



# INTRODUCTION

## 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 9.3 million s.f. of commercial real estate and over 6,000 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 commercial PUD development consisting of nine lots which began construction around 2009. Currently only two office buildings have been constructed north of Woodward Road at the eastern section of the Corporate Reserve development. The balance of the property which also includes frontage lots along IL Route 64 remains vacant. The current proposal by the Pauls Corporation is to amend the Corporate Reserve PUD to allow for single family residential use on the 22.63 acre Lot 8 which fronts along the north side of Woodward Drive. The proposed residential neighborhood plan consists of 78 single family homes on average lot sizes of 6,458 square feet. The proposed residential development will also include a one acre neighborhood park to be dedicated to the St. Charles Park District.

The Corporate Reserve neighborhood features a number of positive qualities that make the site a premium location for residential development. These features include views to extensive adjacent open spaces, direct access to IL Route 64; walkability to local commercial services; close proximity to 11.4 acres of St. Charles Park District parkland; and, is located under one half mile to regional commercial along Randall Road.





## ADJACENT LAND USES

Adjacent to the west of the subject site there is a Nicor Gas easement with a north-south regional trail connecting to the Great Western Trail. Just beyond the trail to the west is Remington Glen, an attached single-family townhome development. To the north there is extensive open space with attractive vista. This open space is partially owned by the Forest Preserve District of Kane County. Adjacent to the east there are two single story office structures and an additional building pad for a third structure. Further to the east is the Regency Estates, a single-family detached residential neighborhood with one original townhome structure. The south boundary of the subject site is defined by Woodward Drive with landscaped stormwater management parcels and retail lots between Woodward Drive and IL Route 64.



**DISTRICTS**

The site is located within the following service districts:



St. Charles Public Library



Elgin Community College District #509



St. Charles Park District



St. Charles 303 School District

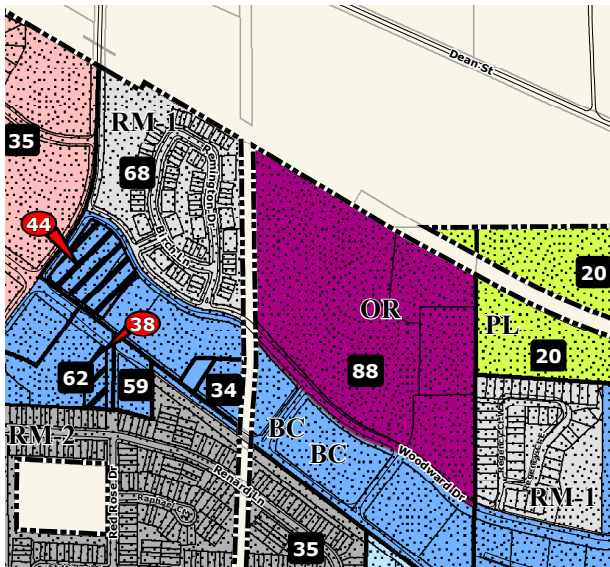


St. Charles 303 Fire Department

**ST. CHARLES 303 SCHOOL DISTRICT:** The estimated student yield by grade has been determined via the School Land Cash Worksheet provided with this application. School-age children attending St. Charles public schools will attend the Davis and Richmond Elementary schools, Wredling Middle School, and St. Charles East High School.

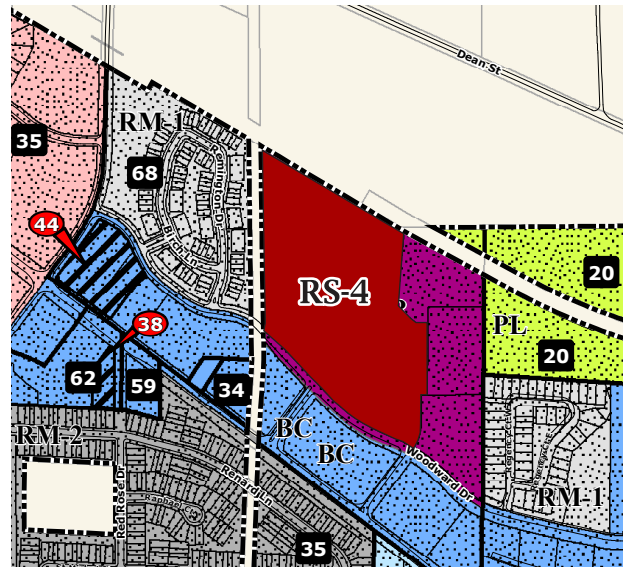
**ST. CHARLES FIRE DEPARTMENT:** Note that the St. Charles Fire Department has determined the “Maximum Projected Travel Distance by Time Intervals for the subject site. The property is serviced by the shortest emergency response interval, with an emergency response time of 0-4 minutes.

**ST. CHARLES PARK DISTRICT:** The St. Charles Park District has determined that that there should be an approximate one acre neighborhood park site provided as a part of the development site plan.



**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 a RS-4 Suburban Single-Family Residential District base zoning. The purpose of the RS-4 zoning is to accommodate medium to high-density single-family residential development in the City. The proposed plan and zoning district is consistent with surrounding residential uses. The Corporate Reserve RS-4 PUD will include appropriate variations based on the development lot sizes and site plan.



**COMPREHENSIVE LAND USE**

Corporate Reserve Development Partners land use will change from Industrial/Business Park to Single Family Detached Residential. However, no comprehensive plan changes are necessary since the Comprehensive Plan list Single Family Detached Residential as an alternative land use to Industrial/Business Park.



### ACCESS & CIRCULATION

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. Internal circulation of the site is generally provided by an outer ring looped roadway with one east-west cross street.



### TRAILS

The Corporate Reserve site plan facilitates regional trail connectivity at both the northwest corner of the site plan and along the existing Woodward Drive trail. The site will be connected to the Great Western trail through a segment of trail between lots 14 and 15 and also via the existing Woodward Drive trail. A second trail segment is proposed just north of the 1.02 acre park site and will connect the Corporate Reserve development to the existing trail east of Cardinal Drive.



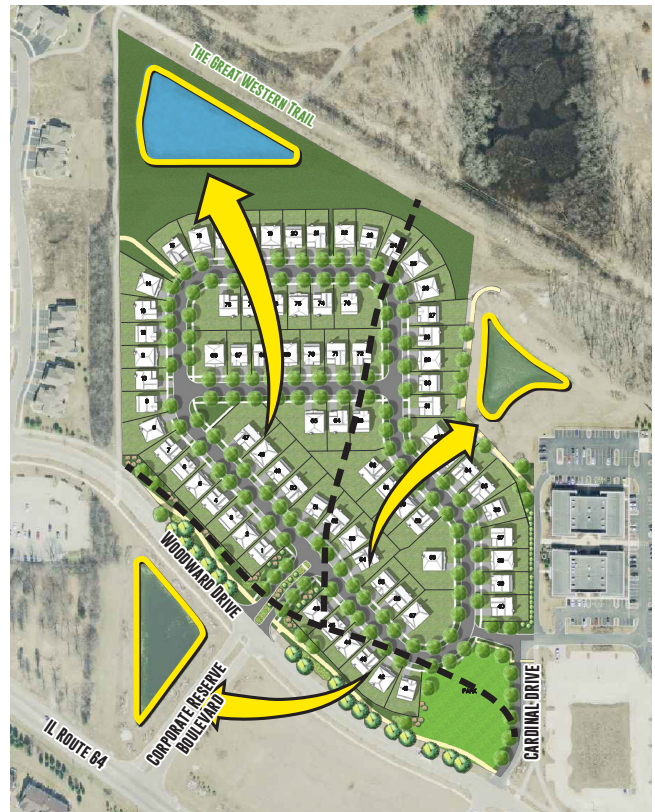
### **PARKLAND**

A 1.02 acre public park space is provided adjacent to lot 40 along Woodward Drive. The park is intentionally located at the southeast corner of the site, exterior to the proposed street network, to allow residents from nearby subdivisions, such as Remington Glen and Regency Estates, to access the proposed park via the existing Woodward Drive multi-use trail.



### **STORMWATER MANAGEMENT & DRAINAGE**

Stormwater management requirements for the Corporate Reserve development have been checked against the original development proposal for ORI uses and are in compliance current City of St. Charles stormwater ordinances. There are three (3) existing separate stormwater management facilities on the subject property or nearby within the Corporate Reserve overall development. All drainage runoff associated with the new site plan will be directed to one of the existing basins. The existing stormwater basins will be maintained by the Corporate Reserve business and homeowner associations.



### **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.



# THE CORPORATE RESERVE PUBLIC BENEFITS

The following describes how the Lot 8 of the Corporate Reserve PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance.

## PURPOSES OF THE PUD PROCESS

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

The proposed Corporate Reserve neighborhood is has a strong sense of place with well-defined boundaries including open space, trails and Woodard Drive. While the neighborhood has defined edges and a focal point public park creating an active meeting location for neighbors. The proposed Corporate Reserve neighborhood is also well connected to adjacent and nearby residential communities and other community amenities via a regional trail system that border the south and west edges. The proposed neighborhood is connected to the near Great Western Trail and to the Peck Road trail that terminates at the James O’Breen Community Park.

- 2 *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.*

Lot 8 of the Corporate Reserve provides a sidewalk network on both sides of internal streets to promote connection and walkability within the development. Trail connections are provided at strategic locations to provide pedestrian connections from the development to the external sidewalk and trail network. A trail connection is provided between lots 14 and 15 for access to the existing north-south (Nicor) trail which connects to the Great Western Trail to the north of the property. An additional path is provided north of the proposed public neighborhood park to provide access to the sidewalk/path system along Woodward Drive, making other open space and recreational facilities, such as Renaux Manor Park and James O’Breen Community Park, easily accessible to Lot 8 residents.

Additionally, a 1.02 public park site is located along Woodward Drive at the southeast corner of Lot 8. The park is intentionally placed at an exterior location of the site in order to best serve residents of adjacent neighborhoods.

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

Lot 8 of the Corporate Reserve will provide single family homes whose character is harmonious with existing surrounding land uses.

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

There are no environmentally sensitive areas that exist on Lot 8 of the Corporate Reserve. The subject site has been previously mass graded and improved with stormwater management basins and utilities.



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

Lot 8 of the Corporate Reserve brings an increased density of residents to a concentration of retailers and commercial establishments in the City. This new neighborhood will provide a great deal of additional revenue opportunities for local businesses to help invigorate local retailers in the area as well as increased future tax revenue to the City.

Lot 8 of the Corporate Reserve effectively utilizes existing infrastructure. Proposed utilities for the development will tie into existing infrastructure along Woodward and Cardinal Drive. Stormwater drainage from the site will be carried to existing detention basins either on or adjacent to the property. Street improvements for the development will be continued from existing curb cuts off of Woodward and Cardinal Drive.

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

The proposed Lot 8 development will establish a desirable land use on an otherwise underutilized property. The development is highly favored by nearby homeowners as evidenced in a petition from residents of the Remington Glen and Regency Estates neighborhoods submitted to the City in June 2015.

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

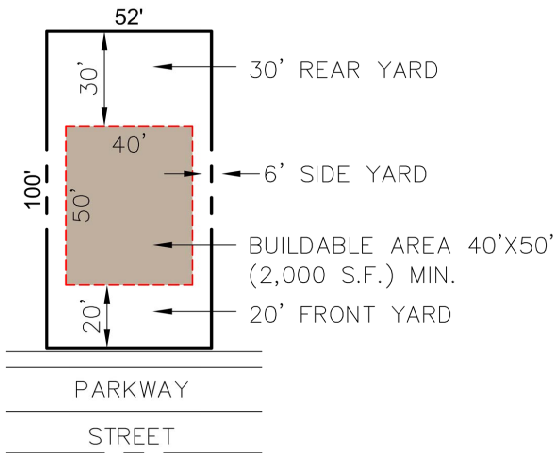
Corporate Reserve Development Partners has prioritized working positively and collaboratively with community stakeholders, including residents from the Remington Glen and Regency Estates adjacent neighborhoods, the St. Charles Park District, and various departments, boards, and commissions from the City of St. Charles from the beginning of the development process. Efforts such as resident meetings, site visits with the Park District, and collaboration meetings with staff were held to ensure all parties are satisfied with the end product of the development process.





# CORPORATE RESERVE SITE DATA & LOT STANDARDS

## TYPICAL LOT DIAGRAM



## SITE DATA

The proposed land plan includes 78 single family lots with a minimum lot area of 5,200 square feet, a maximum lot area of 14,032.5 square feet, and an average lot area of 6,458 square feet. Many homes have minimum lots greater than 5,200 square feet.

Of the total 22.63 acre site, residential lots constitute 11.57 acres.

Lot 8 Corporate Reserve homes will be set back a minimum of twenty (20) feet from the right-of-way line, set back a minimum of six (6) feet on the side, and setback a minimum of thirty (30) feet in the rear.

Existing Jurisdiction/Zoning:	City of St. Charles/ OR
Proposed Jurisdiction/Zoning:	City of St. Charles/ RS-4
Front Yard Setback:	20'
Side Yard Setback:	6'
Rear Yard Setback:	30'
Single Family Lots:	78
Minimum Lot Area:	5,200 S.F.
Average Lot Area:	6,458 S.F.
Area in Lots:	11.57 acres
H.O.A. Parcels:	5.23 acres
Public Park:	1.02 acres
Internal Roadway Right-of-Way:	4.81 acres
<b>Total Land Area:</b>	<b>22.63 acres</b>



## SUMMARY OF CODE STANDARDS & DEPARTURES

Design Standards	Village RS-4 Standard	Code Section	Proposed Standards	Departure from RS-4
Minimum Lot Area:	6,600 sf	Table 17.12-2	5,200 sf	<b>1,400 sf</b>
Minimum Lot Width	60'	Table 17.12-2	52'	<b>8'</b>
Maximum Building Coverage	30%	Table 17.12-2	38.46%	<b>8.46%</b>
Maximum Building Height	34 ft or 2 stories, whichever is less	Table 17.12-2	2 stories	none
Minimum Front Yard*	20'	Table 17.12-2	20'	none
Minimum Interior Side Yard	Combined width of 14', neither less than 5'	Table 17.12-2	6'	<b>2'</b>
Exterior Side Yard**	15'	Table 17.12-2	20'	none
Minimum Rear Yard	30'	Table 17.12-2	30'	none

*\*Where 50% or more of the street frontage of a block has existing principal building setbacks less than the front yard or exterior side yard required by the zoning district, the required front yard or exterior side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback; only exterior side yard setbacks shall be used to compute the reduced exterior side yard setback.*

*\*\*If a corner lot has insufficient width to provide the required exterior side yard and still maintain a buildable width of thirty-two feet, then the exterior side yard may be reduced so as to provide a buildable width of thirty two feet; provided that in no event shall the exterior side yard be reduced to less than thirty percent of the width of the lot.*



THE GREAT WESTERN TRAIL

WOODWARD DRIVE

CORPORATE RESERVE BOULEVARD

CARDINAL DRIVE

IL ROUTE 64



# LOT 8 - THE CORPORATE RESERVE OF ST. CHARLES SITE PLAN

Project Number | 14-0256  
Date | 10-12-15

### 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

# CITY OF ST. CHARLES

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

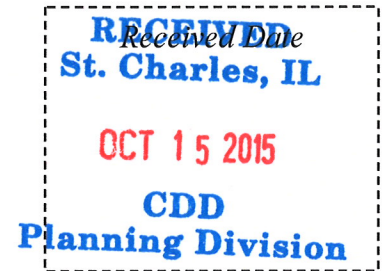


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

## ZONING MAP AMENDMENT APPLICATION

<b>CITYVIEW</b>	
Project Name:	<u>Lot 8 - The Corporate Reserve at St. Charles</u>
Project Number:	<u>2015 -PR- 010</u>
Application Number:	<u>2015 -AP- 042</u>



*Instructions:*

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

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

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

<b>1. Property Information:</b>	Location: 37W750 Route 64, St. Charles, IL 60175	
	Parcel Number (s): 09-29-326-001 (Lot 8)	
	Proposed PUD Name: Lot 8 - The Corporate Reserve at St. Charles	
<b>2. Applicant Information:</b>	Name Corporate Reserve Development Partners, LLC, The Pauls Corporation	Phone (303) 801-0888
	Address 100 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com
<b>3. Record Owner Information:</b>	Name Corporate Reserve Development Partners, LLC	Phone (303) 801-0888
	Address 100 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com

**Zoning and Use Information:**

Comprehensive Plan Land Use Designation of the property: Industrial / Business Park w/ alternative for residential use

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: RS-4

Proposed use of the property: Single Family Residential Homes

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

78 single family homes with supporting right-of-way and park and open space.

**Attachment Checklist:**

*If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

**✓ APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

**✓ 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.

✓ **SITE PLAN:**

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

✓ **FINDINGS OF FACT:**

Fill out the attached form or submit responses on a separate sheet.

✓ **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.

✓ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>


*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

✓ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

*Fill out the online form, print the report and submit with this application.*

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

  
Record Owner

10/9/15  
Date

  
Applicant or Authorized Agent

10/9/15  
Date

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


STATE OF COLORADO    )  
  ) SS.  
COUNTY OF DENVER    )

I, Mike Serra III, being first duly sworn on oath depose and say that I am Authorized Signatory of Corporate Reserve Development Partners, LLC, an Colorado Limited Liability Company (L.L.C.), and that the following is the sole member and manager of the said L.L.C.:

SAINT JOSEPH CHARITABLE FOUNDATION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: , Authorized Signatory

Subscribed and Sworn before me this 17<sup>th</sup> day of May, 20 15.

  
Notary Public

REBECCA TALADAY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20034020980  
MY COMMISSION EXPIRES JULY 14, 2015

**UNANIMOUS WRITTEN CONSENT OF  
SOLE MEMBER AND MANAGER OF  
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC  
(Regarding Execution of Documents)**

The undersigned, being the Sole Member and Manager (the “**Sole Member**”) of **CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC**, a Colorado limited liability company (the “**Company**”), hereby adopts the following preambles and resolutions and further certifies that said resolutions are in full for force and effect as of the date hereof:

**Recitals:**

A. **WHEREAS**, the Company was formed for the purpose of acquiring, managing, renovating and selling the certain commercial real property located within the State of Illinois (the “**Property**”);

B. **WHEREAS**, the undersigned has determined that it is in the best interests of the Company to authorize certain persons involved in the day-to-day operations of the Company to execute and deliver documents related to the management, renovating and selling of the Property;

**NOW, THEREFORE, BE IT:**

**RESOLVED**, that Peter J. Tobin is hereby authorized and empowered to execute and deliver on behalf of the Company land use applications, permit applications, and approval documents related to the PUD Amendment for Lot 8 of the Property;

**RESOLVED FURTHER**, that the undersigned hereby ratifies any and all actions taken by Peter J. Tobin prior to the date of these Resolutions to the extent that such actions are consistent with the scope and spirit of the authority conveyed hereby.

*[Remainder of this page left intentionally blank.  
Signature page to follow.]*




**SIGNATURE PAGE TO  
UNANIMOUS WRITTEN CONSENT OF  
SOLE MEMBER AND MANAGER OF  
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC  
(Regarding Execution of Documents)**

**IN WITNESS WHEREOF**, the undersigned has executed these Resolutions effective as of this 13<sup>th</sup> day of August, 2015.

**SOLE MEMBER AND MANAGER:**

**SAINT JOSEPH CHARITABLE FOUNDATION**

By: 

Name: J. Kevin Ray

Its: Trustee

**UNANIMOUS WRITTEN CONSENT OF  
SOLE MEMBER AND MANAGER OF  
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC  
(Regarding Execution of Documents)**

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B. **WHEREAS**, the undersigned has determined that it is in the best interests of the Company to authorize certain persons involved in the day-to-day operations of the Company to execute and deliver documents related to the management, renovating and selling of the Property;

**NOW, THEREFORE, BE IT:**

**RESOLVED**, that Brian Pauls, Mike Serra, Scott Sestak, Joe Wilson, Jodi Thurman and/or Adam Hudson are hereby authorized and empowered to execute and deliver on behalf of the Company documents and instruments, including, without limitation, construction contracts with contractors and sub-contractors, easements, well and septic tank permits, utility agreements, development agreements, sales contracts, closing documents, tenant leases or subleases and all documents relevant to comply with governmental agencies as applicable with the management and renovation of the Property;

**RESOLVED FURTHER**, that Truly Smith and Adam Hudson are authorized and empowered to execute the following closing documents and limited to these items specifically: conveyance or transfer documents, bills of sale, revenue reporting documents, affidavits pertaining to seller or transferor, agreement for taxes, utility agreement, fiduciary funds disclosure and any other ancillary documents (**with the exception of deeds and settlement statements**).

**RESOLVED FURTHER**, that the undersigned hereby ratifies any and all actions taken by Brian Pauls, Mike Serra, Scott Sestak, Joe Wilson, Jodi Thurman, Adam Hudson and/or Truly Smith prior to the date of these Resolutions to the extent that such actions are consistent with the scope and spirit of the authority conveyed hereby.

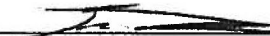
*[Remainder of this page left intentionally blank.  
Signature page to follow.]*

**SIGNATURE PAGE TO  
UNANIMOUS WRITTEN CONSENT OF  
SOLE MEMBER AND MANAGER OF  
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC  
(Regarding Execution of Documents)**

**IN WITNESS WHEREOF**, the undersigned has executed these Resolutions effective as of this 6<sup>th</sup> day of February, 2015.

**SOLE MEMBER AND MANAGER:**

**SAINT JOSEPH CHARITABLE FOUNDATION**

By:   
Name: Brian Pauls  
Its: Authorized Signatory

# FINDINGS OF FACT – MAP AMENDMENT



The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

Lot 8 - The Corporate Reserve at St. Charles  
*Project Name or Address*

October 12, 2015  
*Date*

### From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. *(Relate the proposed land use and zoning to the land use and zoning of other properties in the area)*

The existing uses of nearby property include single family attached residential, open space, industrial business park, and undeveloped land. Zoning of nearby properties include RM1 – Mixed Medium Density, PL - Public Land, OR- Office/Research, and BC - Community Business.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The subject property value is diminished under the current zoning and will increase in value if the proposed zoning within the jurisdiction of the City of St. Charles is granted. Values of surrounding properties will not be diminished based on the proposed zoning amendment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?)*

The current zoning for the subject property does not produce any perceptible public benefits.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

The property is currently zoned as O-R Office Research under the jurisdiction of the City of St. Charles. The development of the property under the O-R Office Research zoning classification is physically feasible, however, the developer finds current market conditions to be more favorable to the development of single family homes rather than office/industrial use.

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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. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

Corporate Reserve north of Woodward was rezoned from BC Community Business to OR Office Research in 2008, when the PUD for the site was approved.

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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.)*

Market analyses of the subject property have determined that single-family housing would be a viable and desirable use for the property.

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

The City's Comprehensive Plan calls out Industrial/Business Park for the subject property, however, lists Single Family Detached Residential as an alternative land use to Industrial/Business Park, which is consistent with the proposed amendment.

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

The proposed amendment does not correct an error or omission in the Zoning Map.

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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 minor nonconformities with the new zoning. Please see the attached "Summary of Code Standards & Departures" for proposed departures from the new zoning.

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10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

The frontage between IL Route 64 and Woodward Drive, from Peck Road to Oak Street, has been slow to develop. To west of the site, north of Woodward Drive, is Remington Glen, a townhome development, approved as RM-1 zoning in 2004. To the east of the site, north of Wood Drive, is Regency Estates. Regency Estates was originally approved in 2006 as a townhome development, however, construction of the townhomes units halted. The development was then acquired by a new home-builder and a PUD change to single family was approved in 2011 (the zoning district remained RM-1). The home builder executed a complete buildout of small lot residential with minimum lot sizes of 5,000 square feet. Remington Glen, however, still has remaining lots where townhomes have not been built. The most recent and successful trend of development in the area is for small lot single family residential homes.

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Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

## RESIDENTIAL ZONING COMPLIANCE TABLE

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

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RS-4	Ordinance #:	
Minimum Lot Area	6,600 sf		5,200 sf
Minimum Lot Width	60 ft		52 ft
Maximum Building Coverage	30%		38.46%
Maximum Building Height	34 ft or 2 stories, whichever is less		2 stories
Minimum Front Yard	20 ft		20 ft
Interior Side Yard	Combined width of 14 ft, neither less than 5 ft		6 sf
Exterior Side Yard	15 ft		20 ft
Minimum Rear Yard	30 ft		30 ft
% 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 <sup>1</sup>	n/a		n/a
# of Parking spaces	n/a		n/a

<sup>1</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

# CITY OF ST. CHARLES

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



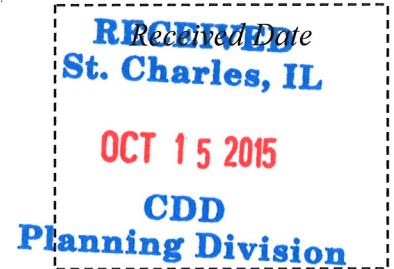
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

## SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

<b>For City Use</b>	
Project Name:	<u>Lot 8 - The Corporate Reserve at St. Charles</u>
Project Number:	<u>2015 -PR- 010</u>
Application Number:	<u>2015 -AP- 043</u>



*To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.*

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

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

<b>1. Property Information:</b>	Location: 37W750 Route 64, St. Charles, IL 60175	
	Parcel Number (s): 09-29-326-001 (Lot 8)	
	Proposed Name: Lot 8 - The Corporate Reserve at St. Charles	
<b>2. Applicant Information:</b>	Name Corporate Reserve Development Partners, LLC, The Pauls Corporation	Phone (303) 801-0888
	Address 100 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com
<b>3. Record Owner Information:</b>	Name Corporate Reserve Development Partners, LLC	Phone (303) 801-0888
	Address 100 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com



**Please check the type of application:**

- Special Use for Planned Unit Development - PUD Name:** Lot 8 - The Corporate Reserve at St. Charles
- New PUD
- Amendment to existing PUD- Ordinance #: 2008-2-18
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** \_\_\_\_\_
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: \_\_\_\_\_

**Information Regarding Special Use:**

Comprehensive Plan designation of the property: Industrial / Business Park w/ alternative for residential use

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

What is the property's current zoning? OR - Office / Research PUD

What is the property currently used for? Undeveloped

If the proposed Special Use is approved, what improvements or construction are planned?

78 single family homes with supporting right-of-way and park and open space.

**For Special Use Amendments only:**

Why is the proposed change necessary?

The proposed changes are necessary to allow residential development on the property, which is currently approved for commercial/office development.

What are the proposed amendments? (Attach proposed language if necessary)

The proposed amendments are to facilitate the change to the RS-4 zoning district with variations. A 79 lot single family site plan and a table of departures is included with this application.

**Note for existing buildings:**

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

**Attachment Checklist:**

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

**✓ APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

**✓ 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 1/2 x 11 inch paper

**✓ PLAT OF SURVEY:**

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

**✓ FINDINGS OF FACT:**

Fill out the attached forms or submit responses on a separate sheet (*Submit “Criteria for PUD” for any PUD application; “Findings for Special Use” for all other Special Use applications.*)

**✓ 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.

✓ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

✓ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

*Fill out the online form, print the report and submit with this application.*

✓ **TRAFFIC STUDY:** If requested by the Director of Community Development.

*Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.*

✓ **PLANS:**

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

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies, 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.

✓ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

**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.**


10/9/15  
 Record Owner Date


10/9/15  
 Applicant or Authorized Agent Date

# CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



*\*For Special Use for PUD or PUD Amendment applications.\**

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.*

*As the applicant, the “burden of proof” is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.*

*(You may utilize this form or provide the responses on another sheet.)*

Lot 8 - The Corporate Reserve at St. Charles  
*PUD Name*

October 12, 2015  
*Date*

**From the St. Charles Zoning Ordinance, Section 17.04.410.3:**

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

**i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. 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.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

Please see “The Corporate Reserve Public Benefits” of the Introduction section of this submittal.

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ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

**Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:**

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

Lot 8 of the Corporate Reserve provides a 1.0 acre community park space, landscaping, buffering, and screening, and efficient site design that conformance to the standards listed above. With the requested minimal variations from a few of the RS-4 standards, the development will still comply with the spirit and intent of the above listed standards. The residential development as proposed provides usable internal open space and access to nearby off-site amenities via regional trail connections.

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

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

The proposed Special Use will serve the public convenience through the addition of community park space. The proposed Lot 8 of the Corporate Reserve will provide a 1.0 acre park as part of the site improvements. The park is intentionally located at the southeast corner of the site, exterior to the proposed street network, to allow residents from nearby subdivisions, such as Remington Glen and Regency Estates, to easily access the proposed park.

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

Adequate and sufficient utilities, access roads, drainage, and other necessary facilities will be provided as part of the site improvements to the property.

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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 not be injurious to the use and enjoyment of other property in the immediate vicinity. Values of surrounding properties will not be diminished based on the proposed special use.

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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 establishment of the proposed special use will not impede the normal and orderly development and improvement of the surrounding property.

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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 establishment, maintenance, and operation of the proposed special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed Special Use for Lot 8 of the Corporate Reserve conforms to all existing Federal, State, and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

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

Lot 8 of the Corporate Reserve brings an increased density of residents to a concentration of retailers and commercial establishments in the City. This provides a great deal of additional revenue opportunities for local businesses to help invigorate local retailers in the area as well as increased future tax revenue to the City.

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

The City's Comprehensive Plan calls out Industrial/Business Park for the subject property, however, lists Single Family Detached Residential as an alternative land use to Industrial/Business Park, which is consistent with the proposed amendment.



# 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

## PUD PRELIMINARY PLAN APPLICATION

<b>For City Use</b>	
Project Name:	<u>Lot 8 - The Corporate Reserve at St. Charles</u>
Project Number:	<u>2015 -PR- 010</u>
Application Number:	<u>2015 -AP- 040</u>



*To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.*

*When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.*

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

<b>1. Property Information:</b>	Location: 37W750 Route 64, St. Charles, IL 60175	
	Parcel Number (s): 09-29-326-001 (Lot 8)	
	Proposed PUD Name: Lot 8 - The Corporate Reserve at St. Charles	
<b>2. Applicant Information:</b>	Name Corporate Reserve Development Partners, LLC, The Pauls Corporation	Phone (303) 801-0888
	Address 100 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com
<b>3. Record Owner Information:</b>	Name Corporate Reserve Development Partners, LLC	Phone (303) 801-0888
	Address 100 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com

**Please check the type of application:**

- New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development**
  - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

**Subdivision of land:**

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property required:
  - Final Plat of Subdivision Application filed concurrently
  - Final Plat of Subdivision Application to be filed later

**Attachment Checklist:**

*If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

*Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.*

**APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

**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.

✓ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

✓ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

*Fill out the online form, print the report and submit with this application.*

✓ **PLANS:**

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

**Copies of Plans:**

Initial Submittal - 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.

✓ **SITE/ENGINEERING PLAN:**

**PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
  - Location, height, intensity and fixture type of all proposed exterior lighting
  - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

✓ **SKETCH PLAN FOR LATER PHASES OF PUD:**

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

✓ **ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

✓ **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, “Tree Preservation Requirements for Preliminary Plans”.

✓ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

✓ **STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

✓ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

✓ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

✓ **SCHEDULE:** Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

✓ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

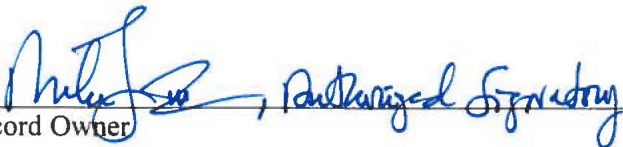
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

✓ **INCLUSIONARY HOUSING SUMMARY & WORKSHEET:**

For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

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

 Record Owner, Authorized Signatory 10/9/15  
Date

Paragon  
Applicant or Authorized Agent 10/9/15  
Date



# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Lot 8 - The Corporate Reserve at St. Charles
Date Submitted:	October 12, 2015
Prepared by:	Pete Tobin

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
<b>Detached Single Family</b>			
➤ 3 Bedroom	39	DU x 2.899	= 113.06
➤ 4 Bedroom	39	DU x 3.764	= 146.80
➤ 5 Bedroom	0	DU x 3.770	= 0
<b>Attached Single Family</b>			
➤ 1 Bedroom	0	DU x 1.193	= 0
➤ 2 Bedroom	0	DU x 1.990	= 0
➤ 3 Bedroom	0	DU x 2.392	= 0
➤ 4 Bedroom	0	DU x 3.145	= 0
<b>Apartments</b>			
➤ Efficiency	0	DU x 1.294	= 0
➤ 1 Bedroom	0	DU x 1.758	= 0
➤ 2 Bedroom	0	DU x 1.914	= 0
➤ 3 Bedroom	0	DU x 3.053	= 0

<b>Totals</b>	<u>78</u>	<u>259.86</u>
	Total Dwelling Units	Estimated Total Population

### Park Site Requirements

Estimated Total Population 259.86 x .010 Acres per capita = 2.60 Acres

### Cash in lieu of requirements -

Total Site Acres 1.41 acres x \$240,500 (Fair Market Value per Improved Land) = \$ 339,105.00  
*(1.02 acre park and 0.17 acre trail corridor subtracted from the required 2.60 acres)*

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Lot 8 - The Corporate Reserve at St. Charles
Date Submitted:	October 12, 2015
Prepared by:	Pete Tobin



## Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
<b>Detached Single Family</b>							
➤ 3 Bedroom	39	DU x .369	= 14.391	DU x .173	= 6.747	DU x .184	= 7.176
➤ 4 Bedroom	39	DU x .530	= 20.67	DU x .298	= 11.622	DU x .360	= 14.04
➤ 5 Bedroom	0	DU x .345	= 0	DU x .248	= 0	DU x .300	= 0
<b>Attached Single Family</b>							
➤ 1 Bedroom	0	DU x .000	= 0	DU x .000	= 0	DU x .000	= 0
➤ 2 Bedroom	0	DU x .088	= 0	DU x .048	= 0	DU x .038	= 0
➤ 3 Bedroom	0	DU x .234	= 0	DU x .058	= 0	DU x .059	= 0
➤ 4 Bedroom	0	DU x .322	= 0	DU x .154	= 0	DU x .173	= 0
<b>Apartments</b>							
➤ Efficiency	0	DU x .000	= 0	DU x .000	= 0	DU x .000	= 0
➤ 1 Bedroom	0	DU x .002	= 0	DU x .001	= 0	DU x .001	= 0
➤ 2 Bedroom	0	DU x .086	= 0	DU x .042	= 0	DU x .046	= 0
➤ 3 Bedroom	0	DU x .234	= 0	DU x .123	= 0	DU x .118	= 0

Totals                      78 TDU                      35.06 TE                      18.37 TM                      21.22 TH

## School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	35.06	x .025	= .88
Middle (TM)	18.37	x .0389	= .71
High (TH)	21.22	x .072	= 1.53

**Total Site Acres**                      3.12

## Cash in lieu of requirements -

3.12 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 750,360.00



# INCLUSIONARY HOUSING ORDINANCE WORKSHEET



Name of Development	Lot 8 - The Corporate Reserve at St. Charles
Date Submitted:	October 12, 2015
Prepared by:	Pete Tobin

## Affordable Unit Requirement Calculation

Range of Unit Counts	# of Units Proposed in Development		% of Affordable Units Required based on development size		% of requirement that currently applies based on most recent Affordable Housing Survey (0, 25, 50, 75 or 100%) <i>*Contact City for current requirement*</i>		# of Affordable Units Required
1 to 10 Units	0	X	5%	X	0%	=	0
11 to 50 Units	0	X	10%	X	0%	=	0
More Than 50 Units	81	X	15%	X	0%	=	0

## Fee In-Lieu Calculation

Range of Unit Counts	# of Affordable Units Required (from table above)	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
<b>1 to 10 Units</b> <i>(Fee allowed for 100% of Required Affordable Units)</i>			X	\$104,500	=	
<b>11 to 50 Units</b> <i>(Fee allowed for maximum 50 % of Required Affordable Units)</i>			X	\$104,500	=	
<b>More Than 50 Units</b> <i>(With Housing Commission recommendation, fee is allowed for up to 50 % of Required Affordable Units)</i>			X	\$104,500	=	

**What is the justification for requesting to pay the fee-in-lieu to reduce the number of affordable units constructed?**

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# 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

## FINAL PLAT OF SUBDIVISION APPLICATION

<b>For City Use</b>	
Project Name:	Lot 8 - The Corporate Reserve at St. Charles
Project Number:	2015 -PR- 010
Application Number:	2015 -AP- 038



To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

<b>1. Property Information:</b>	Location: 37W750 Route 64, St. Charles, IL 60175	
	Parcel Number (s): 09-29-326-001 (Lot 8)	
	Proposed Subdivision Name: Lot 8 - The Corporate Reserve at St. Charles	
<b>2. Applicant Information:</b>	Name Corporate Reserve Development Partners, LLC, The Pauls Corporation	Phone (303) 801-0888
	Address 100 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com
<b>3. Record Owner Information:</b>	Name Corporate Reserve Development Partners, LLC	Phone (303) 801-0888
	Address 100 St. Paul Street, #300 Denver, CO 80206	Fax
		Email pete.tobin@paulscorp.com

**Please check the type of application:**

**Subdivision:**

- Preliminary Subdivision Plat was previously approved by the City
- Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)

**Planned Unit Development (PUD):**

- PUD Preliminary Plan was previously approved by the City
- Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
- PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

**Attachment Checklist:**

*For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

**APPLICATION FEE:**

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

**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:**

Submit one of the following:

- 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.*

✓ **PLANS:**

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

**Copies of Plans:**

Ten (10) full size copies, 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.

✓ **SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

✓ **FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

✓ **ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

✓ **STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)**

✓ **STORMWATER REPORT**

✓ **FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT**

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

*A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.*

✓ **COPIES OF THIRD PARTY PERMIT/APPROVALS**

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension

- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

**✓ WORKSHEETS (Residential Development only)**

- 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 WORKSHEET

**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.**

*M. J. [Signature]*, Authorized Signatory 10/9/15  
 Record Owner Date

*[Signature]* 10/9/15  
 Applicant or Authorized Agent Date



## MEMO TO FILE

Date: October 5, 2015

Project #: 14-0256

Project Name: Corporate Reserve

Author: Lacey Lawrence, RLA

Subject: Tree Preservation Plan

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WBK surveyed the property on January 2, 2015 and no existing trees were found to have a DBH (diameter at breast height) of 6" or more, therefore a Tree Preservation Plan was not prepared. Existing trees and shrubs located along Woodward Drive and the north detention pond however, will remain in place. Trees and shrubs located along the northeast detention pond will be removed in areas there they will be impacted by the new trail alignment. Existing plant material along Woodward and the northeast detention pond were surveyed on September 28, 2015 and are shown on the Final Landscape Plan.