

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. DAN STELLATO – CHAIRMAN
MONDAY, MARCH 9, 2015 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. POLICE DEPARTMENT**
 - a. An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Ford Crown Victoria Vehicle#1704.
 - b. An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Dodge Charger Vehicle #1727.
- 4. COMMUNITY & ECONOMIC DEVELOPMENT**
 - a. Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne Apartments, 1320-1370 Brook St. (Firethorne PUD).
 - b. Presentation of a Concept Plan for 1337 Geneva Rd.
- 5. ADDITIONAL BUSINESS**
- 6. EXECUTIVE SESSION**
 - Personnel
 - Pending Litigation
 - Probable or Imminent Litigation
 - Property Acquisition
 - Collective Bargaining
- 7. ADJOURNMENT**



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title: An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Ford Crown Victoria Vehicle #1704

Presenter: Deputy Chief Huffman

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (3/9/15)		City Council
	Public Hearing		

Estimated Cost:	\$26,977	Budgeted:	YES	X	NO
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If NO, please explain how item will be funded:

Executive Summary:

We are seeking approval to purchase a new 2015 Ford Utility Police Interceptor AWD. In 2010, the Police Department began to migrate to the Dodge Charger as a replacement patrol vehicle. This was due to many factors, including the fact that Ford would no longer be manufacturing the Crown Victoria. Since that time, the Chargers have become operationally ineffective to our needs. After conducting research on a suitable replacement vehicle, we have determined that the Ford Utility Police Interceptor best meets the Departments operational needs, as follows:

- The base price of the Ford Utility (\$24,800, without equipment options) is just slightly higher than that of the Charger (\$23,064, without equipment options).
- The fuel economy of the Ford (16/21 mpg) as compared to that of the Charger (16/25) is similar.
- The Ford Utility is “all-wheel-drive”, which provides for a more safe and effective emergency response during winter operations.
- The size of the Ford Utility is sufficient to accommodate all officers and their personal gear, as well as the increasing amount of equipment that must be carried.
- The Ford Utility vehicles will retain a substantial resale value at the end of their service time.

Quotes have been taken, local and through the Suburban Purchasing Cooperative Joint Program. Zimmerman Ford’s quote could not match Currie’s low quote. Therefore, we would like to award Currie Motors Fleet this quote of \$26,977.

This vehicle was budgeted and approved in the 2014/15 budget year and approved by the City Fleet Committee. We are also seeking approval to sell/trade-in the replaced Vehicle #1704, a 2010 Ford Crown Victoria.

Attachments:

Quote & Ordinance

Recommendation / Suggested Action (briefly explain):

An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Ford Crown Victoria Vehicle #1704

For office use only:

Agenda Item Number: 3a

Currie Motors Fleet

Presents...



**The 2015 Ford Utility Police Interceptor Base
AWD**



Prepared For: Mr. Mike Shortall
Prepared By: Thomas F. Sullivan
Prepared On: February 20, 2015

Prepared For:
Mr. Mike Shortall
City Of St. Charles
Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423



Vehicle Profile

2015 Ford Utility Police Interceptor

AWD Base (K8A)

Powertrain

3.7L V-6 DOHC SMPI 24 valve engine with variable valve control * 220 amp HD alternator * 750 amp 78 amp hours (Ah) HD battery * Engine oil cooler, HD radiator, transmission oil cooler * 6-speed electronic automatic transmission with overdrive, lock-up * Automatic full-time all-wheel drive with permanent locking hubs * ABS & driveline traction control * 3.65 axle ratio * Dual stainless steel exhaust

Steering and Suspension

Electric power-assist rack and pinion steering * 4-wheel disc brakes with front vented discs * AdvanceTrac w/Roll Stability Control electronic stability stability control with anti-roll * Independent front suspension * Front strut suspension * Front anti-roll bar * Front coil springs * Gas-pressurized front shocks * Rear independent suspension * Rear multi-link suspension * Rear anti-roll bar * Rear coil springs * Gas-pressurized rear shocks * Front and rear 18.0" x 8.00" black steel wheels with hub covers * P245/55WR18.0 BSW AS front and rear tires * Inside under cargo mounted full-size steel spare wheel

Safety

4-wheel anti-lock braking system * Center high mounted stop light * Dual airbags, seat mounted driver and passenger side-impact airbags, Safety Canopy System curtain 1st and 2nd row overhead airbags, airbag occupancy sensor * Front height adjustable seatbelts with front pre-tensioners

Comfort and Convenience

Air conditioning, air filter, underseat ducts * AM/FM stereo, clock, seek-scan, in-dash mounted single CD, MP3 decoder, SYNC external memory control, 6 speakers, SYNC voice activation, speed sensitive volume, Bluetooth wireless streaming, integrated roof antenna, radio steering wheel controls * 2 1st row LCD monitors * Cruise control with steering wheel controls * Power door locks, child safety rear door locks, tailgate/rear door lock included with power door locks * 2 12V DC power outlets, driver foot rest, retained accessory power, power adjustable pedals, Bluetooth wireless phone connectivity * Analog instrumentation display includes tachometer, engine temperature gauge, engine hour meter, systems monitor, redundant digital speedometer, camera(s) - rear camera, trip computer, trip odometer, rear parking sensors * Warning indicators include oil pressure, engine temperature, battery, lights on, key, low fuel, low washer fluid, door ajar, trunk/liftgate ajar, service interval, brake fluid, low tire pressure * Steering wheel with tilt adjustment * Power front and rear windows with deep tint, driver 1-touch down, fixed rearmost windows * Variable intermittent front windshield wipers, sun visor strip, fixed interval rear wiper with heated wiper park, rear window defroster * Dual vanity mirrors * Auto-dimming day-night rearview mirror * Interior lights include dome light with fade, front and rear reading lights * Mini overhead console with storage, locking glove box, dashboard storage, driver and passenger door bins * Carpeted cargo floor, plastic trunk lid/rear cargo door, cargo tie downs, cargo light,

Seating and Interior

Seating capacity of 5 * Bucket front seats with adjustable head restraints * 8-way adjustable (6-way power) driver seat includes lumbar support * 4-way adjustable passenger seat * 60-40 folding rear split-bench seat with fold forward seatback * Cloth faced front seats with vinyl back material * Vinyl faced rear seats with carpet back material * ~~Full cloth headliner, full vinyl/rubber floor covering, metal-look instrument panel insert, urethane gear shift knob~~

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Reference CT05210991 1/2/2015

Vehicle Profile Continued

Prepared For: Mr. Mike Shortall
Prepared By: Thomas F. Sullivan
Dealership: Currie Motors Fleet

Seating and Interior (Continued)

metal-look door panel insert, metal-look interior accents

Exterior Features

Rear lip spoiler, side impact beams, galvanized steel/aluminum body material * Black bodyside cladding, black wheel well trim molding * Black side window moldings, black front windshield molding * Black door handles * Black grille * 4 doors with liftgate rear cargo door * Driver and passenger power remote black convex spotter folding outside mirrors * Front and rear body-colored bumpers with black rub strip/fascia accents * Projector beam halogen headlamps * Clearcoat monotone paint * Police/fire

Warranty

Basic 36 month/36,000 miles Powertrain 60 month/100,000 miles
Corrosion 60 month/unlimited mileage Roadside 60 month/60,000 miles

Dimensions and Capacities

Output	304 hp @ 6,500 rpm	Torque	279 lb.-ft. @ 4,000 rpm
1st gear	4.484	2nd gear	2.872
3rd gear	1.842	4th gear	1.414
5th gear	1.000	6th gear	0.742
Reverse gear	2.882	City/hwy	16 mpg/21 mpg
Curb	4,639 lbs.	GVWR	6,300 lbs.
Front	40.6 "	Rear	41.6 "
Front	41.4 "	Rear	40.1 "
Front	57.3 "	Rear	56.8 "
Front shoulder	61.3 "	Rear shoulder	60.9 "
Passenger area	118.4 cu.ft.	Length	197.1 "
Body	78.9 "	Body	69.2 "
Wheelbas	112.6 "	Axle to end of	46.5 "
Front	67.0 "	Rear track	67.0 "
Turning	19.4 '	Fuel	18.6 gal.
Interior cargo	48.1 cu.ft.	Interior cargo volume seats	85.1 cu.ft.
Interior maximum cargo	85.1 cu.ft.		

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Prepared For:
Mr. Mike Shortall
City Of St. Charles
Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423



Selected Options

2015 Ford Utility Police Interceptor

AWD Base (K8A)

Vehicle Snapshot

Engine: 3.7L V6 TI-VCT FFV
Transmission: 6-Speed Automatic
Rear Axle Ratio: 3.65
GVWR: 6,300 lbs

Code	Description	Class	MSRP
K8A	Base Vehicle Price (K8A)	STD	30,405.00
Packages			
500A	Preferred Equipment Package 500A <i>(99R) Engine: 3.7L V6 TI-VCT FFV : High efficient police calibrated displacement technology is optimal for long days spent idling or on the job.; (44C) Transmission: 6-Speed Automatic : Exclusively police calibrated for maximum acceleration and faster closing speeds.; (STDAX) 3.65 Axle Ratio; (STDGV) GVWR: 6,300 lbs; (STDTR) Tires: P245/55R18 AS BSW; (STDWL) Wheels: 18" x 8" 5-Spoke Painted Black Steel : includes center caps and full size spare.; (9) Heavy-Duty Cloth Front Bucket Seats/Vinyl Rear : Unique. Includes 6-way power track driver (fore/aft.up/down tilt with manual recline), 2-way manual lumbar and passenger 2-way manual track (fore/aft. with manual recline).; (STDRD) Radio: AM/FM/CD/MP3 Capable : Includes black 6 speakers and 4 CD slots. LCD screen center stack Smart</i>	OPT	N/C
Powertrain			
99R	Engine: 3.7L V6 TI-VCT FFV <i>High efficient police calibrated displacement technology is optimal for long days spent idling or on the job. Torque: 279 ft.lbs. @ 4000 rpm.</i>	INC	Included
44C	Transmission: 6-Speed Automatic <i>Exclusively police calibrated for maximum acceleration and faster closing speeds.</i>	INC	Included
STDAX	3.65 Axle Ratio	INC	Included
STDGV	GVWR: 6,300 lbs	INC	Included
Wheels & Tires			
STDTR	Tires: P245/55R18 AS BSW	INC	Included

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Reference CT05210991 1/2/2015

Selected Options Continued

Prepared For: Mr. Mike Shortall
Prepared By: Thomas F. Sullivan
Dealership: Currie Motors Fleet

Code	Description	Class	MSRP
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes center caps and full size spare.</i>	INC	Included
Seats & Seat Trim			
9	Heavy-Duty Cloth Front Bucket Seats/Vinyl Rear <i>Unique. Includes 6-way power track driver (fore/aft.up/down tilt with manual recline), 2-way manual lumbar and passenger 2-way manual track (fore/aft. with manual recline).</i>	INC	Included
Other Options			
113WB	113" Wheelbase	STD	N/C
PAINT	Monotone Paint Application	STD	N/C
STDRD	Radio: AM/FM/CD/MP3 Capable <i>Includes clock, 6 speakers and 4.2" color LCD screen center-stack Smart Display. .</i>	INC	Included
86P	Front Headlamp/Police Interceptor Housing Only <i>Includes pre-drilled hole for side marker police use, does not include LED installed lights (eliminates need to drill housing assemblies) and pre-molded side warning LED holes with standard twist lock sealed capability (does not include LED installed lights).</i>	OPT	125.00
43D	Dark Car Feature <i>Courtesy lamp disabled when any door is opened.</i>	OPT	20.00
60A	Grille LED Lights, Siren & Speaker Pre-Wiring	OPT	50.00
51R	Driver Only LED Spot Lamp (Unity)	OPT	395.00
21B	Rear View Camera <i>Electrochromic Rear View Mirror. Video is displayed in rear view mirror.</i>	OPT	245.00
53M	SYNC Basic Voice-Activated Communications System <i>Includes single USB port and single auxiliary audio input jack.</i>	OPT	295.00
52P	Hidden Door Lock Plunger/Rr Door Handles Inoperable	OPT	160.00
18W	Rear Power Window Delete <i>Operable from front driver side switches.</i>	OPT	35.00
59E	Keyed Alike - 1435x	OPT	50.00
76R	Reverse Sensing	OPT	275.00
Internal Options			
PNTTBL	Paint Table : Primary	OPT	0.00
Interior Colors For : Primary			
9W	Charcoal Black	OPT	N/C
Primary Colors For : Primary			
G1	Absolute Black	OPT	N/C
Accessories and Aftermarket Options			
A-009	Over Ride Switch <i>Plug In Component</i>		\$285.00
M-100	MP-Plates		\$220.00

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Reference CT05210991 1/2/2015

Selected Options Continued

Prepared For: Mr. Mike Shortall
Prepared By: Thomas F. Sullivan
Dealership: Currie Motors Fleet

Code	Description	Class	MSRP
	Vehicle Subtotal		\$32,560.00
	Destination		\$895.00
	Vehicle Subtotal (including Destination)		\$33,455.00

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Prepared For:
Mr. Mike Shortall
City Of St. Charles
Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423



Quotation

2015 Ford Utility Police Interceptor

	AWD Base (K8A)
	MSRP
Base Vehicle Price	30,405.00
Factory Options	1,650.00
Accessories & Other Items	505.00
<u>Destination</u>	<u>895.00</u>
Vehicle Total	33,455.00
Pre-Tax Adjustments	
Municipal Discount	-6,478.00
Total Pre-Tax Adjustments	-6,478.00
Grand Total	26,977.00

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Reference CT05210991 1/2/2015

Prepared For:
 Mr. Mike Shortall
 City Of St. Charles
 Illinois

Prepared By:
 Thomas F. Sullivan
 Currie Motors Fleet
 9423 W. Lincoln Highway
 Frankfort, Illinois, 60423



Dimensions & Capacities

2015 Ford Utility Police Interceptor

**AWD Base (K8A)
 Value**

Description

Dimensions and Capacities

Output	304 hp @ 6,500 rpm
Torque	279 lb.-ft. @ 4,000 rpm
1st gear	4.484
2nd gear	2.872
3rd gear	1.842
4th gear	1.414
5th gear	1.000
6th gear	0.742
Reverse gear	2.882
City/hwy	16 mpg/21 mpg
Curb	4,639 lbs.
GVWR	6,300 lbs.
Front	40.6 "
Rear	41.6 "
Front	41.4 "
Rear	40.1 "
Front	57.3 "
Rear	56.8 "
Front shoulder	61.3 "
Rear shoulder	60.9 "
Passenger area	118.4 cu.ft.
Length	197.1 "
Body	78.9 "
Body	69.2 "
Wheelbase	112.6 "
Axle to end of	46.5 "
Front	67.0 "
Rear track	67.0 "
Turning	19.4 '
Fuel	18.6 gal.
Interior cargo	48.1 cu.ft.
Interior cargo volume seats	85.1 cu.ft.
Interior maximum cargo	85.1 cu.ft.

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05210991 1/2/2015

Prepared For:
Mr. Mike Shortall
City Of St. Charles
Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423



Warranty

2015 Ford Utility Police Interceptor

Description	AWD Base (K8A) Months/Distance
Basic	36 month/36,000 miles
Powertrain	60 month/100,000 miles
Corrosion Perforation.....	60 month/unlimited mileage
Roadside Assistance	60 month/60,000 miles

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Reference CT05210991 1/2/2015

City of St. Charles, Illinois
Ordinance No. _____

**An Ordinance Authorizing the Mayor and the City Clerk of the City of
St. Charles to Approve the Award of a 2015 Ford Utility Police
Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced
2010 Ford Crown Victoria Vehicle #1704**

**Presented & Passed by the
City Council on _____, 2015**

BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the Mayor and City Clerk be and the same are hereby authorized to approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Ford Crown Victoria Vehicle #1704.

PRESENTED to the City Council of the City of St. Charles, Illinois,
this _____ day of _____, 2015

PASSED by the City Council of the City of St. Charles, Illinois this _____ day of
_____, 2015

APPROVED by the Mayor of the City of St. Charles, Illinois, this _____ day of
_____, 2015

Raymond P. Rogina, Mayor

ATTEST:

City Clerk

Ordinance _____
Page 2

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

JH:cb

2/23/15

Forms\Quote CurrieFordUtilityPoliceInteceptorAWD Ordinance



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Dodge Charger Vehicle #1727
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Presenter:	Deputy Chief Huffman
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Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (3/9/15)		City Council
	Public Hearing		

Estimated Cost:	\$26,977	Budgeted:	YES	X	NO	
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If NO, please explain how item will be funded:

Executive Summary:

We are seeking approval to purchase a new 2015 Ford Utility Police Interceptor AWD. In 2010, the Police Department began to migrate to the Dodge Charger as a replacement patrol vehicle. This was due to many factors, including the fact that Ford would no longer be manufacturing the Crown Victoria. Since that time, the Chargers have become operationally ineffective to our needs. After conducting research on a suitable replacement vehicle, we have determined that the Ford Utility Police Interceptor best meets the Departments operational needs, as follows:

- The base price of the Ford Utility (\$24,800, without equipment options) is just slightly higher than that of the Charger (\$23,064, without equipment options).
- The fuel economy of the Ford (16/21 mpg) as compared to that of the Charger (16/25) is similar.
- The Ford Utility is “all-wheel-drive”, which provides for a more safe and effective emergency response during winter operations.
- The size of the Ford Utility is sufficient to accommodate all officers and their personal gear, as well as the increasing amount of equipment that must be carried.
- The Ford Utility vehicles will retain a substantial resale value at the end of their service time.

Quotes have been taken, local and through the Suburban Purchasing Cooperative Joint Program. Zimmerman Ford’s quote could not match Currie’s low quote. Therefore, we would like to award Currie Motors Fleet this quote of \$26,977.

This vehicle was budgeted and approved in the 2014/15 budget year and approved by the City Fleet Committee. We are also seeking approval to sell/trade-in the replaced Vehicle #1727, a 2010 Dodge Charger.

Attachments:

Quote & Ordinance

Recommendation / Suggested Action (briefly explain):

An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Dodge Charger Vehicle #1727

<i>For office use only:</i>	<i>Agenda Item Number: 3b</i>
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Currie Motors Fleet

Presents...



The 2015 Ford Utility Police Interceptor Base
AWD



Prepared For: Mr. Mike Shortall
Prepared By: Thomas F. Sullivan
Prepared On: February 20, 2015

Prepared For:
Mr. Mike Shortall
City Of St. Charles
Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423



Vehicle Profile

2015 Ford Utility Police Interceptor

AWD Base (K8A)

Powertrain

3.7L V-6 DOHC SMPI 24 valve engine with variable valve control * 220 amp HD alternator * 750 amp 78 amp hours (Ah) HD battery * Engine oil cooler, HD radiator, transmission oil cooler * 6-speed electronic automatic transmission with overdrive, lock-up * Automatic full-time all-wheel drive with permanent locking hubs * ABS & driveline traction control * 3.65 axle ratio * Dual stainless steel exhaust

Steering and Suspension

Electric power-assist rack and pinion steering * 4-wheel disc brakes with front vented discs * AdvanceTrac w/Roll Stability Control electronic stability stability control with anti-roll * Independent front suspension * Front strut suspension * Front anti-roll bar * Front coil springs * Gas-pressurized front shocks * Rear independent suspension * Rear multi-link suspension * Rear anti-roll bar * Rear coil springs * Gas-pressurized rear shocks * Front and rear 18.0" x 8.00" black steel wheels with hub covers * P245/55WR18.0 BSW AS front and rear tires * Inside under cargo mounted full-size steel spare wheel

Safety

4-wheel anti-lock braking system * Center high mounted stop light * Dual airbags, seat mounted driver and passenger side-impact airbags, Safety Canopy System curtain 1st and 2nd row overhead airbags, airbag occupancy sensor * Front height adjustable seatbelts with front pre-tensioners

Comfort and Convenience

Air conditioning, air filter, underseat ducts * AM/FM stereo, clock, seek-scan, in-dash mounted single CD, MP3 decoder, SYNC external memory control, 6 speakers, SYNC voice activation, speed sensitive volume, Bluetooth wireless streaming, integrated roof antenna, radio steering wheel controls * 2 1st row LCD monitors * Cruise control with steering wheel controls * Power door locks, child safety rear door locks, tailgate/rear door lock included with power door locks * 2 12V DC power outlets, driver foot rest, retained accessory power, power adjustable pedals, Bluetooth wireless phone connectivity * Analog instrumentation display includes tachometer, engine temperature gauge, engine hour meter, systems monitor, redundant digital speedometer, camera(s) - rear camera, trip computer, trip odometer, rear parking sensors * Warning indicators include oil pressure, engine temperature, battery, lights on, key, low fuel, low washer fluid, door ajar, trunk/liftgate ajar, service interval, brake fluid, low tire pressure * Steering wheel with tilt adjustment * Power front and rear windows with deep tint, driver 1-touch down, fixed rearmost windows * Variable intermittent front windshield wipers, sun visor strip, fixed interval rear wiper with heated wiper park, rear window defroster * Dual vanity mirrors * Auto-dimming day-night rearview mirror * Interior lights include dome light with fade, front and rear reading lights * Mini overhead console with storage, locking glove box, dashboard storage, driver and passenger door bins * Carpeted cargo floor, plastic trunk lid/rear cargo door, cargo tie downs, cargo light,

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Reference CT05210991 1/2/2015

Vehicle Profile Continued

Prepared For: Mr. Mike Shortall
Prepared By: Thomas F. Sullivan
Dealership: Currie Motors Fleet

Seating and Interior (Continued)

metal-look door panel insert, metal-look interior accents

Exterior Features

Rear lip spoiler, side impact beams, galvanized steel/aluminum body material * Black bodyside cladding, black wheel well trim molding * Black side window moldings, black front windshield molding * Black door handles * Black grille * 4 doors with liftgate rear cargo door * Driver and passenger power remote black convex spotter folding outside mirrors * Front and rear body-colored bumpers with black rub strip/fascia accents * Projector beam halogen headlamps * Clearcoat monotone paint * Police/fire

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Prepared For:
Mr. Mike Shortall
City Of St. Charles
Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423



Selected Options

2015 Ford Utility Police Interceptor

AWD Base (K8A)

Vehicle Snapshot

Engine: 3.7L V6 TI-VCT FFV
Transmission: 6-Speed Automatic
Rear Axle Ratio: 3.65
GVWR: 6,300 lbs

Code	Description	Class	MSRP
K8A	Base Vehicle Price (K8A)	STD	30,405.00
Packages			
500A	Preferred Equipment Package 500A <i>(99R) Engine: 3.7L V6 TI-VCT FFV : High efficient police calibrated displacement technology is optimal for long days spent idling or on the job.; (44C) Transmission: 6-Speed Automatic : Exclusively police calibrated for maximum acceleration and faster closing speeds.; (STDAX) 3.65 Axle Ratio; (STDGV) GVWR: 6,300 lbs; (STDTR) Tires: P245/55R18 AS BSW; (STDWL) Wheels: 18" x 8" 5-Spoke Painted Black Steel : includes center caps and full size spare.; (9) Heavy-Duty Cloth Front Bucket Seats/Vinyl Rear : Unique. Includes 6-way power track driver (fore/aft.up/down tilt with manual recline), 2-way manual lumbar and passenger 2-way manual track (fore/aft. with manual recline).; (STDRD) Radio: AM/FM/CD/MP3 Capable : Includes black 6 speakers and 4 CD slots. LCD screen center stack Smart</i>	OPT	N/C
Powertrain			
99R	Engine: 3.7L V6 TI-VCT FFV <i>High efficient police calibrated displacement technology is optimal for long days spent idling or on the job. Torque: 279 ft.lbs. @ 4000 rpm.</i>	INC	Included
44C	Transmission: 6-Speed Automatic <i>Exclusively police calibrated for maximum acceleration and faster closing speeds.</i>	INC	Included
STDAX	3.65 Axle Ratio	INC	Included
STDGV	GVWR: 6,300 lbs	INC	Included
Wheels & Tires			
STDTR	Tires: P245/55R18 AS BSW	INC	Included

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Reference CT05210991 1/2/2015

Selected Options Continued

Prepared For: Mr. Mike Shortall
Prepared By: Thomas F. Sullivan
Dealership: Currie Motors Fleet

Code	Description	Class	MSRP
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes center caps and full size spare.</i>	INC	Included
Seats & Seat Trim			
9	Heavy-Duty Cloth Front Bucket Seats/Vinyl Rear <i>Unique. Includes 6-way power track driver (fore/aft.up/down tilt with manual recline), 2-way manual lumbar and passenger 2-way manual track (fore/aft. with manual recline).</i>	INC	Included
Other Options			
113WB	113" Wheelbase	STD	N/C
PAINT	Monotone Paint Application	STD	N/C
STDRD	Radio: AM/FM/CD/MP3 Capable <i>Includes clock, 6 speakers and 4.2" color LCD screen center-stack Smart Display. .</i>	INC	Included
86P	Front Headlamp/Police Interceptor Housing Only <i>Includes pre-drilled hole for side marker police use, does not include LED installed lights (eliminates need to drill housing assemblies) and pre-molded side warning LED holes with standard twist lock sealed capability (does not include LED installed lights).</i>	OPT	125.00
43D	Dark Car Feature <i>Courtesy lamp disabled when any door is opened.</i>	OPT	20.00
60A	Grille LED Lights, Siren & Speaker Pre-Wiring	OPT	50.00
51R	Driver Only LED Spot Lamp (Unity)	OPT	395.00
21B	Rear View Camera <i>Electrochromic Rear View Mirror. Video is displayed in rear view mirror.</i>	OPT	245.00
53M	SYNC Basic Voice-Activated Communications System <i>Includes single USB port and single auxiliary audio input jack.</i>	OPT	295.00
52P	Hidden Door Lock Plunger/Rr Door Handles Inoperable	OPT	160.00
18W	Rear Power Window Delete <i>Operable from front driver side switches.</i>	OPT	35.00
59E	Keyed Alike - 1435x	OPT	50.00
76R	Reverse Sensing	OPT	275.00
Internal Options			
PNTTBL	Paint Table : Primary	OPT	0.00
Interior Colors For : Primary			
9W	Charcoal Black	OPT	N/C
Primary Colors For : Primary			
G1	Absolute Black	OPT	N/C
Accessories and Aftermarket Options			
A-009	Over Ride Switch <i>Plug In Component</i>		\$285.00
M-100	MP-Plates		\$220.00

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Reference CT05210991 1/2/2015

Selected Options Continued

Prepared For: Mr. Mike Shortall
Prepared By: Thomas F. Sullivan
Dealership: Currie Motors Fleet

Code	Description	Class	MSRP
	Vehicle Subtotal		\$32,560.00
	Destination		\$895.00
	Vehicle Subtotal (including Destination)		\$33,455.00

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05210991 1/2/2015

Prepared For:
Mr. Mike Shortall
City Of St. Charles
Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423



Quotation

2015 Ford Utility Police Interceptor

	AWD Base (K8A)
	MSRP
Base Vehicle Price	30,405.00
Factory Options	1,650.00
Accessories & Other Items	505.00
<u>Destination</u>	<u>895.00</u>
Vehicle Total	33,455.00
Pre-Tax Adjustments	
Municipal Discount	-6,478.00
Total Pre-Tax Adjustments	-6,478.00
Grand Total	26,977.00

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Reference CT05210991 1/2/2015

Prepared For:
 Mr. Mike Shortall
 City Of St. Charles
 Illinois

Prepared By:
 Thomas F. Sullivan
 Currie Motors Fleet
 9423 W. Lincoln Highway
 Frankfort, Illinois, 60423



Dimensions & Capacities

2015 Ford Utility Police Interceptor

**AWD Base (K8A)
 Value**

Description

Dimensions and Capacities

Output	304 hp @ 6,500 rpm
Torque	279 lb.-ft. @ 4,000 rpm
1st gear	4.484
2nd gear	2.872
3rd gear	1.842
4th gear	1.414
5th gear	1.000
6th gear	0.742
Reverse gear	2.882
City/hwy	16 mpg/21 mpg
Curb	4,639 lbs.
GVWR	6,300 lbs.
Front	40.6 "
Rear	41.6 "
Front	41.4 "
Rear	40.1 "
Front	57.3 "
Rear	56.8 "
Front shoulder	61.3 "
Rear shoulder	60.9 "
Passenger area	118.4 cu.ft.
Length	197.1 "
Body	78.9 "
Body	69.2 "
Wheelbase	112.6 "
Axle to end of	46.5 "
Front	67.0 "
Rear track	67.0 "
Turning	19.4 '
Fuel	18.6 gal.
Interior cargo	48.1 cu.ft.
Interior cargo volume seats	85.1 cu.ft.
Interior maximum cargo	85.1 cu.ft.

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05210991 1/2/2015

Prepared For:
Mr. Mike Shortall
City Of St. Charles
Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423



Warranty

2015 Ford Utility Police Interceptor

Description	AWD Base (K8A) Months/Distance
Basic	36 month/36,000 miles
Powertrain	60 month/100,000 miles
Corrosion Perforation.....	60 month/unlimited mileage
Roadside Assistance	60 month/60,000 miles

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Reference CT05210991 1/2/2015

City of St. Charles, Illinois
Ordinance No. _____

**An Ordinance Authorizing the Mayor and the City Clerk of the City of
St. Charles to Approve the Award of a 2015 Ford Utility Police
Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced
2010 Dodge Charger Vehicle #1727**

**Presented & Passed by the
City Council on _____, 2015**

BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the Mayor and City Clerk be and the same are hereby authorized to approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Dodge Charger Vehicle #1727.

PRESENTED to the City Council of the City of St. Charles, Illinois,
this _____ day of _____, 2015

PASSED by the City Council of the City of St. Charles, Illinois this _____ day of
_____, 2015

APPROVED by the Mayor of the City of St. Charles, Illinois, this _____ day of
_____, 2015

Raymond P. Rogina, Mayor

ATTEST:

City Clerk

Ordinance _____

Page 2

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

JH:cb

2/23/15

Forms\Quote CurrieFordUtilityPoliceInterceptorAWD Ordinance



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne Apartments, 1320-1370 Brook St. (Firethorne PUD)
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (3/9/15)		City Council
	Public Hearing		

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

Executive Summary:

This item was tabled at the 2/9/15 P&D Committee meeting. The applicant was directed to consider alternatives in the interest of reaching a compromise.

The subject property is a six-building, 72-unit apartment complex located east of N. 15th St. between Dean St. and Main St. The property was developed under the Firethorne PUD, Ordinance No. 1987-Z-4. Under this ordinance, the only vehicular access to the property for residents is from Brook St., via 15th St. Access to the property from Dean St. is limited to emergency vehicle and pedestrian use.

The applicant, Firethorne Apartments, LLC, is seeking approval of an amendment to the PUD ordinance to allow a paved vehicular access drive to Dean St. for both resident and emergency vehicle use. The proposed access drive runs north from the northern portion of the complex’s parking lot to Dean St.

Staff has reviewed the Minor Change to PUD Preliminary Plan proposal and determined that, if the PUD amendment is approved, it is not in conflict with the specifications of the PUD ordinance (No. 1987-Z-4).

Plan Commission Recommendation

The Plan Commission held a public hearing for the Amendment to Special Use for PUD on 11/18/14. The Commission voted to recommend approval, with the condition that a stop sign be erected for vehicles exiting the drive to Dean St. and installation of landscaping to screen the drive from adjacent properties to the east and west. The vote was 5-aye to 2-nay.

In response to public hearing testimony from neighboring residents who expressed opposition to the proposed access drive due to traffic issues on Dean St., Police Commander Mahan prepared a memo summarizing crash, speed, vehicle count, and enforcement data for Dean St. Commander Mahan concluded there does not appear to be an issue with intersection or driveway sight lines or interference, based on the location of the proposed drive and traffic data.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report & Design Review Comments, Police Dept. Memo, Letter Summarizing Outreach, Applications for Special Use for PUD and Minor Change to PUD, PUD Ordinance No. 1987-Z-4

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne PUD

<i>For office use only:</i>	<i>Agenda Item Number: 4a</i>
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City of St. Charles, Illinois
Plan Commission Resolution No. 17-2014

A Resolution Recommending Approval of an Application for an Amendment to a Special Use for PUD, Ordinance 1987-Z-4 to allow a paved vehicular access drive to Dean St. for 1320-1370 Brook St. (Firethorne Apartments, LLC)

Passed by Plan Commission November 18, 2014

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

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for a Special Use requesting an amendment to PUD Ordinance 1987-Z-4 to allow a paved vehicular access drive to Dean St. for 1320-1370 Brook St. (Firethorne Apartments, LLC) and;

WHEREAS, the Plan Commission finds approval of said petitions to be in the public interest of the City of St. Charles based up on the following findings of fact:

FINDINGS OF FACT FOR SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
Existing PUD development. Modification is being done to add another access driveway to provide a second means of ingress and egress from the complex.
- 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.**

N/A.
- 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.**
Construction of a permanent additional access drive to Dean Street will allow an additional means of ingress and egress to the property.

Resolution 17-2014

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

The land is available now only as an emergency access. A paved driveway with curb and gutter will now be provided.

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 additional drive access will allow the site generated traffic an alternate means of entering and exiting the property.

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 area is already developed with residential uses.

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 revision of the Special Use to add a new paved permanent driveway will create a safer development rather than a detrimental effect by having an additional all weather access for emergency vehicles and the residents of the apartment complex.

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 new driveway will be designed and constructed to comply with the ordinances of the City of St. Charles.

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

The modification of the existing PUD site plan to allow for an additional paved driveway access will be safer for the residents in the development by having another way in and out of the apartment complex and a more useable emergency vehicle access.

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

The existing PUD is in conformance with the Comprehensive Plan.

Resolution 17-2014

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of an Amendment to a Special Use for PUD to allow a paved vehicular access drive to Dean St. for Firethorne Apartments, 1320-1370 Brook St. (Firethorne Apartments, LLC) , based upon the above Findings of Fact, and subject to the following conditions:

1. A stop sign must be erected at the northern edge of the access drive for vehicles exiting the property onto Dean St.
2. Landscaping must be installed along the east and west sides of the access drive to provide screening from adjacent properties.

Roll Call Vote:

Ayes: Doyle, Kessler, Schuetz, Gaugel, Holderfield

Nays: Wallace, Pretz

Absent: Amatangelo, Purdy

Motion carried: 5-2

PASSED, this 18th day of November 2014.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

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



STAFF MEMO

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

FROM: Ellen Johnson, Planner

CC: Russell Colby, Planning Division Manager

RE: Amendment to Special Use for Planned Unit Development and Minor Change to PUD Preliminary Plan – Firethorne PUD (Firethorne Apartments, 1320-1370 Brook St.)

DATE: February 9, 2015

I. APPLICATION INFORMATION:

Project Name: Firethorne Apartments – Access drive

Applicant: Firethorne Apartments, LLC

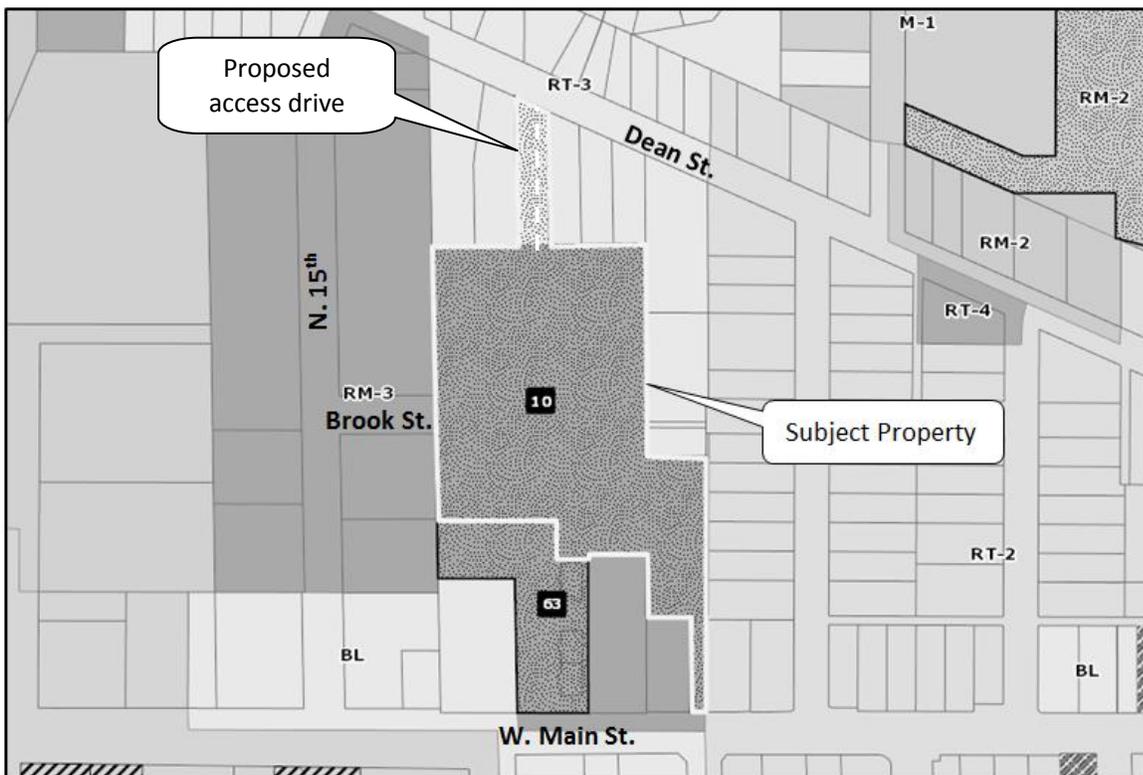
Purpose: Review Special Use application requesting an amendment to the Firethorne Apartments PUD to permit a paved vehicular access drive from the existing apartment complex to Dean St. and Minor Change to PUD Preliminary Plan application for the physical addition of the access drive on the site.

General Information:		
Site Information		
Location	1320-1370 Brook St.	
Acres	5.2 acres	
Applications	1) Special Use for Planned Unit Development	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.12 Residential Districts 17.26 Landscaping and Screening Ordinance No. 1987-Z-4	
Existing Conditions		
Land Use	Multi-family residential – six buildings, 72 units	
Zoning	RM-3 General Residential, RT-3 Traditional Single-Family Residential, and Planned Unit Development	
Zoning Summary		
North	RT-3 Traditional Single-Family Residential	Single-family homes
East	RT-3 & RT-2 Traditional Single-Family Residential	Single-family homes
South	RM-3 General Residential & Planned Unit Development	Apartments buildings
West	RM-3 General Residential	Apartment buildings
Comprehensive Plan Designation		
Multi-Family Residential		

Aerial Photo



Surrounding Zoning



II. BACKGROUND

Property History

Development of the subject property was approved under the Firethorne Apartments PUD, Ordinance No. 1987-Z-4. The six-building, 72-unit apartment complex approved under this ordinance was constructed in 1989. Per the ordinance, the only paved vehicular access to the property for residents is from Brook St. Access to the property from Dean St. is limited to emergency vehicles and pedestrian use.

Emergency Access

The St. Charles Fire Department has been in contact with the property owner, Firethorne Apartments, LLC, over the past several months regarding access to the apartment complex from Dean St. Per the PUD Preliminary Plan approved under Ordinance No. 1987-Z-4, a gravel drive was to be constructed from the complex to Dean St. in order to provide a secondary means of access for emergency vehicles. Aerial imagery from 1990 depicts this gravel drive. However, the drive was either removed or grass has covered the gravel due to lack of maintenance and/or use. The Fire Department requested Firethorne reinstall the gravel drive. (*See Fire Department memo for more background*). The City issued a Notice of Zoning Violation to the property owner regarding the emergency access drive on 10/3/14.

Proposal

Rather than installing the gravel drive from the apartment complex to Dean St. for emergency access only, Firethorne Apartments, LLC, applicant and owner, is proposing to amend the PUD ordinance to permit a paved vehicular access drive in the same location. Currently, residents are limited to vehicular access from the site's Brook St. entrance, just east of N. 15th St. This requires an Amendment to the Special Use for PUD and Minor Change to PUD for the physical addition of the paved access drive. Details of the proposal are as follows:

- Amend Section 2.H of Ordinance No. 1987-Z-4 by removing language limiting the vehicular access to Dean Street as emergency and pedestrian access only.
- The proposed amendment would permit an additional paved access drive to the complex from Dean St. The area proposed for the drive is currently mowed grass.
- The proposed drive is 24 ft. wide, the standard width for a two-way parking lot drive aisle.

III. PLAN COMMISSION PUBLIC HEARING & RECOMMENDATION

The Plan Commission held a public hearing for the Amendment to Special Use for PUD on 11/18/14. Several residents expressed concerns about the proposal, primarily related to the safety of adjacent property owners and traffic issues on Dean St.

The Commission voted to recommend approval of the Special Use for PUD Amendment to allow the paved vehicular access drive, with the condition that a stop sign be erected for vehicles exiting the drive to Dean St. and installation of landscaping to screen the drive from adjacent properties to the east and west. The vote was 5-aye to 2-nay.

IV. STAFF ANALYSIS

A. PUD AMENDMENT LANGUAGE

Currently, Section 2.H of Ordinance No. 1987-Z-4 states:

H. Limitations on Access- There shall be no vehicular access to the Subject Realty from West Main Street, and access to the Subject Realty from Dean Street shall be limited to emergency and pedestrian access only.

The proposed amended language of Section 2.H of Ordinance No. 1987-Z-4 is as follows:

H. Limitations on Access- There shall be no vehicular access to the Subject Realty from West Main Street.

B. TRAFFIC IMPACTS

Applicant's Findings

The applicant has submitted a memo authored by engineering firm CEMCON, Ltd., which provides information regarding trip generation and sight distance from the proposed access drive. The primary findings are as follows:

- Approx. 192 vehicles per day are anticipated to utilize the proposed access drive onto Dean St.
 - The apartment complex is estimated to generate about 479 trips per. 60% of these vehicles are expected to use the current entrance off of 15th St. and 40% are expected to use the proposed new entrance on Dean St., based on IDOT traffic count data.
- There will be no significant obstructions to the line of sight for drivers exiting the apartment complex onto Dean St.

Police Dept. Findings

In response to public hearing (11/18/14) testimony from residents who expressed opposition to the proposed access drive due to traffic issues on Dean St., Police Commander Mahan prepared a memo summarizing crash, speed, vehicle count, and enforcement data for Dean St. The primary findings are as follows:

- From the 1000 block to the 1600 block of Dean St., there was one crash in 2011, one crash in 2012, no crashes in 2013, and one crash in 2014.
- In spring 2009 and 2010, the average speed was 30.6 and 30.2 mph, respectively. The 85% speed was 35 mph for both years.
- Total daily traffic volume was 4,181 vehicles in 2012 and 4,134 vehicles in 2013.
- 122 citations and/or warnings were issued in 2013 and 60 in 2014 (Jan. 1 – Oct. 31). About 40% of these were for speed related offenses.

Commander Mahan concluded that for the proposed access drive from Firethorne Apartments, there does not appear to be an issue with intersection or driveway sight lines or interference, based on the location of the proposed drive and traffic data.

Staff Comments

- The City does not require traffic-related signage on private access drives. However, the Committee may wish to consider placing a condition upon a recommendation for approval related to such signage, for example installation of a stop sign for cars exiting the drive onto Dean St.

C. LANDSCAPING

Per **Section 17.12.030 Bulk Regulations**, where a property within the RM-3 Zoning District abuts or is across a street from property in any RE, RS, or RT Zoning District, a 30 ft. landscape buffer yard is required to provide screening between the uses.

Most of the subject property is zoned RM-3 and the parcel abuts property within RT Districts to the north and east. However, the portion of the subject property on which the proposed access drive is to be constructed is zoned RT-3. Landscape buffering is not required for RT zoned properties. Thus per the Zoning Ordinance, the applicant is not required to provide a landscape buffer along the proposed access drive.

However, the landscape plan approved under the PUD ordinance includes landscaping along the gravel access drive to Dean St. A total of nine (9) shade trees and an unspecified number of deciduous shrubs were to be planted on either side of the drive. There are a few existing trees in the vicinity, but the amount of plantings depicted on the landscape plan either no longer exist or were never planted.

Staff Comments

- The Committee may consider placing a condition upon a recommendation for approval that landscape buffering be provided along the proposed access drive due to the fact that the drive will be utilized as a primary access point for an RM-3 zoned property and is adjacent to RT-3 zoned property on three sides, and because landscaping was supposed to have been installed per the PUD ordinance.
 - Since the landscape plan from the PUD ordinance did not specify the number and size of plantings, the Committee may wish to require a revised landscape plan for the subject portion of the property in accordance with the requirements of **Section 17.26.070 Landscape Buffers**.

IV. RECOMMENDATION

Staff recommends approval of the applications for Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan, contingent upon compliance with staff comments.

V. ATTACHMENTS

- Design Review Comments: Fire Department, Development Engineering, Electric Utility
- Police Dept. Memo; dated 11/24/14
- Letter Regarding Outreach; dated 1/30/15
- Photos of proposed access drive location; taken by staff 9/29/14
- Application for a Special Use; received 10/8/14 (includes findings of fact, site plan, and traffic impact memo)
- Ordinance No. 1987-Z-4



Memo

Date: 10/30/2014
To: Ellen Johnson
From: Lt. Brian Byrne
Project: 2014PR019 -Firethorne Apartments
Application Number: 2014AP034

Site Plan-Review

The Fire Department approves the new access from Dean St. as drawn.

The following is some background information on the project:

This past spring 2014 or fall 2013 (not sure of the exact date) the City public works department repaved the section of Brook St. between N. 5th St. and the Firethorne Apartments and during that time we had difficulty accessing the site for emergency calls. The research into secondary access then ensued; we discovered the language in the PUD that required the secondary access off Dean St. We then started the conversation about this secondary access with the manager of the property and sent a subsequent letter on June 4th asking that this gravel emergency access road be restored by July 7, 2014. From previous years aerial photos you could see that the road once existed. During that time frame the management was also trying to solve their own parking and access issues, parking on Brook St. that can sometimes limit access for their own tenants. They felt that additional access would be desirable for them as well, not only for use for emergency vehicles. In conclusion, their management and ownership felt that since they were required to re-establish the emergency access, they would approach the City for an additional full access drive off Dean St. in addition to the current access off Brook St..



Memo

Date: 11/24/2014
To: Chief Keegan
From: Cmdr. Mahan
Re: Dean Street Traffic Issues
Cc: Russell Colby, Deputy Chief Huffman

This memo is intended to give some historical information and data regarding traffic issues on Dean Street, as well as some suggestions for future efforts. It is my understanding that concerns were raised about Dean Street during a Plan Commission hearing on 111814, concerning the proposed Dean Street access to Firethorne Apartments.

Ofc. Clark had corresponded with Chris Tiedt (Development Engineering Division Manager) prior to 111814 and had received a copy of an analysis/study done by Cemcon. Ltd. In reference to that proposal. A copy of that has been attached.

It was brought to my attention on 111914, that concerns regarding traffic on Dean Street were voiced by residents at that meeting. I later spoke with Planning Division Manager, Russell Colby, in attempt to learn what had been expressed. In summary, he related that there were complaints of speeding, to include improper passing, as well as observations of crashes which involved vehicles waiting to turn left. There was also some discussion about the possibility of making a formal request through the City's Traffic Calming Policy.

Based on this information, Ofc. Clark and I compiled some traffic crash and traffic enforcement data regarding Dean Street. In doing so, we focused on the portion of Dean street between 9th St. and 17th Street.

The following crash data was compiled by Ofc. Clark:

Per your request, the following is the data as it relates to Dean St. and the pending access road to Brook St.

- *I reviewed crash data from 2011-2014, from the 1000 Block of Dean St. to the 1600 block. This would take into consideration the area surrounding the proposed access and sight lines.*

Service, Courage, Professionalism, Dedication



2014- There was **one** crash in June, and it was the result of a truck with a trailer backing from a driveway into a parked car.

2013- No crashes at all

2012- One minor crash and was related to a vehicle sideswiping a parked vehicle in the 1400 block. This was a hit and run.

2011- One crash involving a vehicle turning right off of N. 15th St. and striking a bicyclist who was riding westbound in the eastbound lane.

- Regarding speed and speed enforcement, we have had our departments speed box placed in both the 1200 and 1300 block of Dean St. The following speed data was downloaded from the speedboxes at that time.

- In the spring of **2009**, we determined the average speed was **30.6 mph**, and the 85% speed was **35 mph**. As you know, this is a **30mph** speed zone.

- In the spring of **2010**, we determined the average speed was down to **30.2 mph**, and the 85% was still **35 mph**.

- Traffic volumes or counts were taken for Dean St. between 9th and 11th St. in 2012 and 2013. Here are those results:

2013- Westbound, 2,167 - Eastbound, 1,967 - Total- 4,134

2012- Westbound, 2,252 - Eastbound, 1,929 - Total- 4,181

I compiled the following information regarding enforcement efforts in this area, Dean Street between 9th Street and 17th Street, Throughout 2013 and year to date in 2014:

2013:

- **122** Citations and/or warnings issued
 - **50** were for speed related offenses
 - **29** were for other moving violations
 - **3** were for DUI
 - **20** were for equipment or registration related offenses
 - **6** were for offenses related to drivers licensing
 - **14** were for operating an uninsured motor vehicle

2014 (January 1-October 31):

- **60** Citations and/or warnings issued
 - **22** were for speed related offenses
 - **12** were for other moving violations
 - **3** were for DUI
 - **14** were for equipment or registration related offenses
 - **1** was for offenses related to drivers licensing
 - **6** were for operating an uninsured motor vehicle

Going forward, I think it would be prudent to complete an updated speed survey. Although the results from the last two were consistent, it has been 4 years since the last one was done. The previous studies show an 85th percentile speed of 35 mph, meaning 85% percent of the traffic on Dean Street is traveling at or below that speed. It would be good to measure whether or not that has changed. At that last measured level this street would likely not qualify for traffic calming measures under the City policy. Along with that updated speed survey. I would also recommend that we do some visual observation of this area at various times in an unmarked vehicle, to monitor the complaint of improper passing, which reportedly includes overtaking of vehicles on the right. I would also recommend that we coordinate some special enforcement details at peak travel times, and utilize the speed display boxes at intermittent periods.

In regards to the proposed access from Firethorne Apartments, it appears that sight distances along this stretch in general are adequate. There are a number of intersecting streets including, 11th Street, 12th Street (in two locations), Debruyne Street, and 15th Street. With an AADT of over 4,000 vehicles and average of less than one moter vehicle crash per year over the last 4 years, and given the nature of those crashes, there does not appear to be an issue with intersection or driveway sight lines or interference.

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK, CORRIGAN AND BERNHARD, LTD.

ATTORNEYS AT LAW

CRAIG J. COBINE
KATHLEEN C. WEST
KEVIN M. GENSLER
JOHN F. PHILIPCHUCK
CHARLES J.
CORRIGAN
PATTI A. BERNHARD

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(630) 355-5800
(877) 518-8657 - Toll Free
(630) 355-5976 - Facsimile
www.napervillelawyers.com

ALBIN DOMMERMUTH
1910 - 1998

January 30, 2015

ANN M. EDMONDS

John F. Philipchuck, Esq.
jfp@dbew.com
630-470-6656

Chairman Stellato and
Members of the Planning & Development Committee
2 East Main Street
St. Charles, Illinois 60174

Re: Firethorne Apartments

Dear Member:

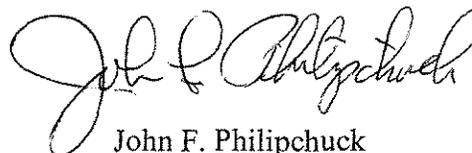
Since we continued this matter at your December 8, 2014 meeting, several attempts have been made to address any neighbor concerns. Alderman Bancroft and Turner held a neighborhood meeting on January 6, 2015 at which meeting a couple of the neighbors to the property attended along with several residents of Firethorne.

The full access drive was thoroughly discussed and one neighbor on the north side of Dean Street, opposite where the drive would line up, Mark Romano of 1320 Dean Street, agreed that a 4' high board on board fence across the front of his lot would satisfy him and he was in support of the new proposed access drive. His next door neighbor, Juan Defina of 1328 Dean Street, was not agreeable to a fence and he would only support a one-way in only drive. Such a driveway is not acceptable to my client.

My client is willing to address any reasonable concerns remaining.

Therefore, we respectfully request that the Planning and Development Committee support the recommendation of approval from the Planning Commission and allow Firethorne to construct the additional full access driveway to serve the 100+ residents of the Firethorne Apartments and the needs of the St. Charles Fire Department.

Respectfully,



John F. Philipchuck

JFP:acg
cc: Angela Herman
Debra Roeder
Al Lieberman

1. Proposed location of paved access drive- looking north from Firethorne Apartments parking lot



2. Proposed location of paved access drive- looking south from Dean St.



CITY OF ST. CHARLES

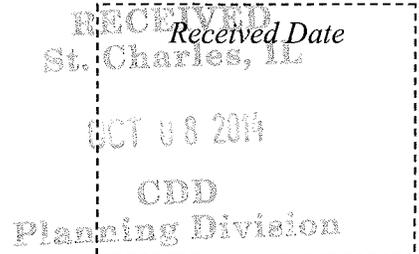
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

SPECIAL USE APPLICATION



CITYVIEW	
Project Name:	<u>Firethorne Apartments</u>
Project Number:	<u>2014</u> -PR- <u>019</u>
Application Number:	<u>2014</u> -AP- <u>034</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.

1. Property Information:	Parcel Number (s): 09-28-378-156	
	Street Address (or common location if no address is assigned): 1350 Brook Street St. Charles, Illinois 60174	
2. Applicant Information:	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email
3. Record Owner Information:	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Multi-Family Residential

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

What is the property's current zoning? RT-3; RM-3 PUD

What is the property currently used for? Multi family residential rental apartments

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

Special Use for PUD revision

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

Construct a permanent paved access drive to Dean Street

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. 1987-Z-4

Why is the proposed change necessary?

To allow for an additional vehicular access for residents and emergency vehicles to Dean Street.

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

Modify Section 2, H to remove language limiting the vehicular access to Dean Street as emergency and pedestrian access only.

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

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

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

LEGAL DESCRIPTION: For entire subject property, on 8 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.

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/>

ENDANGERED SPECIES REPORT:

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

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

PLANS:

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

Copies of Plans:

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

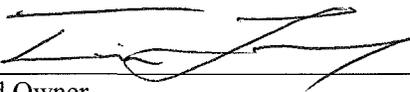
SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

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.



 Record Owner 10/2/14
Date

 Applicant or Authorized Agent Date

FINDINGS OF FACT SHEET – SPECIAL USE

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



As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Firethorne Apartments
Project Name or Address

_____ Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

Construction of a permanent additional access drive to Dean Street
will allow an additional means of ingress and egress to the property.

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

The land is available now only as an emergency access.
A paved driveway with curb and gutter will now be provided.

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 additional drive access will allow the site generated traffic
an alternate means of entering and exiting the property.

- 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 area is already developed with residential uses.

- 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 revision of the Special Use to add a new paved permanent
driveway will create a safer development rather than a detrimental
effect by having a additional all weather access for emergency
vehicles and the residents of the apartment complex.

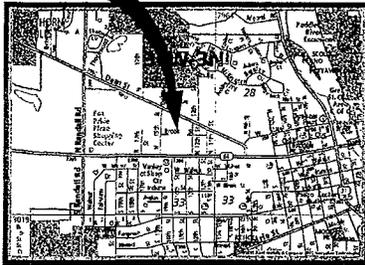
- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The new driveway will be designed and constructed to comply with the
ordinances of the City of St. Charles.

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION
 LOT 1 IN FIRETHORNE, ACCORDING TO PLAT OF SUBDIVISION RECORDED AS DOCUMENT 1948130 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED 1969 AS DOCUMENT 1968705, IN THE CITY OF ST. CHARLES, WANE COUNTY, ILLINOIS.

SITE

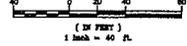


LOCATION MAP
NOT TO SCALE

SCALE: 1" = 40'

BASIS OF BEARING - ASSUMED

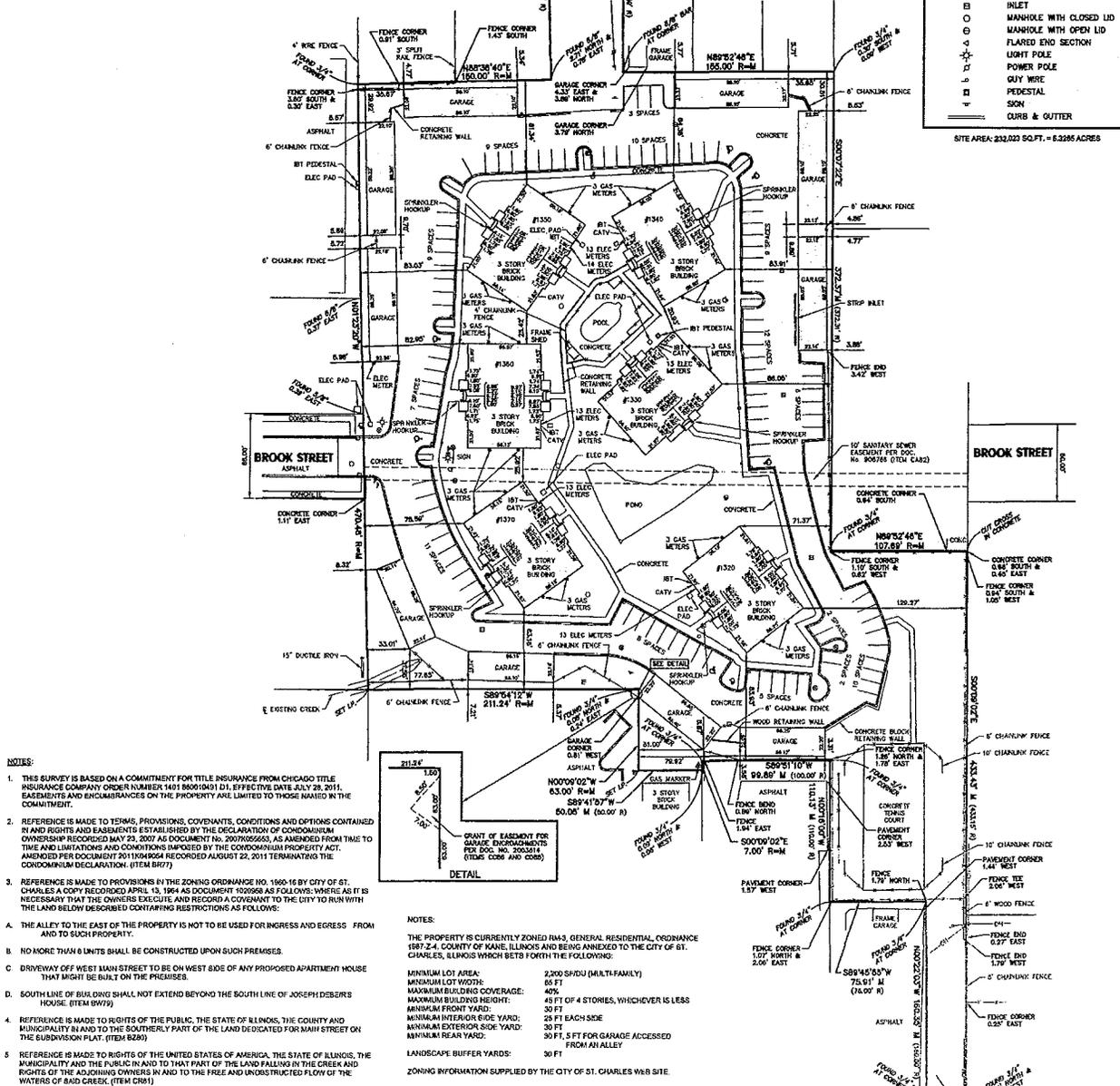
GRAPHIC SCALE



LEGEND

SYMBOL	DESCRIPTION
—	OVERHEAD WIRES
—	FENCE
△	FIRE HYDRANT
○	VALVE IN VAULT
○	VALVE BOX
□	INLET
○	MANHOLE WITH CLOSED LID
○	MANHOLE WITH OPEN LID
○	FLARED END SECTION
—	LIGHT POLE
—	POWER POLE
—	GUY WIRE
—	PEDESTAL
—	SONG
—	CURB & GUTTER

SITE AREA: 232,023 SQ. FT. = 5.3285 ACRES



- NOTES:
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 1401 880010491 D1, EFFECTIVE DATE JULY 29, 2011. EASEMENTS AND ENCUMBRANCES ON THE PROPERTY ARE LIMITED TO THOSE NAMED IN THE COMMITMENT.
 - REFERENCE IS MADE TO TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 23, 2007 AS DOCUMENT 196 2070105565, AS AMENDED FROM TIME TO TIME AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT, AMENDED PER DOCUMENT 2011040624 RECORDED AUGUST 22, 2011 TERMINATING THE CONDOMINIUM DECLARATION. (ITEM 8577)
 - REFERENCE IS MADE TO PROVISIONS IN THE ZONING ORDINANCE NO. 1960-16 BY CITY OF ST. CHARLES A COPY RECORDED APRIL 13, 1964 AS DOCUMENT 1020968 AS FOLLOWS: WHERE AS IT IS NECESSARY THAT THE OWNERS EXECUTE AND RECORD A COVENANT TO THE CITY TO RUN WITH THE LAND BELOW DESCRIBED CONTAINING RESTRICTIONS AS FOLLOWS:
 - A. THE ALLEY TO THE EAST OF THE PROPERTY IS NOT TO BE USED FOR INGRESS AND EGRESS FROM AND TO SUCH PROPERTY.
 - B. NO MORE THAN 8 UNITS SHALL BE CONSTRUCTED UPON SUCH PREMISES.
 - C. DRIVEWAY OFF WEST MAIN STREET TO BE ON WEST SIDE OF ANY PROPOSED APARTMENT HOUSE THAT MIGHT BE BUILT ON THE PREMISES.
 - D. SOUTH LINE OF BUILDING SHALL NOT EXTEND BEYOND THE SOUTH LINE OF JOSEPH DEIBERS HOUSE. (ITEM 9479)
 - REFERENCE IS MADE TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, THE COUNTY AND MUNICIPALITY IN AND TO THE SOUTHERLY PART OF THE LAND DEDICATED FOR MAIN STREET ON THE SUBDIVISION PLAT. (ITEM 9208)
 - REFERENCE IS MADE TO RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING IN THE CREEK AND RIGHTS OF THE ADJOINING OWNERS AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID CREEK. (ITEM 0911)
 - REFERENCE IS MADE TO TERMS AND PROVISIONS RELATIVE TO CITY OF ST. CHARLES ORDINANCE NO. 1967-24, AN ORDINANCE GRANTING A SPECIAL USE AS A PLANNED UNIT FOR THE FIRETHORNE APARTMENTS PUB. AS DISCLOSED BY DEED RECORDED AUGUST 14, 2007 AS DOCUMENT 2007040618, AND VARIOUS OTHER DEEDS OF RECORD. (ITEM 0933)
 - REFERENCE IS MADE TO AN EASEMENT IN FAVOR OF CITY OF ST. CHARLES, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVICING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERE TO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 1948130, AFFECTING ALL OF LOT 1, HOWEVER, SAID EASEMENTS SHALL NOT EXTEND TO ANY AREA EITHER NOW OR HEREAFTER IMPROVED WITH A PERMANENT STRUCTURE AS THEREIN PROVIDED. (ITEM 0054)
 - REFERENCE IS MADE TO A RELEASE AND INDEMNITY AGREEMENT FOR FENCES LOCATED IN UTILITY AND DRAINAGE EASEMENTS RECORDED JULY 14, 1999 AS DOCUMENT 1999070126 BETWEEN WILLIAM L. GENTERS AND THE CITY OF ST. CHARLES. (ITEM 0389)
 - REFERENCE IS MADE TO DOCUMENT 2007010402 BEING A SPECIAL WARRANTY DEED ADDRESSING VARIOUS ENCROACHMENTS BASED ON A SURVEY BY STACY FERGUSON LAND SURVEYS, INC. DATED JANUARY 18, 2007 AS ORDINANCE NUMBER 06-4536. (ITEM C071 AND C068)
 - THIS PLAT CONTAINS 101 REGULAR OUTDOOR PARKING SPACES AND 8 OUTDOOR HANDICAP SPACES. INFORMATION FROM THE OWNER INDICATES 23 PARKING SPACES IN THE GARAGES ON THE PROPERTY.

NOTES:

THE PROPERTY IS CURRENTLY ZONED RM-3, GENERAL RESIDENTIAL, ORDINANCE 1987-24, COUNTY OF WANE, ILLINOIS AND BEING ANNEXED TO THE CITY OF ST. CHARLES, ILLINOIS WHICH BETS FORTH THE FOLLOWING:

MINIMUM LOT AREA: 2,200 SQUAD (MULTI-FAMILY)
 MINIMUM LOT WIDTH: 65 FT
 MAXIMUM BUILDING COVERAGE: 40%
 MAXIMUM BUILDING HEIGHT: 45 FT OF 4 STORIES, WHICHEVER IS LESS
 MINIMUM FRONT YARD: 25 FT EACH SIDE
 MINIMUM INTERIOR SIDE YARD: 30 FT
 MINIMUM EXTERIOR SIDE YARD: 30 FT
 MINIMUM REAR YARD: 30 FT FROM GARAGE ACCESSED FROM AN ALLEY
 LANDSCAPE BUFFER YARDS: 30 FT

ZONING INFORMATION SUPPLIED BY THE CITY OF ST. CHARLES WEB SITE

SURVEYORS CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, *Mark S. Starnes*
 BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ILLINOIS, AND INCLUDES ITEMS 1, 2, 4, 5, 6, 7, 8, 9, 10 AND 11(A) OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 30, 2011.

DATE OF PLAT OR MAP: SEPTEMBER 8, 2011
 BY: *Mark S. Starnes*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-257
 MY LICENSE EXPIRES SEPTEMBER 11, 2012



REVISED: 9-22-11
 PREPARED: 9-6-11

31.25' (0.7147')
 58°53'45" W
 WEST MAIN STREET
 (LINES STATE ROUTE NO. 84)

INTECH CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 1809 UNIVERSITY LANE, SUITE 111 - Lisle, ILLINOIS
 TEL: (630) 804-5656 FAX: (630) 804-5052
 E-MAIL: GD@INTECHCONSULTANTS.COM
 ILLINOIS REGISTRATION NO. 154-051040

SHEET No. 1 of 1 JOB No.: 6512

ALTA/ACSM LAND TITLE SURVEY



CEMCON, Ltd.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

November 5, 2014

Ms. Ellen Johnson, Planner
City of St. Charles
Planning Department
2 E. Main Street
St. Charles, IL 60174

Re: Firethorne Apartments
904.093

Dear Ms. Johnson:

Firethorne Apartments is an existing apartment complex located at 1850 Brook Street, in St. Charles, Illinois. They are proposing to add a second driveway to their property via Dean Street (see attached Site Plan). The second access will be a full functioning driveway to allow residents to use Dean Street as an alternate route. This access will also function as a second point of ingress and egress for emergency vehicles. CEMCON, Ltd. has estimated the number of trips that would be used by this access and sight distance issues that will be encountered at the intersection with Dean Street. Below is a summary of our findings.

TRIP USING NEW DRIVEWAY:

Firethorne Apartments currently has 72 - 2 bedroom units. Based on the ITE Trip Generation Manual, 8th Edition, the rates for an Apartment (ITE Land Use 220) is 6.65 trips per day per unit. Therefore, Firethorne Apartments should generate about 479 trips per day. Based on our analysis the new entrance should create a 60/40 split of traffic, where 60% of the vehicles (287 vehicles per day) will use the current main entrance on 15th Street and 40% of the vehicles (192 vehicles per day) will use the new entrance on Dean Street. These percentages were derived using the Illinois Department of Transportation Average Daily Traffic counts at the intersection of Route 64 (W. Main Street) and Randall Road. See Figure 1 to see where this intersection is located in relationship to the site and traffic volumes. Based on the IDOT counts, approximately 29,800 vehicles per day (26% of the total) travel north on Randall Road and north of Dean Street; 39,000 vehicles per day (34%) travel south on Randall Road; 24,100 vehicles per day (21%) travel east on Route 64; and 22,400 vehicles per day (19%) travel west on Route 64. Based on these percentages, it is estimated 26% of the vehicles will use Dean Street to access Randall Road. The remaining 74% of the vehicles, from this site, will head toward Main Street. Since Main Street could also be accessed via Dean Street, a conservative approach was used to create the 60/40 split. Therefore, the estimated traffic using this new entrance will be 192 vehicles per day.

Figure #1: Site Location Map



SIGHT DISTANCE AND NEW DRIVEWAY:

This new entrance will be cut into an existing road. In doing this, CEMCON, Ltd. has reviewed the sight distance that will be encountered by vehicles exiting the site. Attached is a site plan and profile detailing out the sight distance. The posted speed limit on Dean Street is 30 mph so a design speed of 35 mph has been used for this analysis. Based on IDOT's Bureau of Local Road and Streets Manual, the intersection sight distance for this road should be 390 feet (Section 28-3.03 Figure 28-3D). As shown in the attached plan and profile, using a height of eye and object of 3.5 feet, there are no grade or geometry obstructions to the line of sight.

In addition to the line of sight plan and profile analysis, a visual inspection has been done from this proposed intersection point. Based on the pictures below, it appears there are no obstructions to the line of sight looking left (west). Please note that the tree in the foreground will

be removed with the construction of the road. Looking right (east) there is a tree that overhangs into the line of sight that will need to be trimmed back to allow vehicles a clear line of sight.



Looking Left (West)



Looking Right (East)

Please feel free to contact me with any questions or if you need additional information. I can be reached by phone at (630) 862-2100 or by email at michael.keith@cemcon.com.

Sincerely,
CEMCON, Ltd.

Michael B. Keith, P.E.
Senior Project Manager

MBK/sv
Enc.

H:\904093\ENGINEER\2014-11-05 Johnson @ City of St. Charles - Site Distance Letter.doc

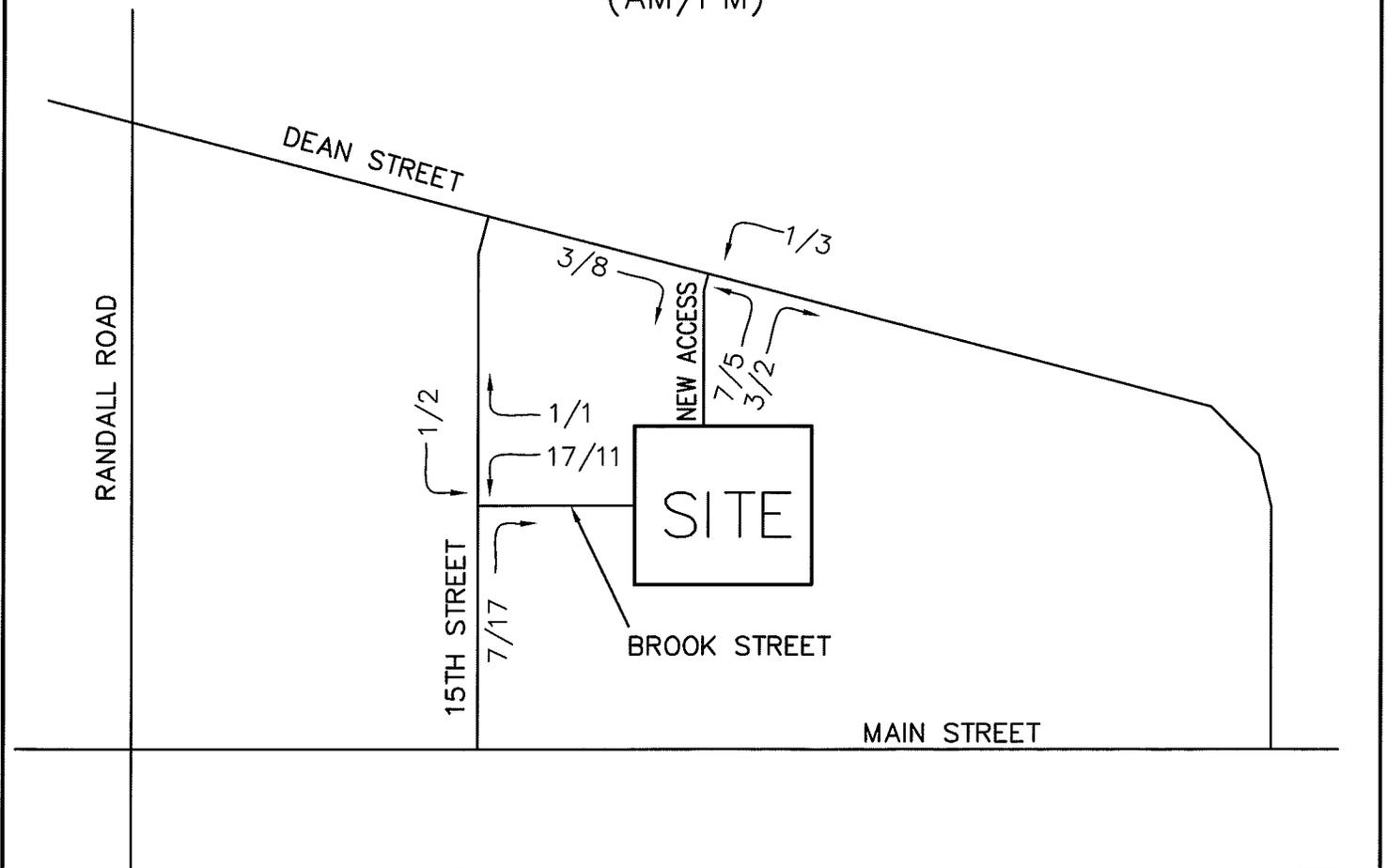
Firehome Apartments

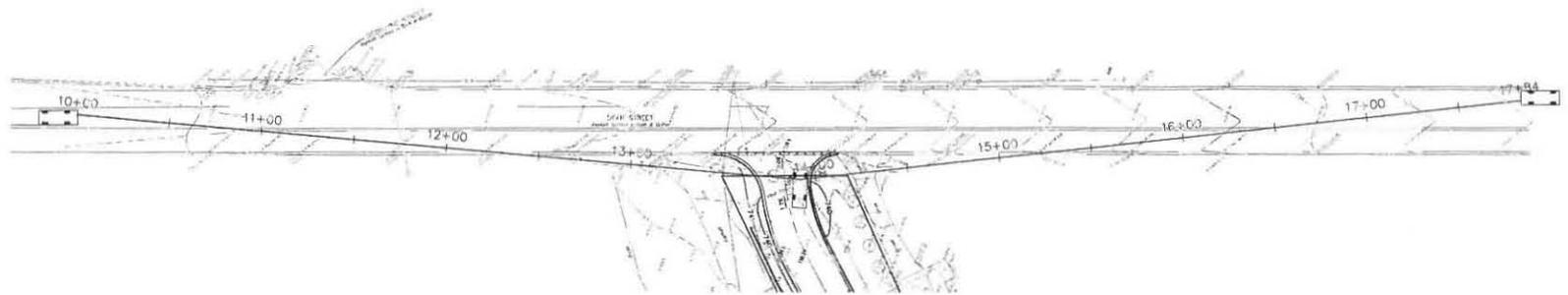
Trip Generation Based on ITE Trip Generation Rates - 8th Edition

Land Use	Code	Amount	Units	AM Peak Hour				PM Peak Hour			
				Peak Hour Rate	Total Peak Hour Trips	In 29%	Out 71%	Peak Hour Rate	Total Peak Hour Trips	In 61%	Out 39%
Apartments	220	72	Units	0.55	40	12	28	0.67	49	30	19

TRIP GENERATION

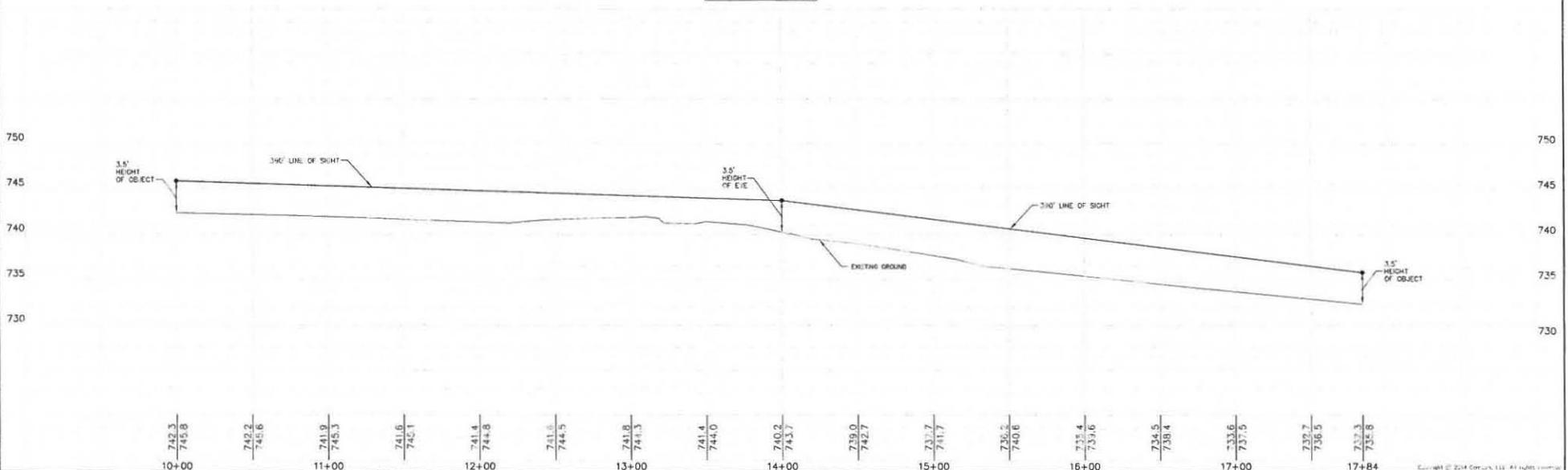
N.T.S.
(AM/PM)





DEAN STREET

NOTES:
 POST SPEED = 30 M.P.H.
 DESIGN SPEED = 35 M.P.H.
 SIGHT DISTANCE = 390 FEET



742.3 745.8	742.2 745.6	741.9 745.3	741.6 745.1	741.4 744.8	741.6 744.5	741.8 744.3	741.4 744.0	740.2 743.7	739.0 742.7	737.7 741.7	736.2 740.6	735.4 739.4	733.6 737.5	732.7 736.5	732.3 735.8
10+00		11+00		12+00		13+00		14+00		15+00		16+00		17+00	17+84

PREPARED FOR:
FIRETHORN APARTMENTS
 1350 BROOK STREET
 ST. CHARLES, IL 60174
 (630) 513-1113

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9171
 Ph: 630.262.2100 Fax: 630.262.2199
 E-Mail: ceod@cemcon.com Website: www.cemcon.com

NO.	DATE	DESCRIPTION	REVISIONS	
			NO.	DATE

LINE OF SIGHT EXHIBIT			
FIRETHORNE APARTMENTS			
FILE NAME: LINE OF SIGHT	DESIGN BY: MK	JOB NO.: 904.093	FLD. BK./PG.:
DIP: 904093	DRN. BY: M&D	DATE: 10-30-14	SCALE: 1" =
SHEET NO.			1 of 1

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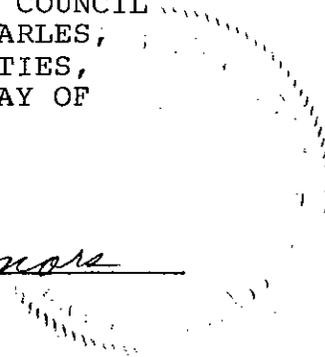
CITY OF ST. CHARLES

ORDINANCE NO. 1987-Z-4

AN ORDINANCE GRANTING A SPECIAL USE
AS A PLANNED UNIT DEVELOPMENT FOR
THE FIRETHORNE APARTMENTS PUD

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ST. CHARLES
THIS 18th DAY OF MAY, 1987

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF ST. CHARLES,
KANE AND DU PAGE COUNTIES,
ILLINOIS, THIS 21st DAY OF
MAY, 1987


Jean M. Connors
CITY CLERK

ORDINANCE NO. 1987-Z-4

AN ORDINANCE GRANTING A SPECIAL USE
AS A PLANNED UNIT DEVELOPMENT FOR
THE FIRETHORNE APARTMENTS PUD

REFER TO:
MINUTES 5-18-87
PAGE 2380

DATE OF PUBLICATION 5/21/87
NEWSPAPER Pamphlet form

WHEREAS, the Gary Wheaton Bank as Trustee under Trust Agreement #4408, owner of record, (hereinafter referred to as "OWNER", which shall include all successors and assigns) and James F. Cooke, as agent and attorney for applicants Myron Andersen and Donn Nelson, contract purchasers, have filed a petition for a Special Use as a Planned Unit Development in the R-5 Multiple Residence District, for the property legally described in Exhibit "A", attached hereto and made a part hereof, (hereinafter referred to as "Subject Realty") and an application for approval of a preliminary plan; and

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

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

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

SECTION 1. That Section 17.06.020 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 to grant a Special Use as a Planned Unit Development in the R-5 Multiple Residence District for the Subject Realty, subject to the additional requirements and restrictions provided herein.

SECTION 2. That the Subject Realty may be developed only in accordance with all ordinances of the City as now in effect or hereafter amended (except as specifically varied herein), and in accordance with the following added definitions, procedures and restrictions:

A. Preliminary Plan

Except as specifically stated herein, the Subject Realty shall be developed only in conformance with the preliminary plan consisting of:

1. The drawing entitled "Preliminary Plan" revised April 6, 1987 prepared by The Lannert Group; and
2. The drawing entitled "Landscape Plan" revised April 6, 1987 prepared by The Lannert Group; and
3. The drawing entitled "Engineering Plan" prepared by Robert H. Anderson and Associates and the Lannert Group, revised April 1, 1987; and
4. The cover sheet entitled "Firethorne Luxury Apartments" and two sheets of architectural concept drawings prepared by Myron Andersen Construction, Inc. received March 11, 1987.

B. Phasing

The Subject Realty shall be developed in no more than one phase.

C. Building Permits

No building permit shall be issued for construction of any structure on the Subject Realty until after the preliminary plan, landscape plan, architectural plans, engineering plans, and final plan have been approved and a final plat has been recorded for the Subject Realty.

C. Height

The maximum building height (as defined in Title 17 of the St. Charles Municipal Code) of any building on the Subject Realty shall be three stories or forty feet (40'), whichever is lower.

D. Setbacks

A setback of five (5) feet from all exterior property lines of the Subject Realty, as shown on the Preliminary Plan, shall be provided. No building of any kind shall be constructed or placed within this setback. Fencing and landscaping may be located within such setback, as shown in the preliminary plan described in paragraph "A" hereof, and as otherwise approved by the City Council.

E. Number of Buildings - Single Lot

A variation from the provisions of Section 17.18.040 of the St. Charles Municipal Code is hereby allowed to

permit a maximum of six buildings on the Subject Realty, which shall be considered as one lot. The Subject Realty shall not be resubdivided.

F. Number of Units

There shall be not more than seventy-two (72) dwelling units on the Subject Realty.

G. Uses

Only the uses permitted in the R-5 Multiple Residence District shall be permitted on the Subject Realty.

H. Limitations on Access

There shall be no vehicular access to the Subject Realty from west Main Street, and access to the Subject Realty from Dean Street shall be limited to emergency and pedestrian access only.

I. Soil Erosion

OWNER shall adhere to measures for the prevention of soil erosion during the construction of the development pursuant to the ordinances and any other applicable rules and regulations of the CITY, the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", published in October 1981, and recommended procedures of the Kane-DuPage Soil and Water Conservation District and any other applicable regulatory agency, whichever is more restrictive.

J. Maintenance of Private Facilities

The OWNER shall repair and maintain all private drives, parking lots, detention basins, storm sewer lines, surface drainage facilities, and any other land improvements, common areas or facilities which are not conveyed to and accepted by the CITY. In the event of the conveyance or assignment of all or any part of the Subject Realty, any such conveyance or assignment shall contain an agreement between the parties involved as to the responsibility for repair and maintenance as contemplated in this paragraph.

K. Landscaping

All unpaved areas adjoining a building and its accessory parking shall be landscaped prior to occupancy of such building, in accordance with the landscape plan approved herein, compliance being determined by the Director of City Planning. Landscaping of the Subject Realty shall be completed prior to occupancy of the final multiple family residential building on the Subject Realty in accordance with the landscape plan approved herein, compliance being determined by the Director of City Planning.

L. Storm Water Drainage.

All storm water collected by the on-site storm sewer system shall be tributary to the on-site detention basin.

M. Architectural Plan Modifications.

Modifications to the architectural plans for the garages, including typical elevation drawings showing exterior materials and design of the walls facing the property adjoining the Subject Realty, shall be submitted for review prior to approval of the Final Plat, and shall be subject to approval of the Plan Commission and City Council.

N. Required Land Improvements

1. OWNER shall construct and pay for all land improvements, including but not limited to on-site and off-site improvements, extensions, and related appurtenances necessary for the development of the Subject Realty, for:

- a) water main systems;
- b) sanitary sewer systems, lifting stations and force mains;
- c) storm sewer systems;
- d) retention and detention basins;
- e) grading and surface drainage ways and facilities;
- f) electric facilities, including installation of underground conduit as specified by the City; and
- g) streets, curbs, sidewalks, street lights, street signs, parkway landscaping, tree plantings, and related improvements.

All such land improvements (the "Required Land Improvements") shall be completed within two years of the date of recording of the final plat for the Subject Realty. OWNER shall grant to the CITY, at no cost to the CITY, all easements for any utilities and communication facilities that the CITY may request. Prior to the approval of the final plat for the Subject Realty the CITY shall have the right to designate which easements, dedications, and land improvements will be accepted by the CITY. The OWNER shall transfer to the CITY title, free and clear of all liens and encumbrances, to all on-site and off-site Required Land Improvements which the City has so designated for acceptance. In connection with any sale, assignment, or transfer of any interest in the land or improvements thereto by OWNER to another entity, the CITY may require the OWNER to retain, or the recipient in such sale, assignment, or transfer to assume or acquire such interest in any such easement, extension, repair, maintenance, and replacement at the sole cost of the OWNER, and as may be required from time to time by the CITY.

2. OWNER shall repair and replace, in accordance with the original sizes, standards and topography in a manner satisfactory to the CITY, all CITY property damaged or disturbed by reason of its work in connection with the

development of the Subject Realty.

3. A blanket easement over, under and upon all unimproved common open space and all private streets and private common driveways and parking areas within the Subject Realty for access for police and fire protection and for the operation of and access for maintenance, repair, replacement and customary servicing of all electricity and telephone lines, natural gas supply systems, and all sanitary sewer, storm drainage and water main systems, communication facilities and other utilities, shall be provided by plat in favor of the CITY and all of the involved utility companies, now or in future receiving a CITY franchise, their respective officers, employees, and agents, together with related emergency and service vehicles and equipment.

4. After approval of the Final Plat for the Subject Realty and prior to signature by the Mayor and City Engineer, the OWNER shall present a guarantee for completion of the land improvements as required by ordinance including but not limited to the "Required Land Improvements" or in lieu thereof at OWNER'S election, an undertaking by OWNER as secured by an irrevocable letter of credit, escrow account or irrevocable commitment certifying that adequate funds are and will be available at a sound and reputable

banking or financial institution authorized to do business in the State of Illinois. Such irrevocable letter of credit, escrow account or irrevocable commitment shall be in effect for a period of two and one half (2 1/2) years from the date of recording of the final plat for the Subject Realty, shall run in favor of the CITY and shall indicate there are sufficient funds available for one hundred fifteen percent (115%) of the estimated cost of all the Required Land Improvements of the final plat being presented to the CITY for approval and that such funds are held for such purposes only and for no other purposes. Such undertaking, irrevocable letter of credit, escrow account or irrevocable commitment shall be in a form to allow the CITY to procure the funds irrevocably committed to complete the aforescribed land improvements if construction of said improvements is not completed in accordance with ordinance or the schedule approved by the City, whichever first occurs, and shall otherwise be in a form acceptable to the CITY.

5. OWNER shall reimburse CITY for inspection and engineering costs and reasonable attorneys' fees incurred by CITY in connection with the construction and installation of the Required Land Improvements described in this Ordinance and the processing of matters

pertaining to this Ordinance. Payment by OWNER's representative and agent to CITY shall occur promptly after receipt by OWNER of invoices for such work.

6. In the event CITY requests OWNER to oversize any Required Land Improvement such oversizing shall take place on the following basis: The City Engineer and the Owner's Engineer shall prepare cost estimates indicating the construction cost for the Required Land Improvement and for the oversized improvement requested by the CITY. The actual cost difference for construction will be assumed by the CITY. Reimbursement for such cost difference shall be made to the OWNER upon acceptance of such improvements by the City Council subject to budget and timing as may be in accordance with law and as may be agreed on by OWNER and City, or otherwise approved by the City, and provided City shall be in receipt of a general contractor's affidavit and lien waivers in accordance with the Illinois Mechanics Lien Act and a Bill of Sale conveying title to the CITY free and clear of all liens and encumbrances. All engineering and inspection costs shall be paid by OWNER. The operation of any State law or City ordinance having general applicability to all entities in a class including OWNER shall not be deemed to be a request by CITY as herein described.

7. OWNER shall provide that all existing and new utilities and communications facilities including telephone, electric, and cable television to serve the Subject Realty shall be underground, and this requirement shall be affixed to the final plat.

8. The CITY shall not be held responsible for its inability to install any utility, or for any loss or damage including consequential damage or delay in installation caused by strikes, riots, elements, embargoes, failure of carriers, inability to obtain material, or other acts of God, or any other cause beyond CITY's reasonable control, including but not limited to the acquisition of easements and IEPA permits.

0. Hold Harmless and Indemnification

In the event a claim is made against the City of St. Charles, or if the City is made a party-defendant in any legal proceeding arising out of or in connection with the approval of this Ordinance for a Planned Unit Development or the development of the Subject Realty, the OWNER shall defend the City, at City's election, and hold the City harmless from and against all liabilities, losses, judgments, costs, fees, including reasonable attorneys fees, and reasonable expenses incurred in connection therewith. The City shall reasonably

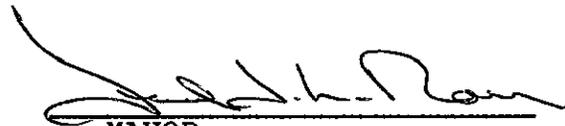
cooperate in the defense of such proceedings.

SECTION 3. That after the adoption and approval hereof the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.


MAYOR

ATTEST:


CITY CLERK

Ordinance No. 1987-7-4
Page 13

COUNCIL VOTE:

Ayes: 9
Nays: 0
Absent: 1

PARCEL 1: THAT PART OF LOT 1 OF THE DEAN FERSON HEIR'S FIRST ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH $89^{\circ} 57' 40''$ WEST ALONG THE SOUTH LINE OF SAID LOT 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 810.35 FEET TO A POINT 150 FEET SOUTH OF THE SOUTHERLY LINE OF DEAN AVENUE (MEASURED ALONG THE LAST DESCRIBED COURSE EXTENDED); THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 165 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ} 57' 40''$ EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 165 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 535.35 FEET TO A POINT 275 FEET NORTH OF, MEASURED ALONG THE EXTENSION OF THE LAST DESCRIBED COURSE, THE SOUTH LINE OF SAID LOT; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 100 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 7 FEET; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 63 FEET; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 211.24 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH $1^{\circ} 15'$ WEST ALONG SAID WEST LINE 470.39 FEET TO A POINT 325.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH $88^{\circ} 45'$ EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 150 FEET; THENCE NORTH $1^{\circ} 15'$ WEST PARALLEL WITH THE WEST LINE OF SAID LOT 255.55 FEET TO THE SOUTHERLY LINE OF DEAN AVENUE; THENCE SOUTH $66^{\circ} 14' 50''$ EAST ALONG SAID SOUTHERLY LINE 67.84 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE EAST LINE AND EAST LINE EXTENDED OF SAID LOT, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 222.50 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 1 AND 3 OF THE DEAN FERSON HEIRS FIRST ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3, 475 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH MAIN STREET TO THE NORTH AND SOUTH CENTER LINE OF SECTION 28; THENCE CONTINUING WESTERLY ALONG SAID PARALLEL LINE 50 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SECTION 28 TO THE SOUTH LINE OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1 AND ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE SOUTHEASTERLY CORNER OF LOT 3; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING; (EXCEPTING THEREFROM THE WEST 76.0 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE SOUTH 165.0 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
)
COUNTIES OF KANE AND DU PAGE) SS.

C E R T I F I C A T E

I, Jean M. Connors, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on May 18, 1987 the Corporate Authorities of such municipality passed and approved Ordinance No. 1987-Z-4, entitled AN ORDINANCE GRANTING A SPECIAL USE

AS A PLANNED UNIT DEVELOPMENT FOR THE FIRETHORNE APARTMENTS

PUD

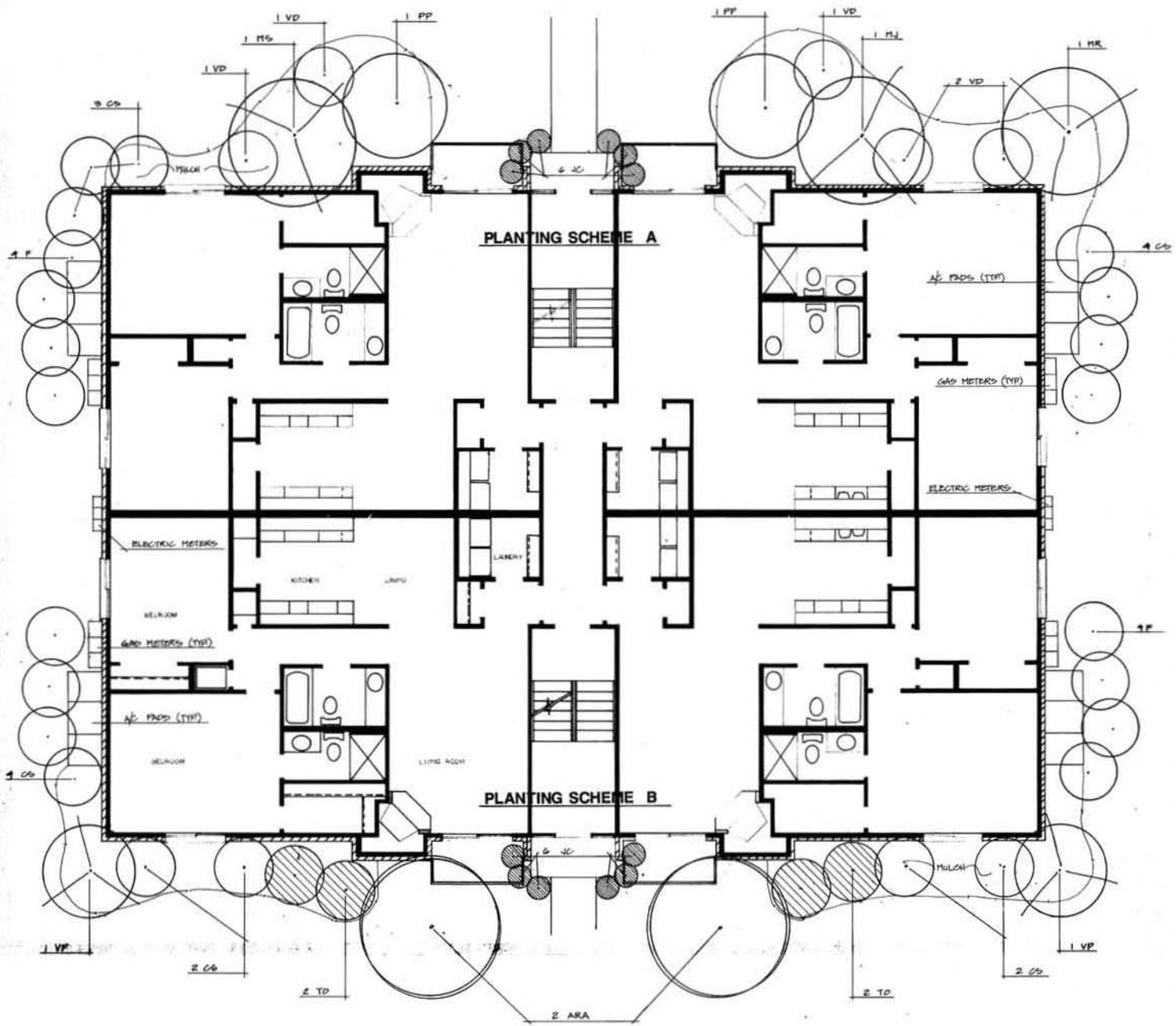
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1987-Z-4, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on May 21, 1987, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 20th day of May, 1987.

Jean M. Connors
Municipal Clerk

(S E A L)



GENERAL SPECIFICATIONS

1. PROTECTION: CONTRACTOR SHALL PROVIDE ALL NECESSARY DEVICES TO PROTECT WORK UNFINISHED FROM DAMAGE, AND TO COMPLY WITH ALL REQUIREMENTS OF LOCAL AGENCIES TO PROTECT THE PUBLIC FROM DAMAGE.
2. UTILITIES: CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES & DRAW LINES BEFORE BEGINNING. CONTRACTOR IS RESPONSIBLE TO ADJUST LOCATIONS OF PLANTS TO AVOID UTILITIES, WITH FINAL APPROVAL BY LANDSCAPE ARCHITECT.
3. QUALITY: PLANTING SPECIFICATIONS SHALL BE FIVE GRADES TO MEET MAJOR AND ADJOINING SPECIFICATIONS WITH REFERENCE TO A REGION AND TO NOT EXCEED PREVIOUS OR EXISTING AND LEFT. THEY SHALL BE CONDITION WITH PROPOSED DRAINAGE PLAN, AND REGIONAL MATERIAL, LAND MODEL, DESIGN, TREE COLOR, ETC., SHALL BE DETERMINED BY CONTRACTOR.
4. PLANT MATERIAL: ALL PLANTS SHALL BE FREIGHT DELIVERED STOCK, TRUE TO GRADE AND SPECIES AND CORRESPOND TO THE MINIMUM STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. PLANT INSTALLATION AND MAINTENANCE: SHALL CONFORM TO ACCEPTED LANDSCAPE PRACTICES. PROTECT ALL PLANTS TO REMAIN WITH ACCEPTABLE CONDITIONS DURING TRANSPORTATION.
6. GUARANTEE AND REPLACEMENT: PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER PLANTING. UPON GUARANTEE PERIOD, ALL DEAD OR DAMAGED OR BACKWARD GROWING PLANTS SHALL BE REPLACED WITH PLANTS OF SAME KIND AND SIZE.
7. SOILING: PLANT SOIL FROM APPLICABLE ON ALL DISTURBED AREAS AND AREAS DESIGNATED ON PLANS. CONTRACTOR SHALL PLANT BEARING MIXTURE FOR LOCAL CLIMATE CONDITION OF A MINIMUM RATE OF 1:1:1 (SAND:SOIL:LOESS). SOIL MUST HAVE AN 8% ORGANIC MATTER AND 40% WATER HOLDING CAPACITY. IT SHALL BE INSTALLED, FERTILIZED, AND WATERED AS RECOMMENDED BY NURSERY.
8. SOILING: CONTRACTOR SHALL PLACE SOIL ON AREAS DESIGNATED ON PLANS WITH SPECIFICATIONS. SOIL SHALL BE HEALTHY, FREE OF WEEDS, THINGS IN GROUND, AND CUT TO 30-40% DEPTH. SOIL SHALL BE INSTALLED ON SITES THAT HAVE BEEN DISTURBED, LIMEDED, AND NECESSARY TO PROVIDE SUFFICIENT APPROPRIATE AND SMOOTH GROUND WITHIN 10% TOLERANCE OF AREA. SOIL SHALL CONFORM TO THE SPECIFICATIONS OF NURSERYMEN (SEE SPECIFICATIONS, SEE SPECIFICATIONS, SEE SPECIFICATIONS, SEE SPECIFICATIONS).
9. EXCAVATION & FILLING: PLANTING BEDS SHALL BE DISTURBED, GRADED, AND REFINISHED WITH PROPOSED SOIL AS SHOWN ON PLANS & DETAILS. PRE-EXISTING SOIL CONTROL SHALL BE USED PRIOR TO REFINISHING. PLANTS ARE TO BE PLANTED USING APPROPRIATE SOILING AND SOILING IN SPECIFIC AREAS OF DETAIL.
10. MULCH: ALL SOILING AREAS AND TREE WELLS SHALL BE MULCHED WITH A 2" LAYER OF DECORATIVE ORGANIC MULCH. ORGANIC MULCH SHALL BE SOILWATER RETENTIVE TO 1" DEPTH. MULCH SHALL BE SPREAD DISTRIBUTED.
11. SOILING AND STAKING: DETAILS, WHEN INCLUDED, ARE FOR ILLUSTRATIVE PURPOSES. THEY ARE NOT TO BE USED AS A BASIS FOR CONTRACTOR'S EXECUTION. WORKMAN, ALL TRADES MUST BEARER STRIKE AND TRUCK.
12. MAINTENANCE: CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS & NOTES ALL PLANTS, SOILING, TREE TOP AS SHOWN FOR EXISTING GROUND FOLLOWING INSTALLATION.
13. LIABILITY: CONTRACTOR IS RESPONSIBLE FOR CALLING TO LANDSCAPE ARCHITECT'S ATTENTION, ANY DISTURBANCES, PERMITS, OR CHANGES. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR MISUNDERSTANDING OR OMISSIONS NOT MADE TO ALL CONTRACTOR.

TYPICAL UNIT PLANT LIST*

ITEM	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
1	ARB	ACER RUBRA 'ARMORATUS'	"RED BARK MAPLE"	7"	BA
2	PP	PIZZA PARSNIP	"VOLCANIC GREEN SPINCH"	11"	BA
3	HR	HELIOPSIS SCULPTURA	"SOLAR DANCE"	3'-8"	BA
4	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
5	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
6	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
7	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
8	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
9	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
10	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
11	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
12	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
13	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
14	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
15	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
16	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
17	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
18	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
19	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA
20	HR	HELIOPSIS SCULPTURA	"RED BLOSSOM DANCE"	3'-8"	BA

NOTE: SEE GENERAL SPECIFICATIONS ABOVE.

*REPEAT 6 TIMES

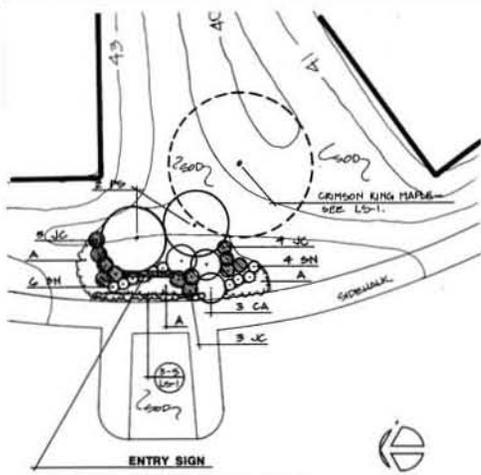
THE LANNERT GROUP
LAND PLANNING & ARCHITECTURE • LANDSCAPE ARCHITECTURE • DESIGN • DEVELOPMENT CONSULTANTS
6140 VAN DORN
LINCOLN, NEBRASKA 68509
(402) 494-8948
12121 371-8600

HORIZON INVESTMENT COMPANY
SUITE 202
6140 VAN DORN
LINCOLN, NEBRASKA 68509

PLANTING DETAIL
TYPICAL UNIT DETAIL
SCALE: 3/4" = 1'-0"

JOB NUMBER
8546
COMPLETED
10-27-87
REVISED
1/17/88

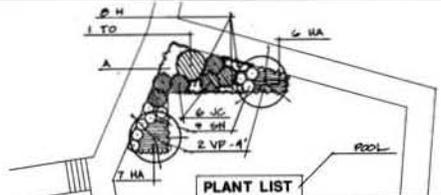
SHEET NUMBER
LS-2



ENTRY PLANTING DETAIL
SCALE 1"=10'-0"

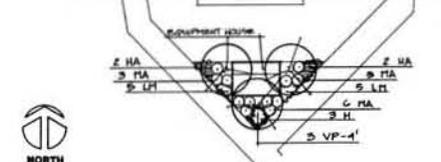
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	PH	FINIS VULGARIS	"SWITCH PINE"	8'-10" HIG	
2	CA	CORDIA ALLA VULGARITISSIMA	"MAGNOLIA DOGWOOD"	4" HIG	
3	JC	JANQUINA CORONATA	"OLD GOLD JASMINE"	1" IN DIA.	
4	SP	SPINA JAPONICA	"HORNED SPIDER"	12" DIA.	
5	A	ANEMONE (PASTELIS, MASTELIS, MASTELIS)			

NOTE: SEE GENERAL SPECIFICATIONS SHEET LS-2.

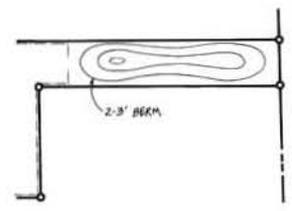


NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	TS	TAXUS OCCIDENTALIS	"WESTERN JUNIPER"	4"	HIG
2	YP	YUCCA PANDURATA	"BLACK OIL YUCCA"	4"	HIG
3	JC	JANQUINA CORONATA	"OLD GOLD JASMINE"	1"	HIG
4	SP	SPINA JAPONICA	"HORNED SPIDER"	12"	HIG
5	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG
6	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG
7	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG
8	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG
9	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG
10	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG
11	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG
12	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG
13	MA	MIRABILIS ANEMONE	"MIRABILIS ANEMONE"	12"	HIG

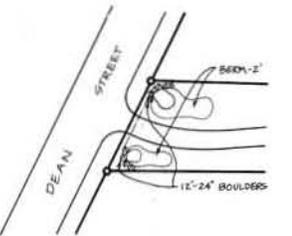
NOTE: SEE GENERAL SPECIFICATIONS SHEET LS-2.



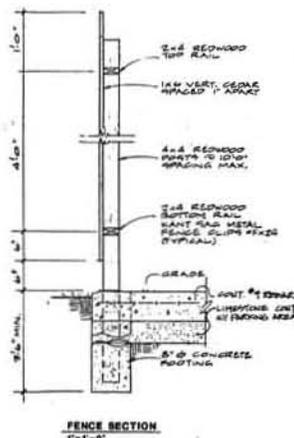
POOL PLANTING DETAIL
SCALE 1"=10'-0"



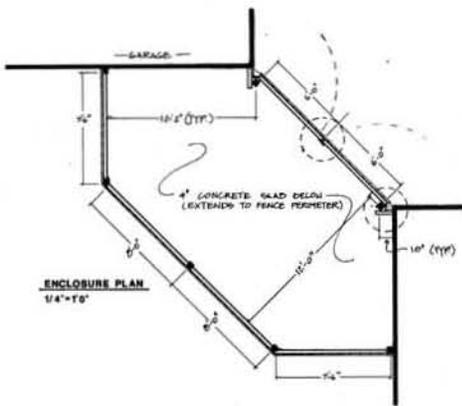
BERM DETAIL
SCALE 1"=20"



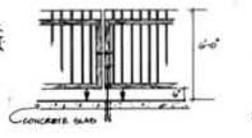
BERM DETAIL
SCALE 1"=20"



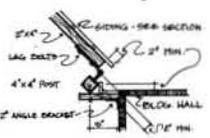
FENCE SECTION
SCALE 1"=1'-0"



ENCLOSURE PLAN
SCALE 1/4"=10'-0"

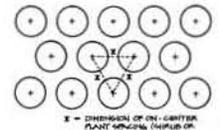


ELEVATION FROM INSIDE
NO SCALE

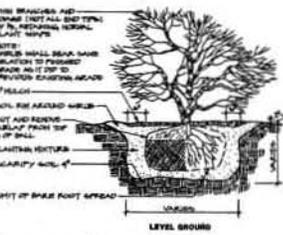


CORNER DETAIL
SCALE 3/4"=1'-0"

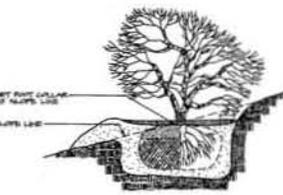
TYPICAL TRASH ENCLOSURE DETAIL
SCALE 1"=1'-0"



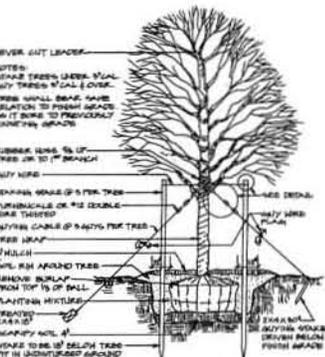
DETAIL: TYPICAL PLANT SPACING
SCALE NOT TO SCALE



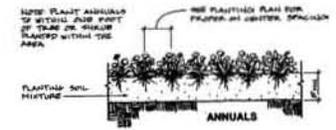
DETAIL: SHRUB PLANTING
SCALE NOT TO SCALE



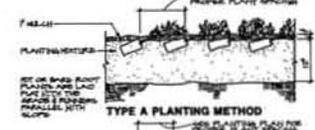
DETAIL: PLANTING ON SLOPE
SCALE NOT TO SCALE



DETAIL: DECIDUOUS TREE PLANTING
SCALE NOT TO SCALE



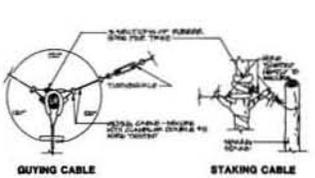
DETAIL: GROUND COVER PLANTING
SCALE NOT TO SCALE



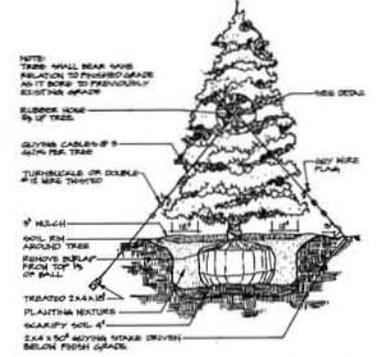
TYPE A PLANTING METHOD



TYPE B PLANTING METHOD



DETAIL: GUYING & STAKING CABLE
SCALE NOT TO SCALE



DETAIL: EVERGREEN TREE PLANTING
SCALE NOT TO SCALE



(402) 489-8888

HORIZON INVESTMENT COMPANY
SUITE 202
LINCOLN, NEBRASKA 68506

THE LANNERT GROUP
LAND PLANNING • ARCHITECTURE • LANDSCAPE ARCHITECTURE • DESIGN/DEVELOPMENT • CONSULTANTS
ONE WEST ILLINOIS STREET
ST. CHARLES, ILLINOIS 60174

CONSTRUCTION DETAILS

JOB NUMBER
8048
COMPLETED
10/27/87
REVISED
12/4/87
1/19/88

SHEET NUMBER
LS-3

SITE DATA

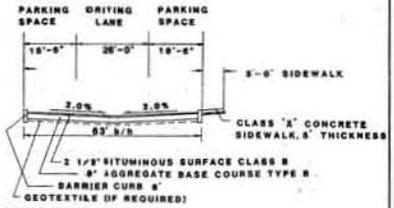
LAND USE	ACRES	PERCENT
BUILDING COVERAGE	.95	17.6%
PARKING AND DRIVES	1.51	28.1%
OPEN SPACE	2.92	54.3%
TOTAL	5.38	100.0%

PARKING SPACES	
OPEN	110
ENCLOSED	72
RATIO	2.5 PER UNIT

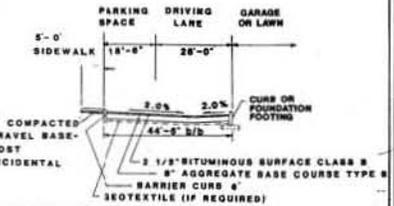
BUILDINGS	
TYPE OF UNIT	2 BEDROOM
NUMBER OF BUILDINGS	6
NUMBER OF UNITS PER BUILDING	12
TOTAL UNITS	72
AREA OF SITE	5.38 ACRES
GROSS DENSITY	13.4 UNITS PER ACRE
HC = PARKING SPACE FOR HANDICAPPED USER	

TYPICAL SECTIONS

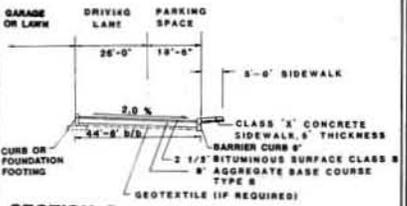
PRIVATE DRIVE WITH PARKING
(WITHIN COMPLEX)



SECTION A



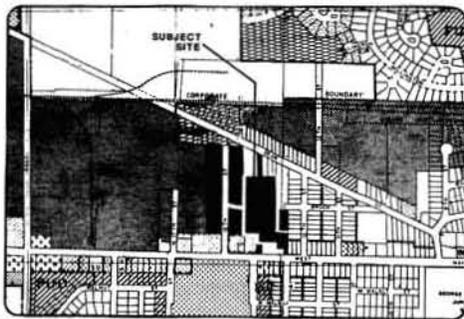
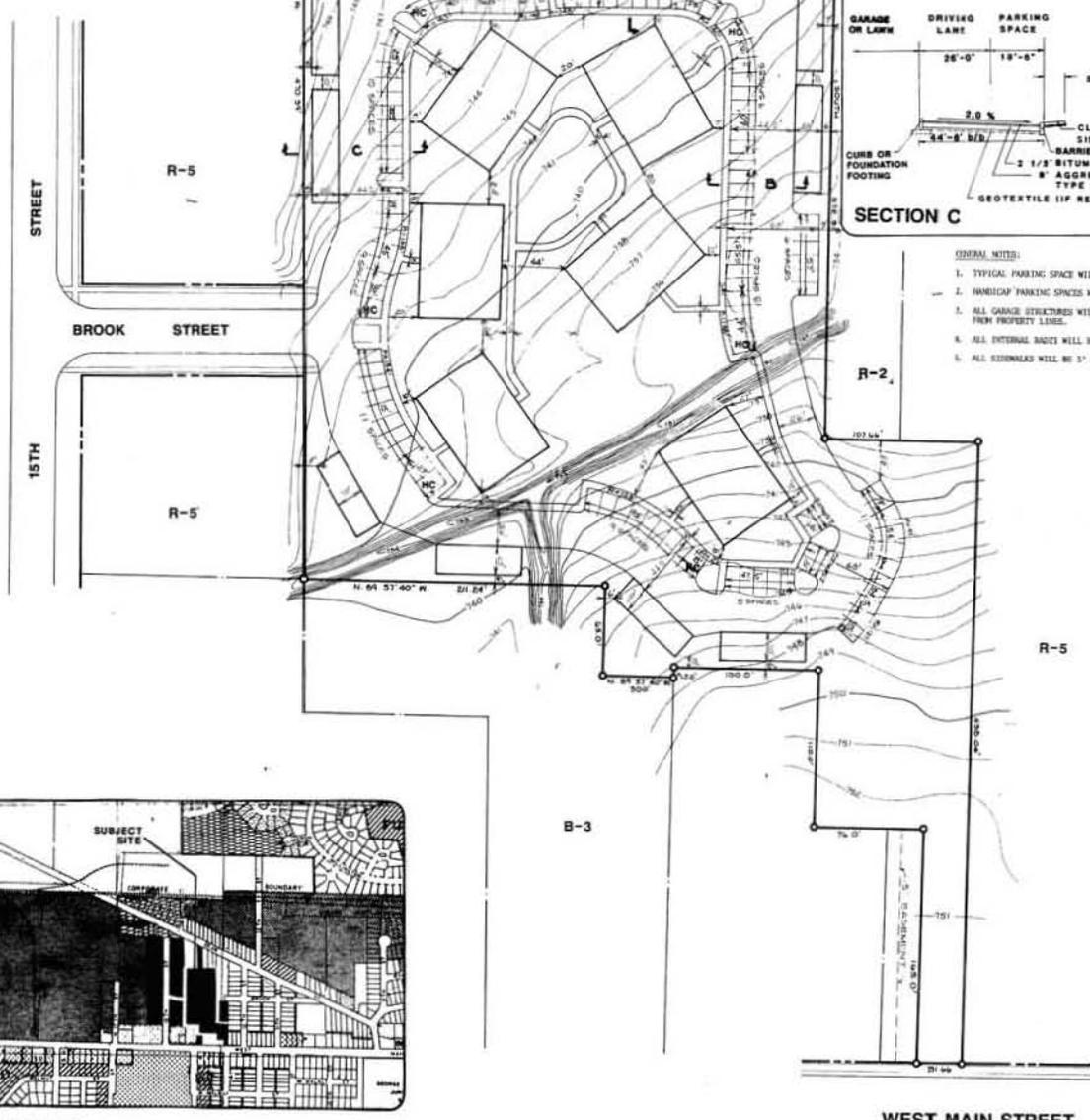
SECTION B



SECTION C

GENERAL NOTES:

1. TYPICAL PARKING SPACE WILL BE 9.5' x 18.5'.
2. HANDICAP PARKING SPACES WILL BE 12' x 18.5'.
3. ALL GARAGE STRUCTURES WILL BE A MINIMUM OF 5' FROM PROPERTY LINES.
4. ALL EXTERNAL ANGLES WILL BE A MINIMUM OF 5' RADIUS.
5. ALL SIDEWALKS WILL BE 5' MINIMUM WIDTH.



ST. CHARLES TOWNSHIP
ST. CHARLES PARK DISTRICT
S.C. SCHOOL DISTRICT #303

LOCATION MAP
SCALE: 1" = 800'



PRELIMINARY PLAN



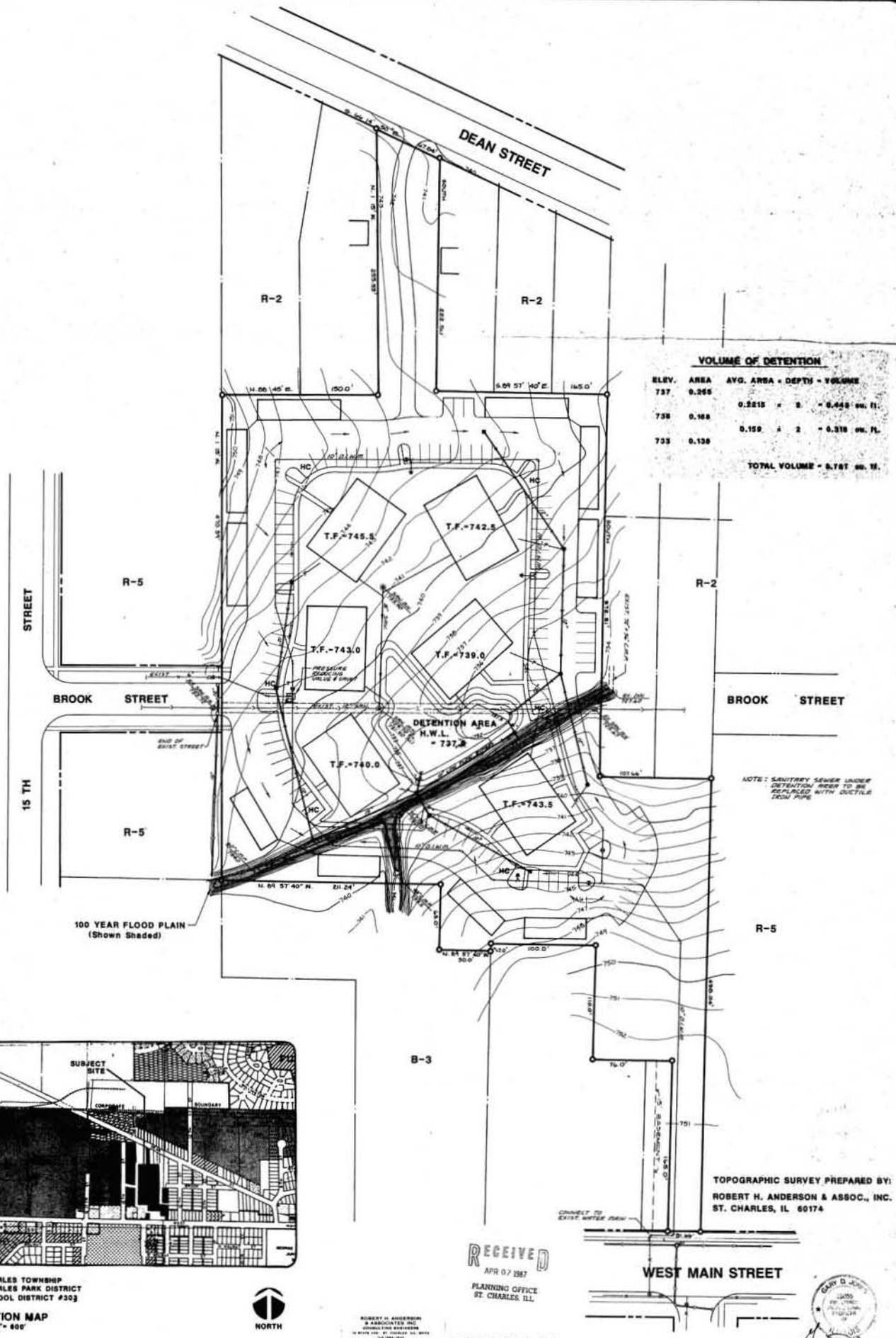
HORIZON INVESTMENT COMPANY

5931 SOUTH 85TH STREET SUITE B LINCOLN, NEBRASKA 68516

THE LANNERT GROUP

LAND PLANNING • ARCHITECTURE • LANDSCAPE ARCHITECTURE • DESIGN/DEVELOPMENT CONSULTANTS
ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174 (312) 377-8900

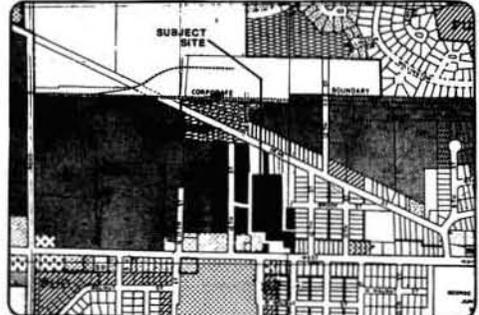




VOLUME OF DETENTION

ELEV.	AREA	AVG. AREA	DEPTH	VOLUME
737	0.268			
738	0.168	0.2215	2	0.443 cu. ft.
733	0.138	0.152	2	0.318 cu. ft.
				TOTAL VOLUME = 0.761 cu. ft.

NOTE: SANITARY SEWER UNDER DETENTION AREA TO BE REPLACED WITH DUCTILE IRON PIPE



ST. CHARLES TOWNSHIP
ST. CHARLES PARK DISTRICT
S.C. SCHOOL DISTRICT #303
LOCATION MAP
SCALE: 1" = 400'



TOPOGRAPHIC SURVEY PREPARED BY:
ROBERT H. ANDERSON & ASSOC., INC.
ST. CHARLES, IL 60174

RECEIVED
APR 07 1987
PLANNING OFFICE
ST. CHARLES, ILL.

DATE: MARCH 10, 1987
REVISED, DATE: APRIL 1, 1987

ROBERT H. ANDERSON
& ASSOCIATES, INC.
LAND SURVEYING ENGINEERS
10 NORTH 1ST ST., ST. CHARLES, ILL. 60151
(312) 377-6900

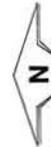
ENGINEERING PLAN



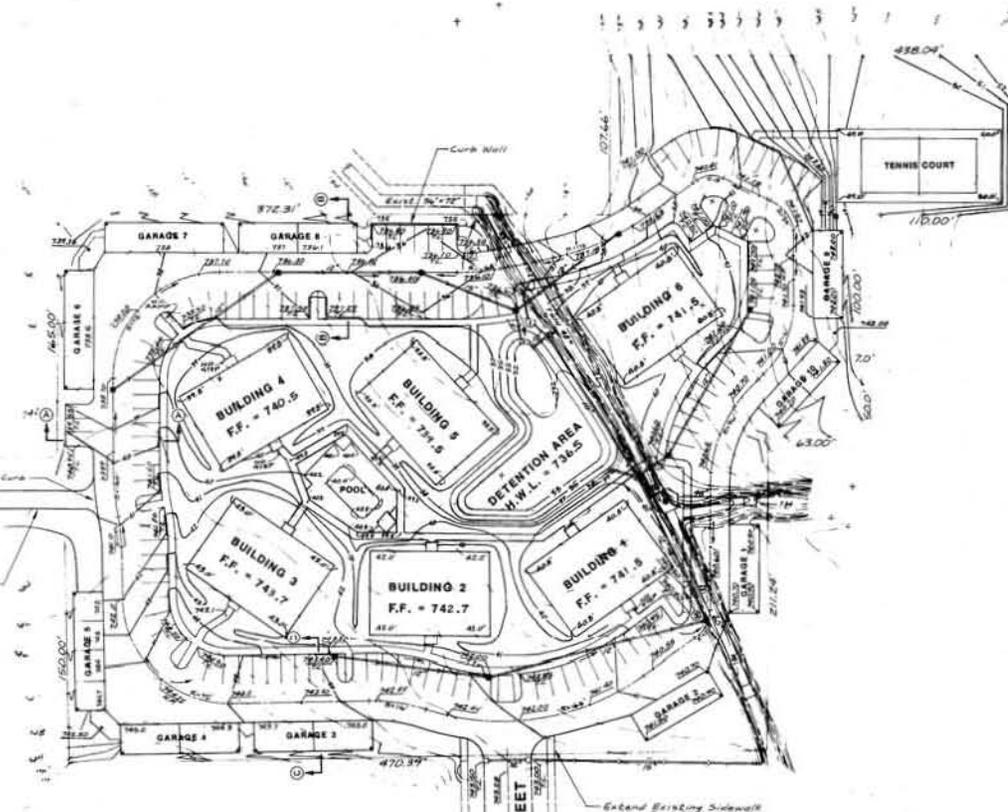
HORIZON INVESTMENT COMPANY
9931 SOUTH 58TH STREET SUITE B LINCOLN, NEBRASKA 68516

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ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174 (312) 377-6900





WEST MAIN STREET



- ① Overflow from East Side Parking Lot
- ② Emergency Overflow from Detention Area
- ③ Overflow from West Side Parking Lot

See Back of Existing Curb to Determine if Traffic Damaged Curb for Full Length of Entrance

DEAN STREET

222.50' Depressed Curb

255.55'

2" Minimum Slope from Back of Curb to Right-of-Way

1/2" Wide Fire Access Road (Garage) See Section on Sheet EE

BROOK STREET

Extend Existing Sidewalk to New Curb (Black Dotted)

NOT FOR CONSTRUCTION

A
B
C
E

PLOTTED BY	DATE	BY	REVISION DESCRIPTION	DATE	BY	REVISION DESCRIPTION
CHECKED BY						
DRAWN BY						
CHECKED BY						
APPROVED BY						



ROBERT H. ANDERSON & ASSOCIATES, INC.
CONSULTING ENGINEERS
ST. CHARLES, EAST DUNDEE, ILLINOIS

FIRETHORNE APARTMENTS
ST. CHARLES, ILLINOIS
GRADING PLAN

PROJECT NO. 257-000-B
SCALE: 1" = 40' DATE: 9-1-1987
SHEET E 4 OF 8

 ST. CHARLES <small>S I N C E 1 8 3 4</small>		AGENDA ITEM EXECUTIVE SUMMARY				
		Title:	Presentation of a Concept Plan for 1337 Geneva Rd.			
		Presenter:	Ellen Johnson			
<i>Please check appropriate box:</i>						
	Government Operations		Government Services			
X	Planning & Development (3/9/15)		City Council			
Estimated Cost:		Budgeted:	YES		NO	
If NO, please explain how item will be funded:						
Executive Summary:						
<p>The subject property, 1337 Geneva Rd., is a vacant parcel near the St. Charles/Geneva border.</p> <p>The applicant, Grandview Capital, LLC, is proposing a Concept Plan to develop townhomes on the property. Details of the Concept Plan are as follows:</p> <ul style="list-style-type: none"> • Rezone the property from RS-3 Suburban Single-Family Residential to RM-1 Mixed Medium Density Residential. • Construct one three-unit townhome building • The existing access point off of Geneva Rd. will be utilized, although the drive will be widened. • Each unit will have a two-car, front-loaded garage (facing Geneva Rd.). • Three guest parking spaces will be provided. • Each unit will have three bedrooms and will range in size from approx. 3,200-3,800 sf. <p>Plan Commission Review:</p> <p>The Plan Commission reviewed the Concept Plan on 3/3/15. Commissioners' comments were as follows:</p> <ul style="list-style-type: none"> • General support for the townhome land use, due to the proximity of other townhome developments. • The architecture on the front elevation is attractive, although additional detailing should be added to the side and rear elevations. • The building height and size should be reduced to better fit the scale of the neighboring properties; reducing the height and size would likely cause the zoning requirements to be met, thus avoiding the need for a PUD. • The proposal would not meet the purposes for establishing a PUD. 						
Attachments: <i>(please list)</i>						
Staff Memo, Engineering Review Memo, Application for Concept Plan						
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.						
<i>For office use only:</i>		Agenda Item Number: 4b				

Community & Economic Development
 Planning Division

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



ST. CHARLES
 SINCE 1834

STAFF MEMO

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

FROM: Ellen Johnson, Planner

CC: Russell Colby, Planning Division Manager

RE: 1337 Geneva Rd. Concept Plan

DATE: March 9, 2015

I. APPLICATION INFORMATION:

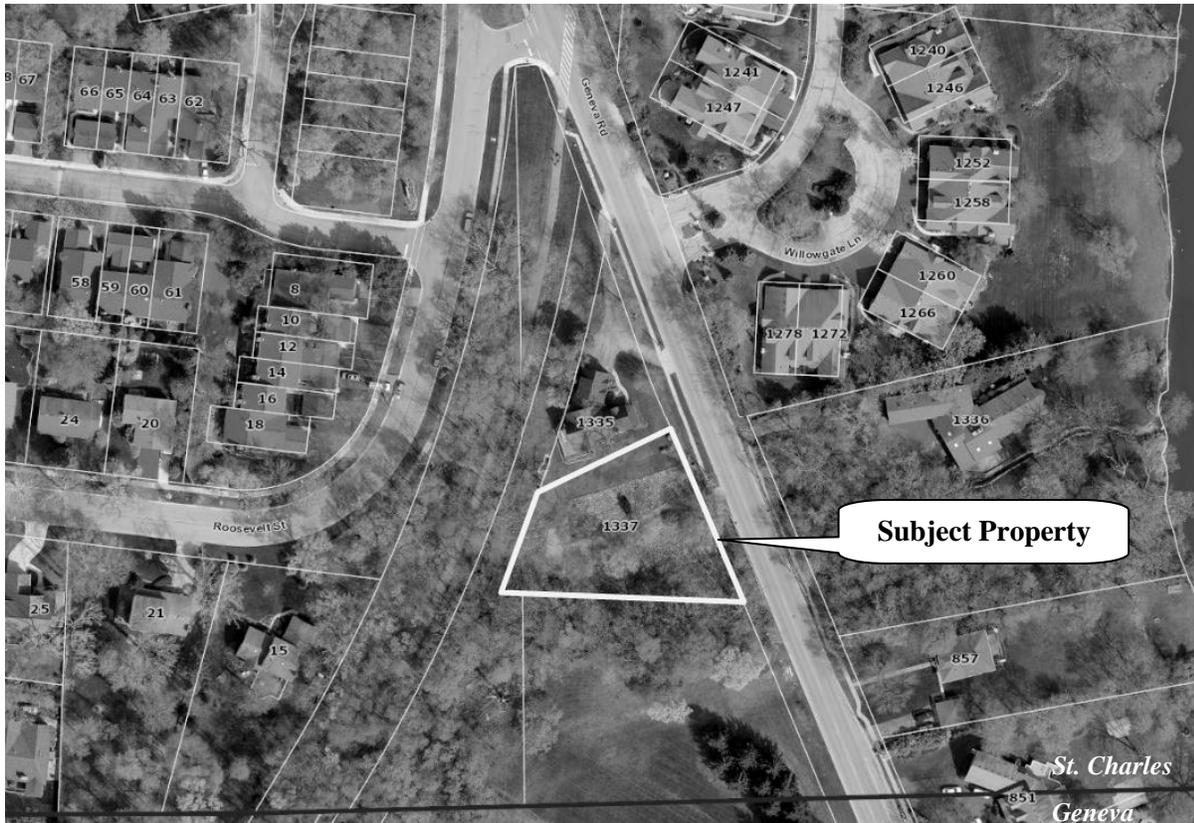
Project Name: 1337 Geneva Rd. – Concept Plan

Applicant: Grandview Capital, LLC

Purpose: To construct a three-unit townhome building on a vacant parcel

General Information:		
Site Information		
Location	1337 Geneva Rd.	
Acres	21,950 square feet (0.50 acres)	
Applications:	Concept Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts	
Existing Conditions		
Land Use	Vacant property (contains a 96 sf shed)	
Zoning	RS-3 Suburban Single-Family Residential District	
Zoning Summary		
North	RS-3 Suburban Single-Family Res.	Single-family home
East	RS-3 Suburban Single-Family Res. & RM-1 Mixed Medium Density Res. (PUD)	Single-family homes & townhome development (Willowgate)
South	RS-3 Suburban Single-Family Res.	Open space
West	RS-3 Suburban Single-Family Res.	Open space & trail
Comprehensive Plan Designation		
Single Family Detached Residential		

Aerial Photo



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is a 0.55 acre parcel that is vacant except for a small shed. The property was previously developed with a single-family home, which was demolished in 2002.

B. PROPOSAL

Grandview Capital, LLC, applicant and owner, are proposing to construct a three-unit townhome building on the property. Details of the proposal are as follows:

- Rezone the property from RS-3 Suburban Single-Family Residential to RM-1Mixed Medium Density Residential.
- The existing access point off of Geneva Rd. will be utilized, although the drive will be widened.
- Each unit will have a two-car, front-loaded garage (facing Geneva Rd.).
- Three guest parking spaces will be provided.
- Each unit will have three bedrooms and will range in size from approx. 3,200-3,800 sf.

C. 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. PLAN COMMISSION REVIEW

The Plan Commission reviewed the Concept Plan on 3/3/15. Commissioners' comments are summarized as follows:

- General support for the townhome land use, due to the proximity of other townhome developments.
- The architecture on the front elevation is attractive, although additional detailing should be added to the side and rear elevations.
- The building height and size should be reduced to better fit the scale of the neighboring properties; reducing the height and size would likely cause the zoning requirements to be met, thus avoiding the need for a PUD.
- The proposal would not meet the purposes for establishing a PUD.

IV. ANALYSIS

A. COMPREHENSIVE PLAN

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

“An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses...

Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. There are however, existing townhomes and/or duplexes scattered among the areas which are designated in the Plan as single-family detached residential. Within the single-family areas, it is the overall single-family character that serves as the rationale for the Plan’s designation. Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses are considered appropriate within predominately single-family detached areas. For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.

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

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

Other relevant Comprehensive Plan recommendation (p. 122):

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

B. ZONING REVIEW

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

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

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

The Willowgate townhome development to the northeast of the subject property is also zoned RM-1, while The Oaks townhome development to the northwest is zoned RM-2.

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

	RS-3 District (existing zoning)	RM-1 (proposed zoning)	Concept Plan
Min. Lot Area	8,400 sf per unit	5,445 sf per unit (for townhomes)	7,317 sf per unit
Min. Lot Width	60 ft.	24 ft. per unit	55 ft. per unit
Density in units per acre	5.2 du/acre	8 du/acre	6 du/acre
Max. Building Coverage	30%	30%	<i>Approx. 35%</i>
Max. Building Height	35 ft. or 2 stories	35 ft. or 3 stories	<i>49'3" *</i>
Min. Front Yard	30 ft.	30 ft.	50.84 ft.
Min. Side Yard	Combined width of 16 ft., neither less than 6 ft.	10 ft.	<i>7.37 ft.</i>
Min. Rear Yard	40 ft.	25 ft.	28.12 ft.
Off-Street Parking	2 per unit	2 per unit	2 per unit + 3 guest stalls

*The front architectural elevation shows the building height as 44'3" from grade at the base of the building. However, per the Zoning Ordinance building height is defined as the vertical distance from grade at the midpoint of the required front building line to the top of the ridge of the highest area of the roof. The midpoint of the required front building line (setback) is 5 ft. lower than the base of the building, due to the grade change. This means the building height as proposed is 49'3".

C. SITE LAYOUT

- The existing access point off of Geneva Rd. will be utilized. Because Geneva Rd. (Rt. 31) is a state highway, an IDOT permit will be needed for any work done in the right-of-way, including widening the access drive as shown on the site plan.

- Each townhome unit will have a front-loaded, two-car garage. Three guest parking spaces are provided at the northeast corner of the site.
- The front entrance for each unit faces Geneva Rd. Each unit has a rear sliding door at grade. Two rear sliding doors are shown for the center unit.
- A landscape plan has been submitted. If the applicant seeks PUD approval, a full landscape plan will be required.

D. BUILDING DESIGN

If rezoned to the RM-1 District, the development will be subject to Design Review (Section 17.06.050). The following comments are related to the design standards and guidelines in the Design Review chapter:

- Uniform exterior building materials are required on all facades. As shown, this requirement is not met as siding is used on the rear and side elevations and a mixture of stone and stucco is used on the front elevation.
- Horizontal siding is shown on the side and rear elevations. Note that vinyl and aluminum siding is prohibited. Siding must be wood or fiber-cement.
- Thin-set stone veneer is a prohibited material.

E. ENGINEERING REVIEW

There are several engineering issues that will need to be addressed to make this project feasible. These issues include the following:

- The proposed watermain layout does not comply with City Code requirements. The applicant will need to explore other locations or concepts for the watermain, including connecting to watermain the City of Geneva will be extending to a point near the south property line and extension of the watermain from Willowgate Lane.
- The potential for drainage issues on site will require further evaluation.

See attached memo for the complete engineering comments.

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.

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.

IV. **APPROVAL PROCESS**

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

1. Map Amendment: To rezone the property from RS-3 to RM-1.

2. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal, which does not meet three of the zoning district bulk requirements for the RM-1 District.*
3. PUD Preliminary Plan: To approve the physical development of the property, including site plan, elevations, landscape plan, and engineering plans.*
4. Preliminary & Final Plat of Subdivision: To approve division of the property and the plat that will be recorded with the County to create the new lots. (Subdivision is not mandatory, although the City would prefer the property be subdivided to establish required utility easements.)

* A Special Use for PUD and PUD Preliminary Plan would **not** be required if the development were adjusted to comply with the setback and bulk requirements of the RM-1 District. This would require modification of the building coverage, building height, and side yard setback.

V. RECOMMENDATION

Review the Concept Plan and provide comments to the developer.

Staff recommends the Committee provide feedback on the following:

- Are townhomes an appropriate land use within the context of the surrounding uses?
- Would deviation from the Land Use Plan designation for this property (from single-family detached to attached residential) necessitate an amendment to the Land Use Plan?
- Would the proposal be a strong candidate for a PUD? The single finding of fact for a Special Use for PUD is whether or not the PUD is in the public interest. The Plan Commission would need to base this determination on the following:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure:

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

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.

VI. ATTACHMENTS

- Engineering Review Memo; dated 2/27/15
- Application for Concept Plan; received 2/2/15 (includes plans)
- Letters from neighboring residents

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 2/27/15

To: Ellen Johnson

From: Christopher Tiedt, P.E.

RE: 1337 Geneva Rd- Concept Plan

I have reviewed the concept plan submitted for the proposed townhomes located at 1337 Geneva Rd. The following document was reviewed:

- Concept Plan prepared by Engineering Resource Associates for 1337 Geneva Road dated 1-5-2015 (1-page)

I have reviewed the above document for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for the applicant's consideration and include comments from Public Works:

1. Given the invert elevation of the proposed public sanitary main, each townhome unit may require individual, privately owned lift station pumps.
2. The proposed watermain layout does not comply with minimum separation requirements identified in City Code. City Code requires a minimum 20' separation from public watermain and appurtenance and all structures. A structure is defined as anything requiring a footing and would include the proposed townhome units as well as the proposed retaining wall.
3. Given the proposed watermain layout, service shut-offs (b-box) would be located in the rear of the buildings which is not preferred.
4. Water modeling may need to be performed to insure that minimum fire flow requirements are met as it relates to the proposed watermain extension.
5. It has recently come to the attention of the City of St. Charles that the City of Geneva is replacing existing watermain along Route 31. This project includes the installation of a new 10" watermain along the west side of Route 31 to a point only 60'-70' south of the south property line of this parcel.
6. Another alternative route for the proposed watermain that should be evaluated is extending the existing public watermain south from Willowgate Lane
7. Based on discussions with Geneva, the drainage ditch along the south property line still experiences overland flows in larger rain events. The proposed layout of the townhome units may "choke" this off, which could lead to other

drainage issues. These overland flows need to be evaluated further to determine what impacts the proposed site plan has on these flow routes and what changes need to be made to the site plan, if any, to accommodate these flows.

8. A railing will be required at the top of the proposed retaining wall along the east side of the proposed development.
9. All utilities that will be publicly owned and maintained (watermain extension, sanitary sewer main extension) require utility easements for access and maintenance.
10. A stormwater permit, permit application fee and report with appropriate calculations will be required with Preliminary Engineering.
11. An IDOT permit will be required for all work located in the Route 31, (Geneva Rd) ROW.
12. IEPA permits will be required for all public sanitary and watermain extensions.

Public Works Comments:

13. The existing sanitary SW 15” invert experiences near capacity flows during heavy rains and could prevent the proposed 8” main from draining properly given the elevations shown. This needs to be investigated further to determine if there are other options available to prevent this.
14. Consider raising connection elevation of the proposed 8” sanitary sewer at the existing city manhole another .50. The existing SW 15” invert experiences near capacity flows during heavy rains and could prevent the proposed 8” main from draining properly given the elevations shown.
15. It is assumed all roof drain and sump connections will drain towards the easement near the southeast corner of the property?
16. An additional fire hydrant would need to be added on east side of Roosevelt St for flushing purposes.
17. The proposed watermain location as proposed is not preferred. Alternate locations and/or concepts need to be evaluated and discussed with the City.

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

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

CONCEPT PLAN APPLICATION

RECEIVED
Received Date
St. Charles, IL

FEB 02 2015

CDD
Planning Division

CITYVIEW	
Project Name:	<u>1337 Geneva Rd.</u>
Project Number:	<u>2015 -PR- 001</u>
Application Number:	<u>2015 -AP- 004</u>

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:	Parcel Number (s): <u>09-34-476-002.000</u>	
	Street Address (or common location if no address is assigned): <u>1337 Geneva Rd.</u>	
2. Applicant Information:	Name <u>Grandview Capital, LLC.</u>	Phone <u>630-513-1966</u>
	Address <u>36w995 Red Gate Rd. St. Charles, IL 60175</u>	Fax <u>630-377-3812</u>
		Email <u>jessica.sus@gvcproperty.com</u>
3. Record Owner Information:	Name <u>Grandview Capital, LLC.</u>	Phone <u>630-513-1966</u>
	Address <u>36w995 Red Gate Rd. St. Charles, IL 60175</u>	Fax <u>630-377-3812</u>
		Email <u>jessica.sus@gvcproperty.com</u>
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <u>Sebern Custom Homes, LLC</u>	Phone <u>630-377-7767</u>
	Address <u>36w995 Red Gate Rd. St. Charles, IL 60175</u>	Fax <u>630-377-3812</u>
		Email <u>jessica.sus@gvcproperty.com</u>

Zoning and Use Information:

Current zoning of the property: RS-3 Suburban

Is the property a designated Landmark or in a Historic District? _____

Current use of the property: Vacant

Proposed zoning of the property: RS-3 PUD? _____

Proposed use of the property: multi-family townhomes

Comprehensive Plan Designation: RS-3

Attachment Checklist

APPLICATION: Completed application form signed by the applicant

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

PLAT OF SURVEY:

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

AERIAL PHOTOGRAPH:

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

PLANS:

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

Copies of Plans:

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

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Kenneth A. Bernhard, being first duly sworn on oath depose and say that I am
Manager of Grandview Capital LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|----------------------------|-------|
| <u>Kenneth A. Bernhard</u> | _____ |
| <u>Thomas M. Detelich</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: [Signature], Manager

Subscribed and Sworn before me this 22 day of
January, 20 15.

[Signature]

Notary Public



RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: 1337 Geneva Road

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
	RS-3 (EX)	RM-1 (PROP)	
Minimum Lot Area	18,000 SF	5445 SF/du	20,230
Minimum Lot Width	100 Ft	24' /du	Avg: $\frac{93.86 + 14.20}{2} = 129.03$
Maximum Building Coverage	20%	35%	35%
Maximum Building Height	35' or 2½ stories	40' or 3½ stories	
Minimum Front Yard	40 Ft+	30', 20' if Adj. Local Street	33.88
Interior Side Yard	10' Each Side	10' Each Side	7.38
Exterior Side Yard	40 Ft	20'	N/A
Minimum Rear Yard	50 Ft+	25'	28.12
Yards Adjoining Major Arterials ¹			N/A
% Overall Landscape Area	20%	20%	39%
Building Foundation Landscaping	N/A	N/A	N/A
% Interior Parking Lot Landscape	N/A	N/A	N/A
Landscape Buffer Yards ²	6'	N/A	7.38'
# of Parking spaces	2/du	2/du	3+ garages = 6+

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

² 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.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	<u>1337 Geneva Pk.</u>
Date Submitted:	<u>2/3/15</u>
Prepared by:	<u>Sebern Custom Homes</u>



Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom	<u>3</u>	DU x 2.392	= <u>7.176</u>
➤ 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 3 Total Dwelling Units 7.176 Estimated Total Population

Park Site Requirements

Estimated Total Population 7.176 x .010 Acres per capita = .072 Acres

Cash in lieu of requirements -

Total Site Acres .072 x \$240,500 (Fair Market Value per Improved Land) = \$ 17,316.00

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	<u>1337 Geneva Rd.</u>
Date Submitted:	<u>2/3/15</u>
Prepared by:	<u>Sepem Custom Homes</u>



Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
Detached Single Family				
➤ 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
➤ 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
➤ 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
Attached Single Family				
➤ 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
➤ 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
➤ 3 Bedroom	<u>3</u>	DU x .234 = <u>.702</u>	DU x .058 = <u>.174</u>	DU x .059 = <u>.177</u>
➤ 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 3 TDU .702 TE .174 TM .177 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	<u>.702</u>	x .025	= <u>.018</u>
Middle (TM)	<u>.174</u>	x .0389	= <u>.007</u>
High (TH)	<u>.177</u>	x .072	= <u>.013</u>

Total Site Acres .038

Cash in lieu of requirements -

.038 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 9,139.00

TAX I.D.
09-34-476-002-000

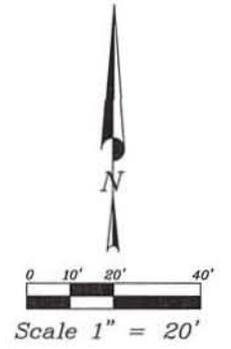
PLAT OF SURVEY

LEGAL DESCRIPTION:

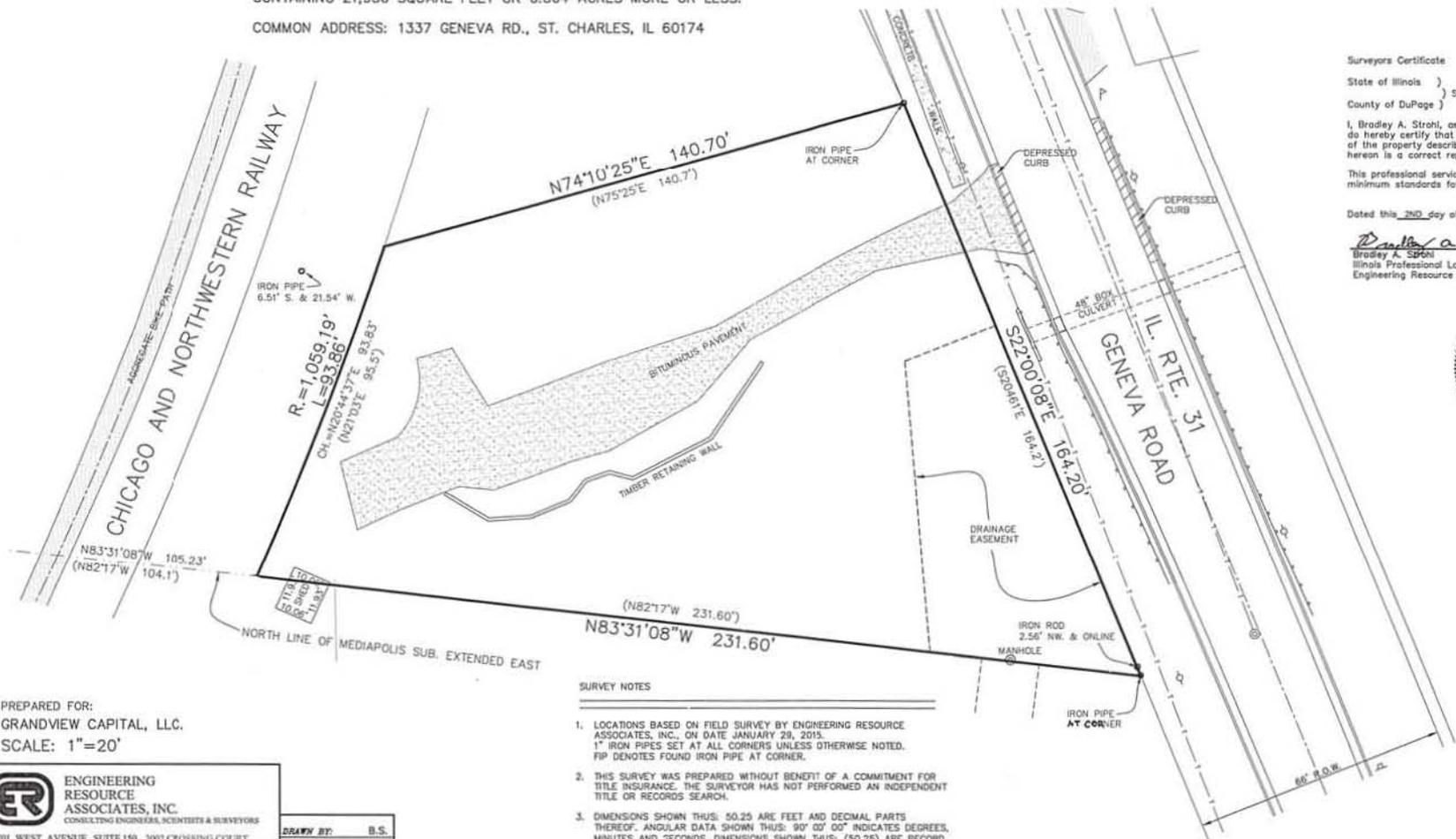
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MEDIAPOLIS ADDITION TO ST. CHARLES AND GENEVA, ILLINOIS; THENCE SOUTH 82 DEGREES 17 MINUTES EAST ALONG THE NORTHERLY LINE OF SAID MEDIAPOLIS ADDITION PRODUCED EASTERLY 104.1 FEET TO AN IRON PIPE IN THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY FOR THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 03 MINUTES EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 59.5 FEET TO A N IRON PIPE; THENCE NORTH 75 DEGREES 25 MINUTES EAST, 140.7 FEET TO AN IRON BOLT IN THE WESTERLY LINE OF ILLINOIS HIGHWAY 31 (ALSO KNOWN AS THE WEST ST. CHARLES AND GENEVA ROAD); THENCE SOUTH 20 DEGREES 46 MINUTES EAST ALONG SAID WESTERLY LINE OF ILLINOIS HIGHWAY ROUTE 31, A DISTANCE OF 164.2 FEET TO AN IRON PIN; THENCE NORTH 82 DEGREES 17 MINUTES WEST PARALLEL TO SAID NORTHERLY LINE OF MEDIAPOLIS ADDITION AND ITS EXTENSION EASTERLY 231.6 FEET TO AN IRON PIN IN THE EASTERLY RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTH 23 DEGREES 58 MINUTES EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE 34.3 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CONTAINING 21,950 SQUARE FEET OR 0.504 ACRES MORE OR LESS.

COMMON ADDRESS: 1337 GENEVA RD., ST. CHARLES, IL 60174



RECEIVED
St. Charles, IL
FEB 04 2015
CDD
Planning Division



Surveyors Certificate
State of Illinois }
County of DuPage } SS
I, Bradley A. Strohl, as Illinois Professional Land Surveyor, do hereby certify that I have prepared a Boundary Survey of the property described above and that the Survey shown hereon is a correct representation of said Survey.
This professional service conforms to the current Illinois minimum standards for boundary surveys.
Dated this 2ND day of FEBRUARY, 2015.
Bradley A. Strohl
Bradley A. Strohl
Illinois Professional Land Surveyor No. 35-3686
Engineering Resource Associates



PREPARED FOR:
GRANDVIEW CAPITAL, LLC.
SCALE: 1"=20'

- SURVEY NOTES**
1. LOCATIONS BASED ON FIELD SURVEY BY ENGINEERING RESOURCE ASSOCIATES, INC. ON DATE JANUARY 28, 2015. 1" IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED. FIP DENOTES FOUND IRON PIPE AT CORNER.
 2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT TITLE OR RECORDS SEARCH.
 3. DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATES DEGREES, MINUTES AND SECONDS. DIMENSIONS SHOWN THUS: (50.25) ARE RECORD DATA. (R) DENOTES RADIUS (A.) DENOTES ARC AND (CH.) DENOTES CHORD BEARING

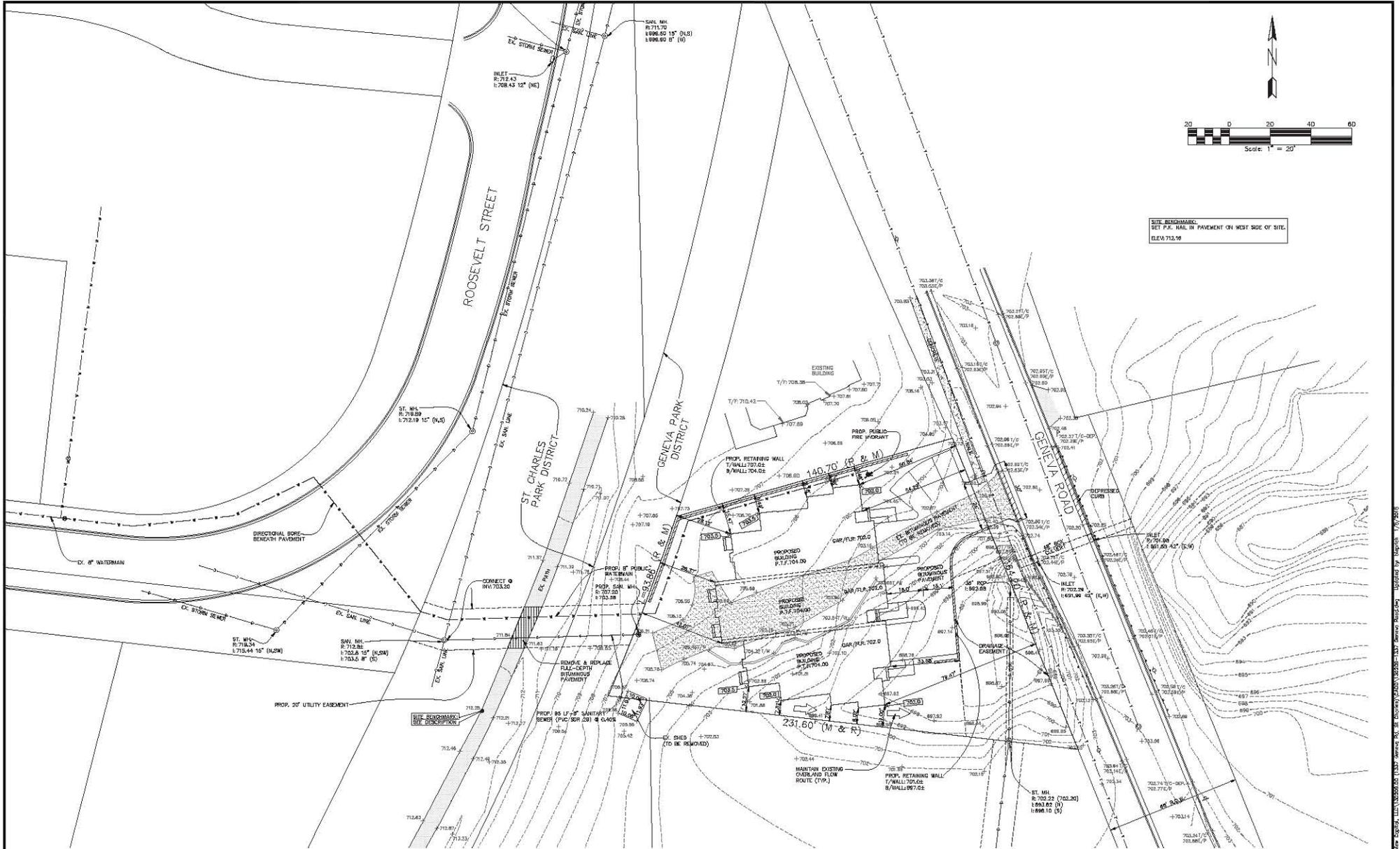
ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
35701 WEST AVENUE, SUITE 150 WARENEVILLE, ILLINOIS 60555
PHONE (630) 393-3060 FAX (630) 393-2152
3002 CROSSING COURT CHAMPAIGN, ILLINOIS 61822
PHONE (217) 351-6268 FAX (217) 355-1902

DRAWN BY: B.S.
CHECKED BY: B.S.
APPROVED BY: B.S.

ERA JOB # 130209.00

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

C:\PROJECTS\Grandview Capital, LLC\130209.00 (1337 Geneva Rd., St. Charles)\CADD\130209-1337 Geneva Road POS.dwg Updated by: bitrnl 2/2/2015



DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION



ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
 35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3660
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 1800
 CHICAGO, ILLINOIS 60606
 PHONE (312) 683-0110
 FAX (312) 474-6099

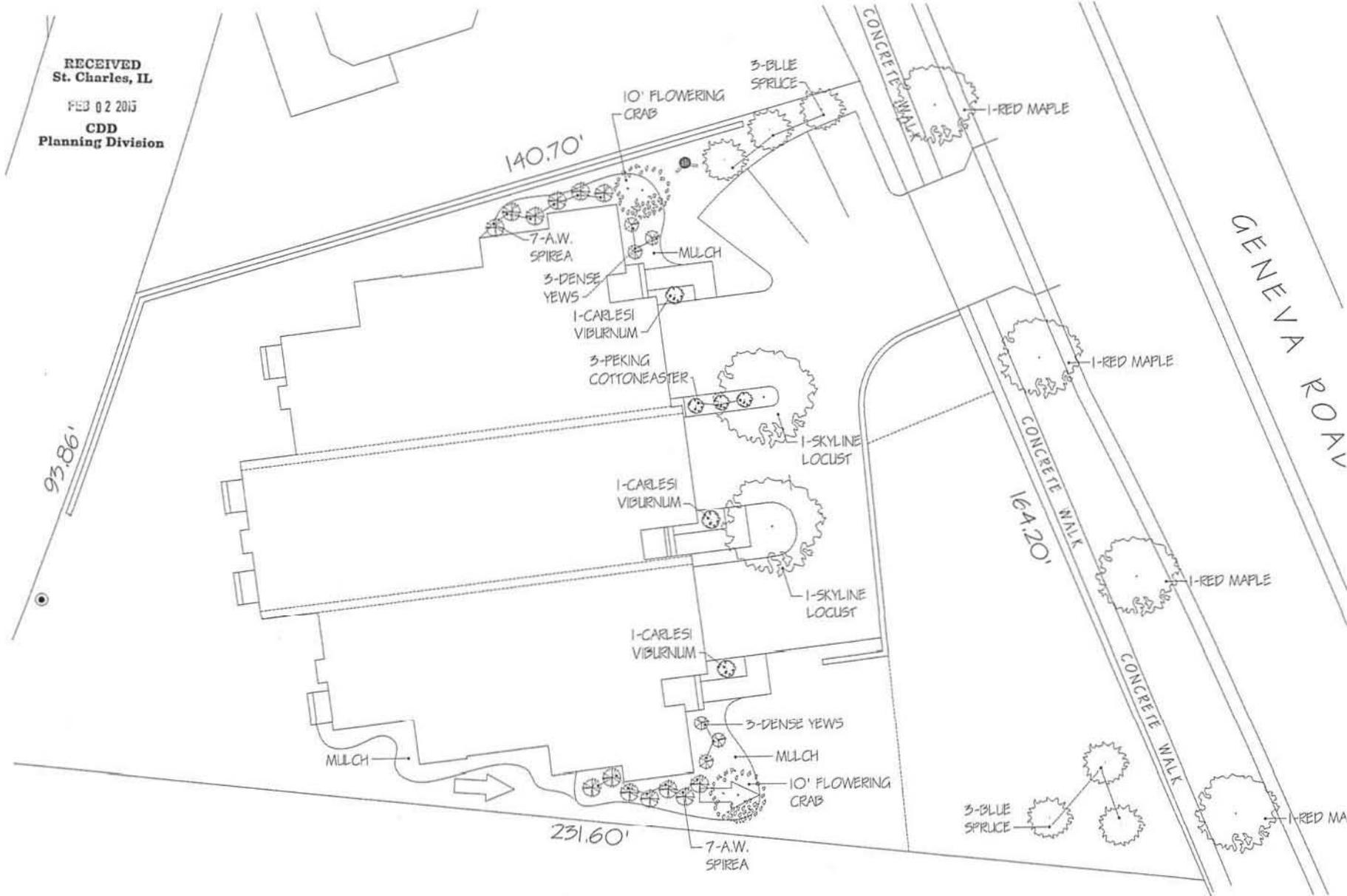
3002 CROSSING COURT
 CHAMPAGNE, ILLINOIS 61822
 PHONE (217) 351-6268
 FAX (217) 355-1902

GRANDVIEW CAPITAL, LLC
 36W995 RED GATE ROAD
 ST. CHARLES, IL

CONCEPT PLAN
 1337 GENEVA ROAD
 ST. CHARLES, IL

SCALE: 1" = 20'
 DATE: 01/05/15
 JOB NO: 130208
 SHEET 1 OF 1

RECEIVED
St. Charles, IL
FEB 02 2015
CDD
Planning Division



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St. Charles, IL
FEB 02 2005
CDD
Planning Division





LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND:

	Siding		Brick
	Stone		Concrete
	Asphalt Shingles		Stucco
	Glass		Metal

SeBern
— CUSTOM HOMES —

201705 Red Oak Road St. Charles, MO 63076 PH: 636.211.1177

1337 GENEVA ROAD
St. CHARLES, ILLINOIS





RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND:

	BRICK		HORIZONTAL SIDING
	VERTICAL SIDING		GABLE ROOF
	DORMER ROOF		DECORATIVE WINDOW
	DECORATIVE WINDOW		DECORATIVE WINDOW

SeBern
CUSTOM HOMES

20441 Savoyard Drive, Rosemont, IL 60018, USA | TEL: 630.584.1177 | FAX: 630.584.1178

1337 GENEVA ROAD
St. CHARLES, ILLINOIS



20441 Savoyard Drive
Rosemont, IL
60018-1177
arch@sebernhomes.com



ARCHITECTURAL MATERIAL SYMBOLS

REAR ELEVATION
SCALE: 1/4" = 1'-0"

END UNIT - "A"
10'-0" FIRST FLOOR
9'-0" SECOND FLOOR

INTERIOR UNIT - "B"
10'-0" FIRST FLOOR
9'-0" SECOND FLOOR

END UNIT - "A"
10'-0" FIRST FLOOR
9'-0" SECOND FLOOR

MATERIAL LEGEND:

	BRICK		HORIZONTAL SIDING
	VERTICAL SIDING		GABLE ROOF
	STUCCO		SHINGLES
	STONE		METAL ROOF

SeBern
CUSTOM HOMES

201710 Red Oak Road St. Charles, MO 63305 PH: 636.271.1379

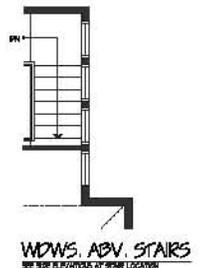
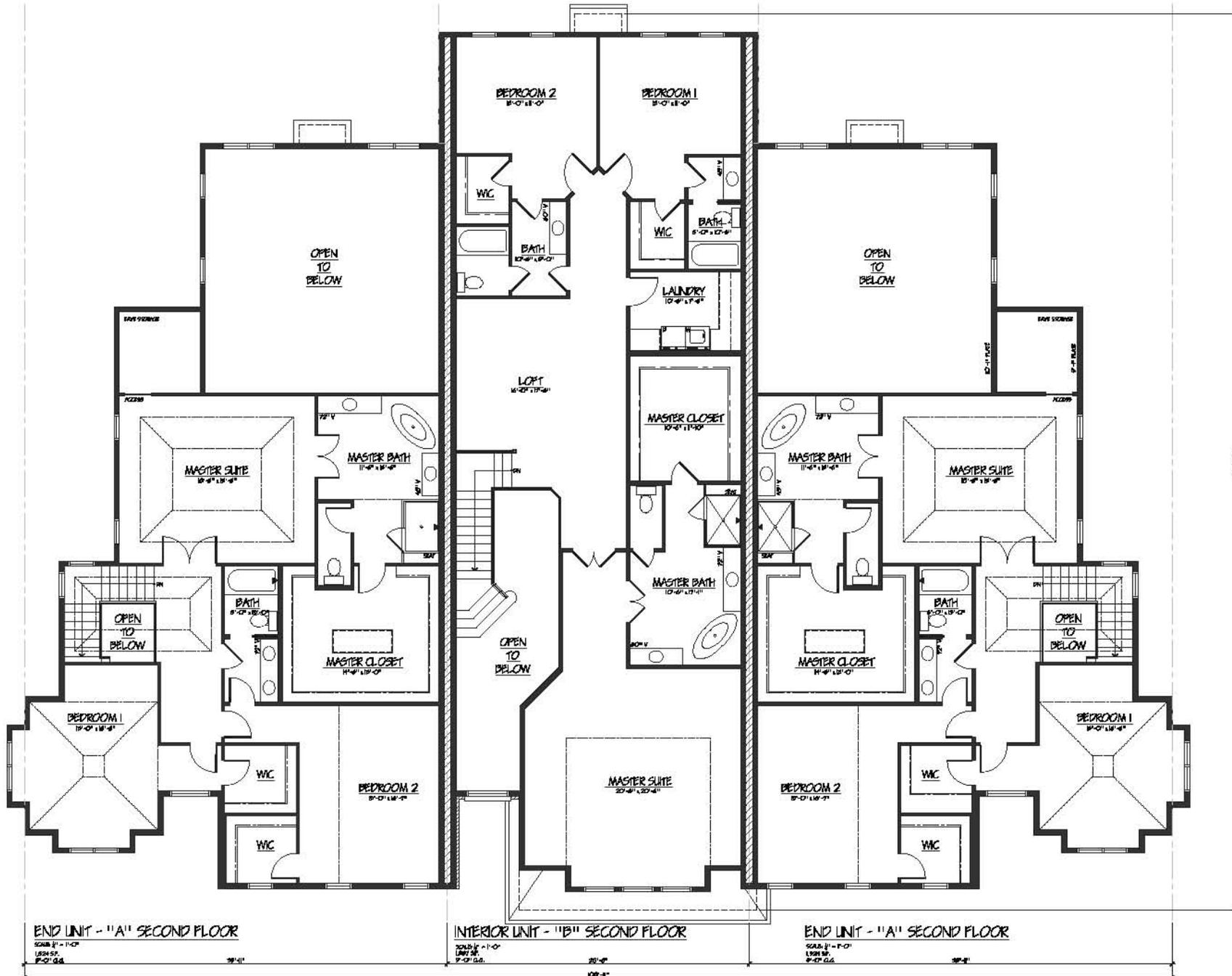
1337 GENEVA ROAD
St. CHARLES, ILLINOIS

arch.
chicago
ARCHITECTS

2841 Desmarquet Drive
West Chicago, IL
630-951-1166
arch@sebernhomes.com



0'-0" x 11'-0"



WILLOWGATE ON THE FOX HOMEOWNERS ASSOCIATION

February 26, 2015

City of St. Charles
Department of Community and Economic Development
2 East Main Street
Saint Charles, IL 60174

Attention: Ellen Johnson

Dear Ms. Johnson:

Willowgate on the Fox Homeowners Association is located across from the property at 1337 Geneva Road, the developer of which is seeking to change the zoning to allow for three townhomes to be built between Wheeler Park and an existing home and backed by Geneva Park District property and the path along Roosevelt Street, St. Charles.

We have reviewed the concept plan that was sent out to property owners within 250 feet of the proposed development. Our residents have some very serious concerns relative to this proposal. We are opposed to changing the zoning to accommodate such a project.

Density: The drawings show three attached townhomes with three two car garages (16x7 garage doors) with black top driveways and a connected black top three space parking area. The buildings, driveways, "road" servicing the drives, all look so close to lot lines on the front and sides so as to allow for very little green space, and it looks from the drawings that there is limited green space in the rear as well that isn't owned by the Park District. The density of this project looks extraordinarily jammed onto the property. From the front, all you will see is blacktop, garages, and the building looming above the garages. From the rear on Roosevelt Street, the project will impact negatively the view from The Oaks as well as pedestrians that use the trail for recreation going in and out of Wheeler Park.

Safety: The density planned for the property does not allow much room in terms of emergency equipment such as ambulances and fire trucks without the potential of shutting down Route 31 traffic, creating a safety hazard.

Traffic: This property is located on a wedge of property that is already a complicated area to navigate. The entrance to The Oaks is on Roosevelt, and most of the traffic flows out to Route 31 (Geneva Road). Almost straight across is the entrance to Willowgate. Additionally, pedestrians and bikers cross Route 31 to both the north and south of Willowgate right at this spot. Route 31 through traffic is often heavy here, and it is frequently difficult to make a left turn out of Willowgate onto Rte. 31 towards Geneva.

At times, the subject area has intense foot and auto traffic. Having additional ingress and egress so close to the entrance to Willowgate and the Oaks creates more danger to an already difficult situation, especially when three townhomes with potentially at least 6 vehicles and guest parking is considered. It is already challenging to get out of Willowgate or off Roosevelt Street onto Route 31, and traffic is often moving above the speed limit. Adding another entrance for townhomes (as opposed to a single family dwelling) endangers both motorists and pedestrians. We are not referring to the general statistical numbers of cars on the thoroughfare, but to an awkward "ballet" of cars, walkers, joggers, strollers, and vehicles accessing Route 31 at multiple locations within a very short distance at this location.

WILLOWGATE ON THE FOX HOMEOWNERS ASSOCIATION

Price & Square Footage: It is not possible for us to see the planned square footage nor know what price point is targeted for the townhomes, but the plot plan suggests the homes are fairly sizable. Yet, this property would not support a price point per unit that would be comparable to that of Willowgate, therefore, the price per unit must logically be significantly lower, impacting our market values. With this project directly across from the south end of Willowgate, we are quite concerned that our home values would be compromised further due to the density, appearance, and impact on traffic at this location.

Fox River & Wheeler Park habitat: There is already a huge impact upon the Fox River from the watershed that comes down from the higher ground. By creating a three-unit development complete with a great deal of asphalt and buildings and very little green space, how will this impact the Fox River? Willowgate has been managing the impact of storm water from higher ground for 20 years and it has been challenging and expensive to maintain some balance with the nearby Wetlands; with the addition of this much hard scape, another concern is the impact on the Fox River and its animals and fish, as well as the already eroding shoreline. Further, the habitat will certainly be affected for local wildlife by wedging this right into the borders of the Park District property. Certainly there will be some destruction of trees and/or habitat.

Privacy: This large a project will also mean there is very little privacy or security for the new residents of the homes. They will be wedged into the small piece of land, way too small for this plan, with the trail to their backs, Route 31 to the front, Roosevelt Street to one side, and a public park to the last side. There is a fair amount of both foot traffic (including dog walkers), bike traffic and vehicle traffic on Roosevelt St., and a great deal of traffic directly on Rte. 31. This also means that those going back and forth from the park, using the trail will be directly behind the homes.

While we cannot expect this private property to remain with no building forever, the current zoning is *Single Family*. This property is wedged into a very difficult location, but a single family home must certainly be a better fit, and is what the property use is designated according to current zoning. These are just some of our objections to the building of this overly dense townhome project, not the least of which is how it will negatively impact the prices of our homes in Willowgate when you consider all the issues surrounding the project.

We respectfully thank the City of Saint Charles for taking the time to consider our comments.

Sincerely,

Willowgate on the Fox
Homeowners Association

Board of Directors: Larry Rakunas
Paul Bielat
Robert Trevarthen
Kathy Hardison
Pat Todus

February 26, 2015

City of St. Charles
Department of Community and Economic Development
2 East Main Street
Saint Charles, IL 60174

Attention: Ellen Johnson

Dear Ms. Johnson:

I am a homeowner in The Oaks. I just learned of the proposed townhome development at 1337 Geneva Road and I am very concerned about the congestion. We already have difficulty getting across Route 31 across from The Oaks. Additionally, I am very concerned about the storm water runoff due to the large amount of asphalt and building on such a small parcel. This could also be adversely affected by the runoff from Roosevelt Street.

Furthermore, the density of the project is totally inappropriate for the lot size.

I object to the rezoning of this property from single family to accommodate a 3 unit townhome.

A Concerned Townhome Owner,

Barb J Campbell
Unit 51, White Oak Circle
The Oaks Subdivision
St. Charles, IL

February 26, 2015

City of St. Charles
Department of Community and Economic Development
2 East Main Street
Saint Charles, IL 60174

Attention: Ellen Johnson

Dear Ms. Johnson:

My wife and I are residents in Willowgate on the Fox. In reference to the proposed zoning change at 1337 Geneva Rd., we both think it will adversely affect traffic aside from being too much for such a small area.

Please register our objections.

Sincerely

Henry and Judy Dienst

Feb 26 at 6:51 PM

City of St. Charles
Department of Community and Economic Development
2 East Main Street
Saint Charles, IL 60174

Attention: Ellen Johnson

From Carmen and Stan drab
1260 Willowgate Lane
St. Charles, IL 60174

Re: Concept Plan for Zoning Variance next to Wheeler Park

We are not at in favor of what is being proposed, the density, the lack of natural green space right next to a park is such a stark and unwelcoming contrast not to mention being right by private home. These are disturbing features for our area. The concept does not fit with what is already in existence.

The traffic is a concern, as well as other natural effects of the area especially the Fox River.

It is our hope this plan does not go through for multiple reasons. We are very much opposed to this.

Carmen and Stan Drab

Kathleen Hardison
74 White Oak Circle
and 1168 Willowgate Lane
St. Charles, IL 60174

February 26, 2015

City of St. Charles
Department of Community and Economic Development
2 East Main Street
Saint Charles, IL 60174

Attention: Ellen Johnson

Dear Ms. Johnson:

We are owners of property located at the address above as well as another property in Willowgate on the Fox. As property owners of both subdivisions, we are opposed to changing the current zoning on the property located at 1337 Geneva Road as included in the packet to the residents of Willowgate and the Association.

The density proposed is far too congested for this small wedge-shaped piece of property and would devalue the neighboring properties, as well as creating additional traffic and safety problems for motorists as well as pedestrians accessing the trail on the east side to the west side of Route 31 (and having to cross the road). Currently, it is sometimes quite difficult to pull out from either the entrance at Roosevelt Street AND the entrance at Willowgate due to traffic. Drivers must also consider a lot of walkers and bikers that cross right at Roosevelt and Rte. 31 when making turns in and out of either entrance. Add one more ingress/egress so close and we will really have some dangerous conditions that have been created.

The amount of asphalt for driveways, parking and a connecting "road" for the three units eliminates almost any available land in the front for green space. The small drawing looks like it depicts homes being built nearly to the lot lines.

The negative impact this development would have to wildlife, the park, and neighboring homes is only added to by the existing problems the Fox River is experiencing relative to the water runoff from higher ground – and this impacts the Wetlands, as well. Reducing the green space so significantly, then adding the waste of three additional townhomes could only be bad for the environment.

I cannot imagine the impact the back of this looming building will have on property values when residents (and potential purchasers) driving through the Oaks towards the entrance at White Oak Circle and Roosevelt Street are confronted with the sight– I only know it will be negative.

Kathleen Hardison
74 White Oak Circle
and 1168 Willowgate Lane
St. Charles, IL 60174

We have already lost significant amounts of money due to the economic impact of the recession on the real estate market in our area in recent years. To add a very dense townhome development to an inappropriate piece of property is inconceivable and would further reduce values.

We respectfully request that the City of St. Charles disallow any change to the current single family zoning for this property.

Sincerely,

Bill and Kathy Hardison
74 White Oak Circle
and
1168 Willowgate Lane
St. Charles, IL 60174

February 26, 2015

Good morning Kathy,

Thank you for forwarding this to us....we are in Mexico. After reading the concept plan, my first thought was the 'density' problem..packing in town home units in an area obviously not able to aesthetically accommodate them. Not to mention the visual impact on a longtime nature trail area with enjoyment by many for its beauty and wildlife. I also worry about the impact on our property values at Willowgate when one can't be sure of the ultimate turnout of this property.

In a nutshell, we are not in favor of this zoning change.

Thank you for your consideration Kathy in forwarding this information to us.

Regards,
Randi Hussey

February 26, 2015

Dear Kathy,

As Secretary of the Willowgate Homeowner's Association, I would like you to submit my objections to the City regarding the proposed concept plan at 1337 Geneva Road, St. Charles, IL. by Grandview Capital, LLC.

1. Willowgate is a community of 13 acres in which all property owners equally share in the ownership of the property. There are 40 homes in our community. All 40 homeowners should have legally been notified of the proposed change - not just those within a 250 feet of the proposed townhome area.
2. I feel very strongly that the proposed plan is totally 'out-of-character' with the surrounding area.
3. I oppose a zoning change.
4. I oppose the density, the size (referring to square footage of the homes), the lack of green space, the increased amount of hardscape, and the huge differential in home values that will occur.
5. I see potential problems that this change likely will incur:
 - a) The effect it will have on the Fox River and Willowgate regarding water drainage.
 - b) The impact it will have on the wildlife.
 - c) More ingress/egress could create more hazard issues.

In summary, I think it would be a crime to allow this proposal to move forward. The devalued financial impact this proposal will have on some of the most valued property on the Fox River, the homes on Roosevelt St., and the properties in The Oaks, will hinder rather than help the city of St. Charles.

Respectfully,

Jill Dickens