking Garage/Structure	A	Chapter 17.24
Parking Lot, Surface	A	Chapter 17.24
Planned Unit Development	S	Chapter 17.04, 17.06
Utility, Local	P	
Utility, Community/Regional	S	

2. Bulk Regulations:

- a. Minimum Lot Area: 20,000 s.f.
- b. Minimum lot width: 100 ft.
- c. Maximum building coverage: 50%
- d. Maximum gross floor area per building: none
- e. Maximum building height: 60 ft.
- f. Minimum front yard: 30 ft.
- g. Minimum interior side yard: 10 ft.
- h. Minimum exterior side yard: 30 ft.
- i. Minimum rear yard: 30 ft.
- j. Minimum for yards adjoining Main St/IL 64: 50 ft.
- k. Minimum landscape buffer yard: 30 ft., except on lots with a building over 150,000 s.f. gross floor area: 80 ft. (Landscape buffer yards are required only along a lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape buffer yards may include or overlap with other required yards.)

Compliance with these Bulk Regulations for Lots 5, 6, and 8 shall be determined as follows:

- a. Lots 5 and 6 (as shown on the Preliminary Plat of Subdivision) shall be considered as one lot, the front lot line of which shall be Woodward Drive.
- b. Lot 8 (as shown on the Preliminary Plat of Subdivision) shall be considered as one lot, the front lot line of which shall be Woodward Drive.
- c. These boundaries shall apply regardless of any resubdivision of Lots 5, 6 and 8, or any part thereof.
- d. The provisions of the Zoning Ordinance pertaining to more than one building on a lot (Section 17.22 A (2)) shall govern with respect to spacing between buildings regardless of internal lot lines, but all other Bulk Requirements shall apply only to Lots 5 and 6 as a whole, and to Lot 8 as a whole.

3. Maximum Floor Area:

The maximum gross floor area to be developed within the O-R Parcel shall be 576,800 square feet.

4. Parking

For purposes of determining parking requirements, Lots 5 and 6 as shown on the Preliminary Plat shall be considered as one lot, and Lot 8 shall be considered as one lot regardless of whether it is resubdivided in the future. Therefore, parking may be located anywhere within Lots 5 and 6 for any use on Lot 5 or Lot 6, and parking may be located anywhere within Lot 8, for any use on Lot 8 or part thereof. No maximum parking ratio shall be applied to the O-R Parcel.

5. Signs.

A. Permanent Signs:

Signs shall be permitted in accordance with the provisions of Chapter 17.28 of the St. Charles Zoning Ordinance applicable to the OR Office Research District, except that the following regulations shall govern in lieu of Table 17.28-3:

Type of Sign: (Refer to Exhibit 0000)	Maximum Number:	Minimum Setback from public street ROW:	Maximum Area per Sign:	Maximum Height:
Type I tenant signs (A)	One per tenant	30 ft.	75 s.f.	2.0 ft.
Type II tenant signs (B)	One per building	10 ft.	28 s.f.	6 ft.
Type III tenant signs	One per building	10 ft.	75 s.f.	11 ft.
Development Identification signs (F)	One for the Subject Property	10 ft.	96 s.f. per side	8 ft.
Wall signs	One per wall, but not more than two per building	N.A.	0.5 s.f. per linear ft. of wall on which located	No higher than building height

Type I tenant signs are permitted for tenants in buildings of one story. Type II

tenant signs are permitted for buildings of more than one story, with a total gross floor area of less than 150,000 s.f.. Type III tenant signs are permitted for buildings of more than one story, with a total gross floor area of 150,000 s.f. or more.

B. Temporary Signs:

Temporary project identification signs shall be permitted for each Development Phase throughout its marketing, development and/or build-out. Such signs may be located within the Development Phase or within Lots 1, 2, 3 or 4 as shown on the Preliminary Plat of Subdivision, and shall conform with the following criteria:

(i) Project Identification and Marketing Signs: One (1) double faced, illuminated, project identification and marketing sign, with a maximum height of fifteen (15) feet above the adjacent grade. This sign may have up to one hundred fifty (150) square feet of area per sign face. This sign shall be set back from the nearest public street right-of-way a minimum distance of ten (10) feet. In addition, DEVELOPER may elect to utilize the existing pylon sign located on the Subject Property for a second identification and marketing sign and the Existing Business, as defined in Section 7.E., shall also be permitted to utilize a portion of said pylon sign for an offsite business sign.

(ii) Financing Sign: One (1) double faced, non-illuminated, financing sign identifying the lender or lenders for the Development Phase, with a maximum height of ten (10) feet above the adjacent grade, a maximum area of fifty (50) square feet per sign face and a minimum setback from the nearest public street right-of-way of ten (10) feet.

(iii) Maintenance of Temporary Signs: All temporary signs shall be maintained by DEVELOPER, at its expense, in a good and sightly condition.

(iv) Removal of Temporary Signs: All temporary signs located within a Development Phase shall be removed from that Development Phase within thirty (30) days following the date the CITY issues the occupancy permit for the final tenant/user space build-out within that Development. The temporary signs removed may be relocated or replaced

in any other portion of the Subject Property for which the last occupancy permit has not been issued and/or within a Lot containing a Storm Water Management Facility. In any event, however, all temporary signs shall be permanently removed from the Subject Property within thirty (30) days following the date the CITY issues the last occupancy permit for the PUD when fully built-out.

6. Design Review Criteria

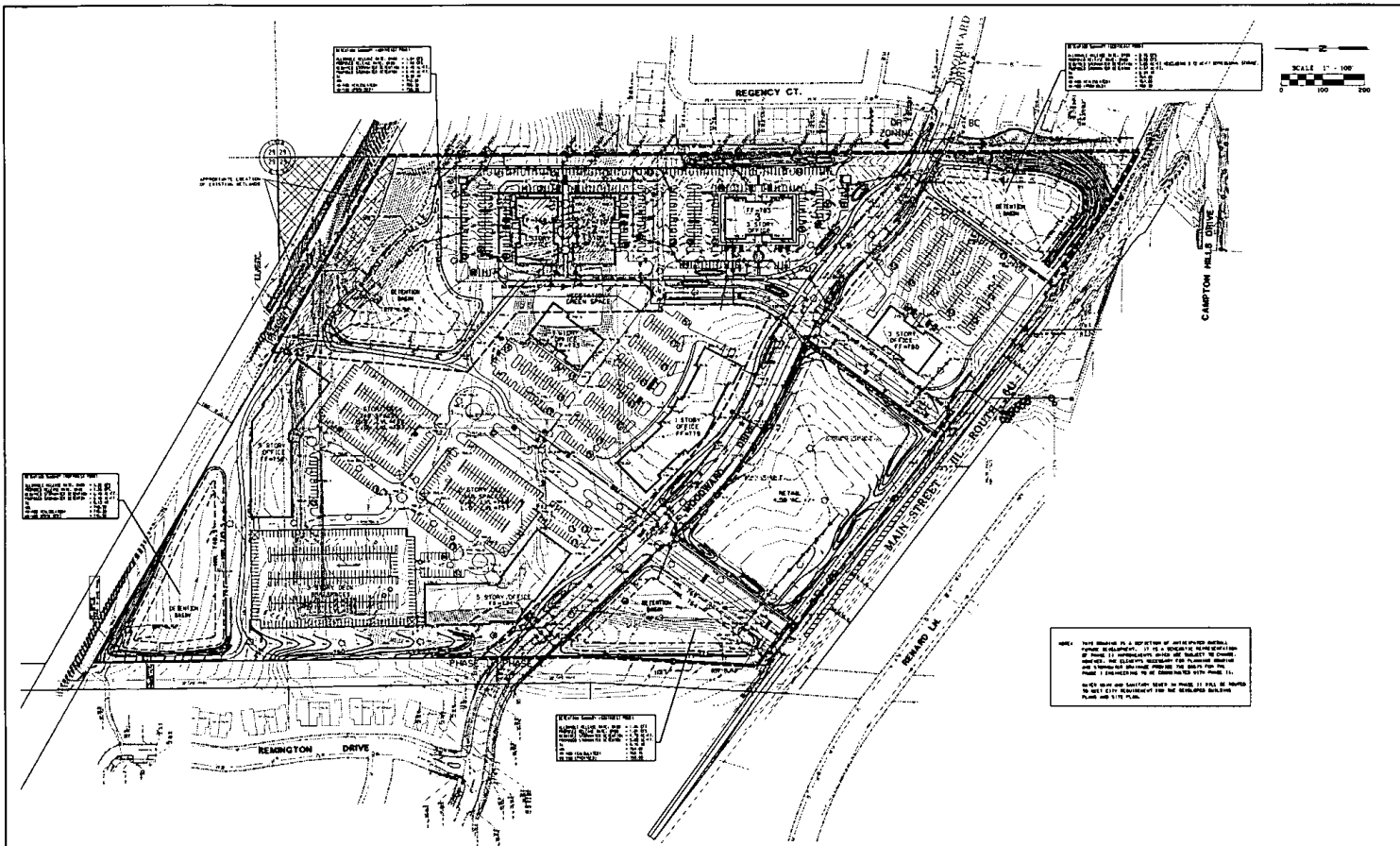
The Design Review Standards and Guidelines of Sections 17.06.020 and 17.26.030 shall apply, except that the Standards of Section C, "Building Entrances and Pedestrian Walkways" shall be modified, as follows:

17.06.030 C: Building Entrances and Pedestrian Walkways

Standards:

1. *Buildings shall have a public entrance on a façade that faces a public street or private drive that provides primary access (such as a mall ring road).*
2. *All public entrances shall be articulated from the building mass. Examples of such articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating. Single story office buildings where pedestrian access opens directly into the individual tenant space(s) are exempt from this standard.*

The Preliminary PUD Plans for Phase 1 meet the applicable Design Review Standards and Guidelines.



MACKIE CONSULTANTS LLC 8575 W. HODGINS RD. SUITE 100, ROSEMONT, IL 60068 847-596-1400 FAX 847-596-1410 ENGINEERS PLANNERS SURVEYORS <small>ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER: 06-000000</small>	CLIENT: BR&J REAL ESTATE, LLC 8808 W. CATALPA AVENUE SUITE 806 CHICAGO, ILLINOIS 60656 PHONE: (773) 714-1365																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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