

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. POLICE DEPARTMENT**
 - a. Recommendation to approve a proposal of an application for a Class B Liquor License for Northwoods Pub and Grill, d/b/a The Evergreen Pub and Grill, to be located at 1400 W Main Street, St. Charles.
- 4. COMMUNITY & ECONOMIC DEVELOPMENT**
 - a. Inclusionary Housing Ordinance (General Amendment to City Code Title 17, Zoning Ordinance, Chapter 17.18 “Inclusionary Housing”)
 1. Recommendation to accept Illinois Housing Development Authority’s determination of St. Charles’ affordable housing share; approve amendments to the Inclusionary Housing Ordinance; and reinstate the Inclusionary Housing Ordinance.
 2. Recommendation regarding proposal to remove the Inclusionary Housing Ordinance from the Zoning Ordinance for the purpose of placing the provisions in a stand-alone Title of the Municipal Code.
 - b. Plan Commission recommendation to approve a Special Use for PUD and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Rd.
 - c. Plan Commission recommendation to approve a PUD Preliminary Plan for Gralewski Health Club, Pine Ridge Park PUD Lots 6 & 7.
- 5. ADDITIONAL BUSINESS**
- 6. EXECUTIVE SESSION**
 - Personnel
 - Pending Litigation
 - Probable or Imminent Litigation
 - Property Acquisition
 - Collective Bargaining
- 6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.**
- 7. ADJOURNMENT**



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve an Application for a Class B Liquor License for Northwoods Pub and Grill, d/b/a The Evergreen Pub and Grill, to be located at 1400 W Main Street, St. Charles
Presenter:	Chief Keegan

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (11/9/15)		City Council
	Public Hearing		Liquor Control Commission

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

Executive Summary:

This is a request for a new Class B liquor license Northwoods Pub and Grill, d/b/a The Evergreen Pub and Grill, to be located at 1400 W Main Street, St. Charles (former Ray's Evergreen). The owner is requesting a late night 2:00 a.m. permit as well. All paper work is in order, background checks have been completed by the Police Department as well as fingerprints have been taken, and BASSET certifications are complete.

At the time of this posting to the P&D Committee agenda, a special Liquor Commission meeting is scheduled at 4:30 p.m. – November 9 to process this application and to move it forward before this committee to seek approval of said application in order to go before the November 16 City Council for final approval. This special meeting is upon the request of the applicant to fast track their application so that they can open for the upcoming holiday season.

Attachments: *(please list)*

- Liquor License Application (front page)
- Background Check
- Site Plan and Business Plan
- Menu

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve an application for a Class B Liquor License for Northwoods Pub and Grill, d/b/a The Evergreen Pub and Grill, to be located at 1400 W Main Street, St. Charles

Date: _____
 New Application
 Renewal Application

CITY OF ST. CHARLES
LIQUOR CONTROL COMMISSIONER
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



City Retail Liquor Dealer License Application (rev. 12/13) Non-Refundable

Class B

Ordinance 5.08.050.A1 Application must be completed in full Incomplete applications will be rejected
Business Type: Circle one Individual Partnership Corporation Other d/b/a The Evergreen Pub and Grill

Business Name NORTHWOODS PUB AND GRILL Sales Tax # 4190-1401

Business Address 1400 W. MAIN ST. ST. CHARLES, IL Business Phone # _____

Contact Person TOM TRIER Title PRESIDENT Phone # _____

If Corporation, Corporate Name NORTHWOODS PUB + GRILL, INC.

Corporation Address 1400 W MAIN ST, ST. CHARLES, IL 60174

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: ___ Yes X No
If yes, list address of business _____

Full Name, include Middle Initial THOMAS R. TRIER Title OWNER

Birth Date _____ Birthplace CHICAGO Driver's License # _____ Phone # _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Full Name, include Middle Initial _____ Title _____

Birth Date _____ Birthplace _____ Driver's License # _____ Home Phone # _____

Home Address _____

Type of Establishment: () Package () Restaurant Tavern () Hotel/Banquet/ Arcada/Q-Center () Other _____

Check as Applicable to Holding Bar [5.08.010-F] () Service Bar [5.08.010-O] () Live Entertainment [5.08.010-H]
Type of Establishment: Outside Dining [17.20.020-R]

Brief Business Plan Description based on type of establishment listed above:
RESTAURANT / PUB (see attachment)

Initial: Liq Comm _____
Police Chief _____



Memo

Date: 10/30/2015
To: The Honorable Ray Rogina, Mayor-Liquor Commissioner
From: James Keegan, Chief of Police *J. Keegan*
Re: Background Investigation-Northwoods Pub and Grill

The purpose of this memorandum is to document and forward to your attention the results of the background investigation conducted by members of the St. Charles Police Department concerning the above mentioned establishment.

As is customary procedure, a detective was assigned this investigation and reviewed both the site location/floor plans and the corresponding application and applicant.

We found nothing of a derogatory nature that would preclude either the site location or the applicant from moving forward with both liquors sales and on-site consumption, subject to City Council approval.

Thank you in advance for your consideration in this matter.

Northwoods Pub and Grill - Class B/Late Night Permit Request: 1400 W. Main Street

Northwoods Pub & Grill Business Summary

Executive Summary

The team behind Northwoods Pub and Grill has years of experience in the restaurant industry, stretching from Chicago to the far western suburbs and Fox Valley. They have actively grown and developed businesses with the premise that all guests will receive the highest level of service and quality when patronizing one of their establishments.

Mission

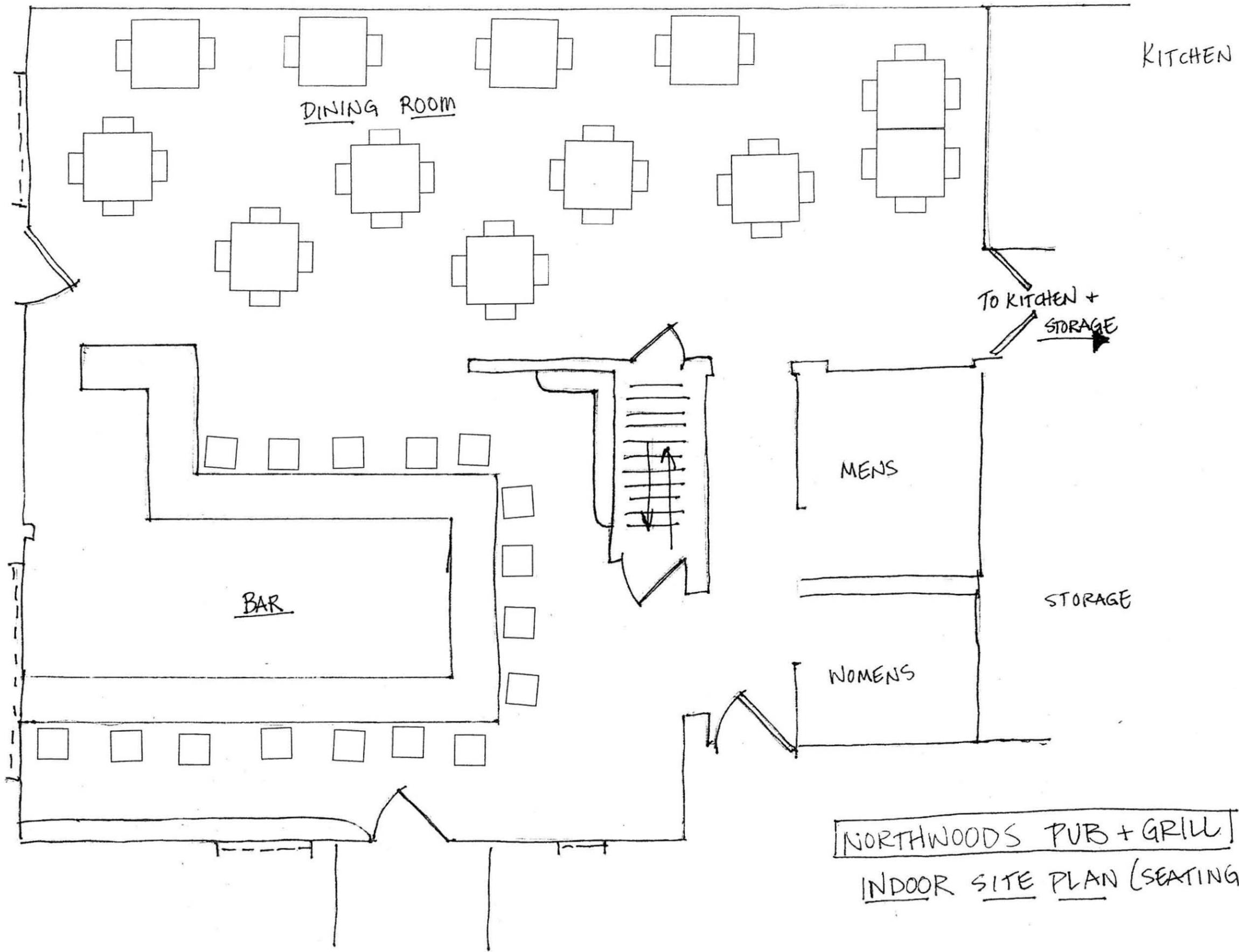
The Northwoods mission is simple. "Provide all guests with the highest level of service and a taste of the northwoods in aspects of food, spirits, atmosphere and culture". Northwoods Pub & Grill is dedicated to providing a unique dining experience in the city of St. Charles for all to enjoy.

Concept

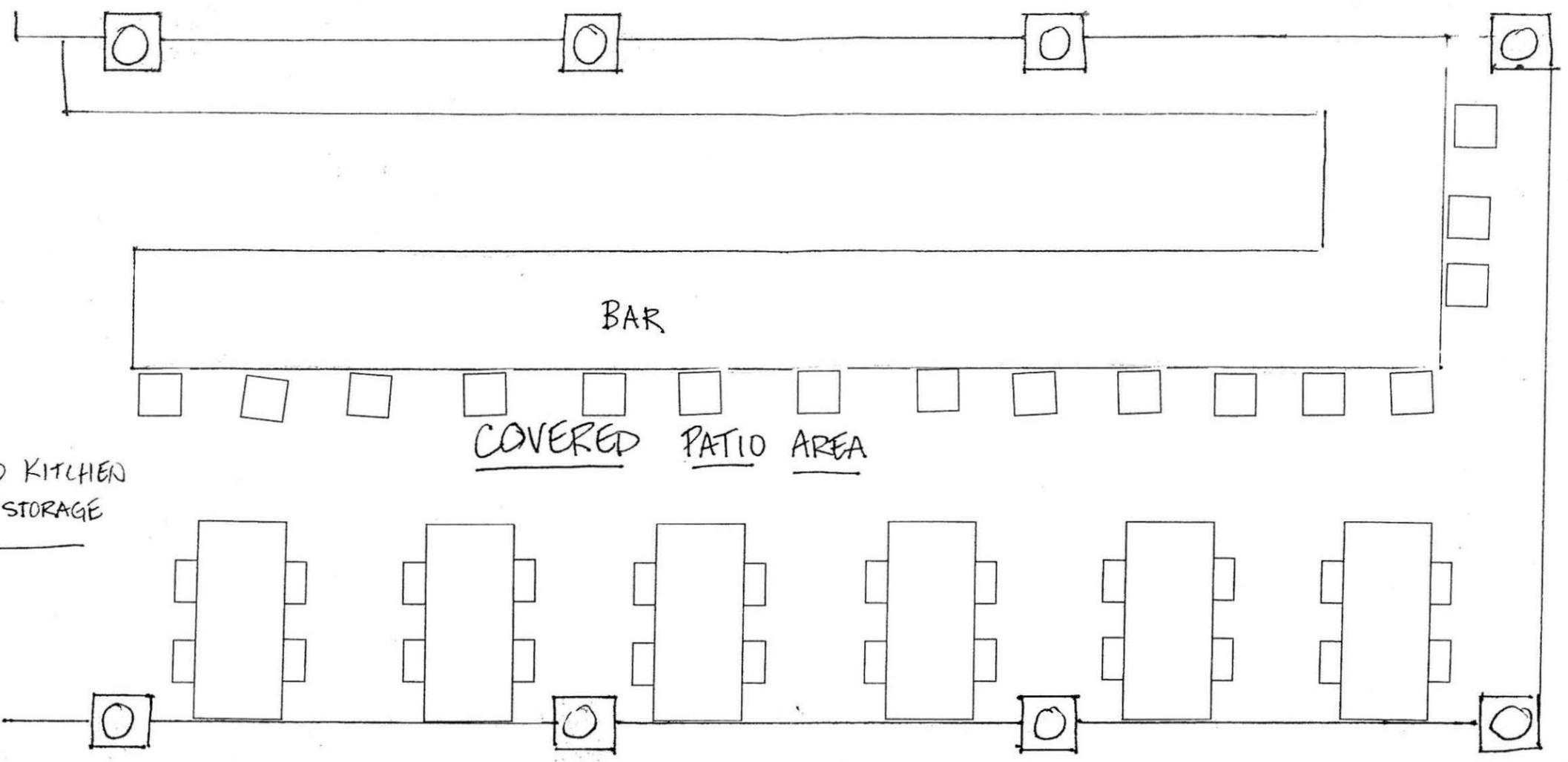
The Northwoods Pub & Grill concept is modeled after current trends and unique culture aspects. It will be focused as a full service restaurant, with a menu lightly modeled after Midwestern supper clubs with a modern take on dishes, sandwiches, desserts and appetizers. The concept embraces locally sourced produce and products, when available, to positively impact the environment and local economy.

Goal

The Northwoods team has lofty goals in mind by reestablishing the location as a main dining spot in St. Charles. They will strive to create a family friendly environment that caters to all members of the St. Charles community. The impetus will be to bring back the great family dining at this historic location while adding unique flair to the area. The team does not want to be a basic restaurant; rather, they want to add to the culinary experience in St. Charles and create a buzz throughout the entire tri-city area and beyond.



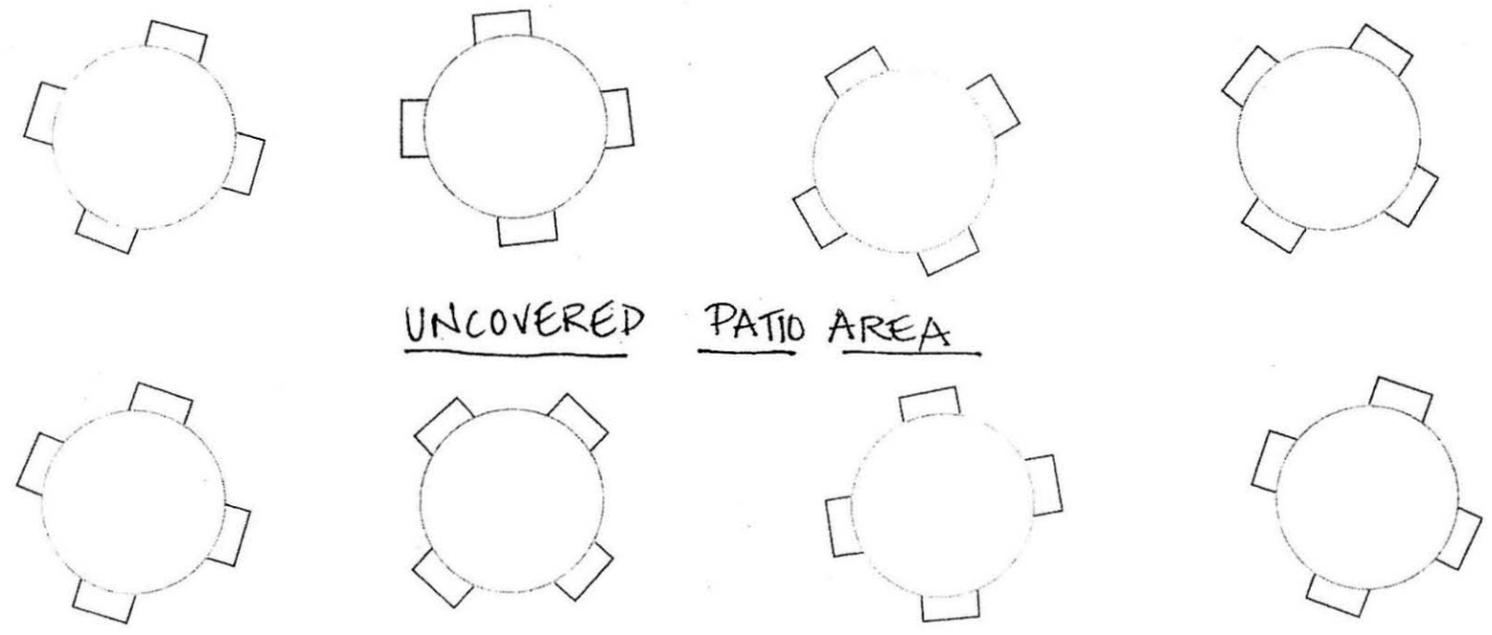
NORTHWOODS PUB + GRILL
INDOOR SITE PLAN (SEATING DIAGRAM)



TO KITCHEN
+ STORAGE
←

COVERED PATIO AREA

BAR

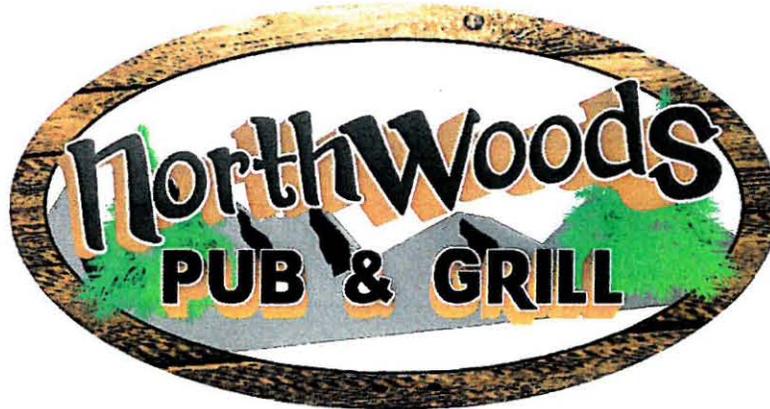


UNCOVERED PATIO AREA

WOOD RAILING

NORTHWOODS PUB + GRILL
OUTDOOR PATIO/DINING AREA
(SEATING DIAGRAM)

PARKING LOT
↙



*We want to welcome you to Northwoods Pub & Grill.
Our mission is to provide you with the best service, quality and
atmosphere in the St. Charles area.*

*We do our best to use locally sourced items to ensure that all of our
dishes are the freshest you'll find.*

Come on in and relax, you're in the Northwoods.

**Northwoods Pub & Grill
1400 W. Main St.
St. Charles, IL
60174
630-587-5864
Twitter: @Northwoodspub
Check us out on Facebook
www.northwoodspubandgrill.com**

**We Deliver!
We Cater!**

Starters

Fresh or Fried Cheese Curds...7.95

Try our fresh cheese curds from over the border. You can get them deep fried or fresh with a side of our homemade beer bread and sauce.

Sausage Platter...8.95

A delectable mix of grilled bratwurst, smoked sausage, knockwurst and local/seasonal varieties of sausages. Served with caramelized onions and European mustards.

Stuffed Jalapeno Poppers...8.95

5 chorizo and cream cheese stuffed jalapeno peppers on the half and grilled to perfection. Served with sour cream, homemade salsa and placed on a bed of greens.

Full Wings...½ Doz 7.95; Doz 14.95

The biggest wings you're ever going to find. Lightly fried and tossed in your choice of our homemade wing, bbq or teriyaki sauce. Served with your choice of blue cheese or ranch dressing.

Bacon Wrapped Dates...8.95

8 succulent, almond stuffed dates wrapped in hardwood smoked bacon. Served with a sweet bbq sauce.

Fried Pickles...7.95

Pickle coins hand battered and served with our homemade chipotle ranch.

Jumbo Shrimp Cocktail...10.95

8 jumbo shrimp served with our horseradish infused cocktail sauce. This is no ordinary sauce, so get ready to experience the burn!

Potato Skins...8.95

6 skins loaded with bacon, monterey jack and chives. Served with a side of sour cream.

Fries and Chips...5.95

Try a basket of our fries or homemade chips, hot and seasoned. Ask for Cajun style!

Chicken Tenders...7.95

Four hand breaded chicken tenders served with our homemade honey mustard dipping sauce.

Salads

Waldorf...9.95

A fresh mix of apples, grapes, walnuts and chicken tossed together in our mayonnaise and yogurt dressing. Placed on top a bed of greens.

Cobb...12.95

The classic is back. Chopped greens, tomato, bacon, grilled chicken, hard boiled egg, chives, avocado, and Roquefort cheese all tossed in a red wine vinaigrette.

Northwoods...11.95

Our signature salad is with tossed field greens, chives, diced tomato, hard boiled egg and your choice of grilled chicken, blackened or grilled walleye or grilled portabella. Your choice of dressing.

Soup

We make all of our soups from scratch, every day. All soups are served with warm crostini bread.

French Onion...4.95

"The classic in the croc"

Soup of the day...Cup 2.95; Bowl 3.95

Our soups are seasonal and change daily, so please ask your server for today's offerings.

Kids

3 Chicken Tenders.....6.00

Served with fries or chips

Mac n' Cheese.....6.00

Served with fries or chips

Grilled Cheese.....6.00

Served with fries or chips

Sandwiches

All of our sandwiches have signature breads, but please ask your server to substitute any sandwich bread with the following: marble rye, gluten free, tortilla, wheat, white, brioche or pretzel. Please add an additional \$.50 for cheese, unless noted.

Fried Walleye...9.95

Lightly fried and battered walleye, placed on our warm brioche bun. Served with your choice of fries or homemade chips.

Fried Cod...8.95

Alaskan cod fried in our famous batter and served on a warm brioche bun with tartar sauce, cole slaw and your choice of fries or homemade chips.

Northerly Turkey...8.95

Smoked turkey served on a warm pretzel bun with swiss cheese and our homemade honey mustard dressing with your choice of fries or homemade chips.

Rueben...8.95

Corned beef, swiss cheese, sauerkraut and 1000 Island, served on marble rye—The Original

Pork Tenderloin...9.95

The famous sandwich has landed in St. Charles. Tenderized pork, lightly breaded to perfection and placed on a warm brioche bun. No bun can really hold in a tenderloin, can it? Served with your choice of fries or homemade chips.

Walleye Tacos...8.95

3 blackened, grilled or mango salsa topped walleye tacos. Served traditional with cilantro and onion on warm corn tortillas.

Grilled Pork Chop Sandwich...9.95

A butterflied 8oz chop grilled and seasoned to perfection (don't be shy to ask for blackened or barbequed!) with your choice of fries or homemade chips.

Grilled Chicken Sandwich...7.95

7oz grilled chicken served with pickle on a brioche bun and your choice of fries or homemade chips. Lettuce, tomato and onion available by request.

Extras.....\$.50 each—Cheddar, American, Swiss, Provolone, Bleu, Pepper Jack, Jalapeños, Sautéed Onions, Sautéed Mushrooms, Pineapple

Extras.....\$1.00 each—Bacon, Avocado

8oz Angus Burger...8.95

½ pound angus beef burger served with pickle on a brioche bun and your choice of fries or homemade chips. Lettuce, tomato and onion available by request.

Extras.....\$.50 each—Cheddar, American, Swiss, Provolone, Bleu, Pepper Jack, Jalapeños, Sautéed Onions, Sautéed Mushrooms, Pineapple

Extras.....\$1.00 each—Bacon, Avocado

Turkey Club...8.95

Our smoked turkey, bacon, mayo, topped with lettuce and tomato, all married together on Texas toast. Served with your choice of fries or homemade chips.

Fire Braised Chick Tacos...7.95

3 fire braised chicken thigh tacos with chipotle ranch sauce, onions, cilantro and roasted corn. Served on warm corn tortillas.

Friday Fish Fry

All You Can Eat Fish Fry...Cod 1.95; Haddock 12.95; Walleye 14.95

We're going to be honest here; no one does a fish fry like us. From the homemade cole slaw to our Leinekugel batter, we can't be beat. Take your pick from our 3 fish options and don't be afraid to ask your server to have your fish baked with a hint of lemon pepper if you're not the "fry" type. All dishes served with cole slaw and your choice of fries or homemade chips

Entrees

Ribeye...12.95

Try our 12oz ribeye steak, grilled to perfection, with a side of mashed, baked or fries. Ask for our famous horseradish crust!

Pork Chop...11.95

A monster boneless pork chop, perfectly seasoned and grilled to your liking (never overdone) with a side of mashed, baked or fries and vegetable of the day. Ask for bbq or blackened.

NY Strip...13.95

Our grilled NY Strip with a side of mashed, baked or fries and vegetable of the day. Ask for our famous horseradish crust!

Walleye...12.95

This flavorful fish is perfectly baked so it melts in your mouth with our lemon pepper seasoning to finish it off. Served with rice pilaf and vegetable of the day.

Atlantic Salmon...12.95

Grilled Atlantic salmon (your choice of lightly seasoned, blackened, or mango salsa). Served with rice pilaf and vegetable of the day.

Ribs...Half Slab 11.95; Full Slab 18.95

Our secret rub makes these ribs stand above the rest. Served with baked or fries.

Fish Fry...Cod 9.95; Haddock 10.95; Walleye 11.95

Why wait until Friday for our renowned Leinenkugel battered fish fry. Three perfectly fried pieces paired with our homemade cole slaw, fries or chips and tartar sauce.

Desserts

Bread Putting...5.95

Homemade, warm bread pudding, topped with a delectable vanilla custard.

Apple Strudel...5.95

A Northern favorite! Warm and served with a topping of Colonial Café Vanilla ice cream.

Fried Ice Cream...5.95

2 scoops of Colonial Café ice cream lightly encrusted with our special topping. Fried to perfection for a unique treat. Topped with chocolate syrup and whipped cream, nut and a cherry

Two Scoops...3.95

Two scoops of Colonial Café Ice cream (please ask for our flavors) with whipped cream, chocolate syrup, nuts and a cherry.

If you're looking to book a holiday party, birthday, or any event, please let your server know and we'll promise to make your event a smashing success. If catering is more in store, we'll be happy to come to you and give your guests a Northwoods culinary experience.

Pizza

All of our pizzas are hand tossed (our dough is ALWAYS from scratch) with 100% fresh ingredients.

	12"	14"	16"
Cheese	8.00	12.00	14.00
Add'l Toppings	0.75	1.25	1.50

Available Toppings:

Jalapenos
 Sausage
 Pepperoni
 Green Pepper
 Onion
 Bacon
 Ham
 Pineapple
 Mushroom
 Tomatoes
 Ground Beef
 Olives

Specialty Pizzas:

Hawaiian	12"	14"	16"
<i>(Pineapple & Ham)</i>	9.50	14.50	17.00
BBQ Chicken	12"	14"	16"
<i>(BBQ, Chicken, Onion)</i>	9.50	14.50	17.00
Taco Pizza	12"	14"	16"
<i>(tomatoes, beans, lettuce, seasoned ground beef, & jalapenos)</i>	10.00	15.00	17.50
Margherita	12"	14"	16"
<i>(tomatoes, basil, garlic and olive oil)</i>	\$9.50	\$14.50	\$17.00

Breakfast (Served Saturday and Sunday from 9am-12pm)

Eggs Etcetera

All egg choices come with hash browns and a side of white, wheat, rye, English muffin or Texas toast. Add ham, bacon, or sausage for \$3. Add a short stack of pancakes for \$2.00.

One egg any style.....3.95

Two eggs any style.....4.95

Three eggs any style.....6.95

Full Breakfast

Add a short stack of pancakes for 2.00.

Omelette.....8.95

Three egg omelette served with hash browns and your choice of white, wheat, rye, English muffin or Texas toast. Omelette ingredient options include: Canadian bacon, sausage, cheese, green pepper, tomato, mushroom, broccoli and asparagus. Please tell your server what ingredients you'd like.

Steak and Eggs.....12.95

8oz NY Strip served with 2 eggs any style, hash browns and your choice of white, wheat, rye, English muffin or Texas toast.

Breakfast Burger.....9.95

Fried egg, cheddar, bacon, hash browns

Smoked Salmon Breakfast.....12.95

Smoked salmon on pumpernickel bread with cream cheese, sliced onion, tomato, Spanish cucumber and a side of fresh fruit.

Skillets

Add a short stack of pancakes for 2.00.

Meaty Skillet.....8.95

ham, American bacon, sausage, swiss cheese, hash browns and topped with 2 eggs any style with your choice of white, wheat, rye, English muffin or Texas toast. Add a short stack of pancakes for \$2.00.

Pub Skillet.....9.95

Steak, mushrooms, red onion, bell pepper, provolone cheese, hash browns and topped with 2 eggs any style with your choice of white, wheat, rye, English muffin, or Texas toast. Add a short stack of pancakes for \$2.00.

The Griddle

Add ham, bacon, or sausage to any order for \$3.

French Toast.....5.95

Pancake Stack (4 in a stack).....4.95

Pancake Short Stack (2 in a short stack).....2.95

Mickey Pancakes.....1.95

1 Mickey Mouse shaped pancakes with cherry eyes and a pineapple mouth!

Biscuits and Gravy.....5.95

2 open faced buttermilk biscuits smothered in our sausage loaded gravy. Add 2 eggs any style for 2.00.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Inclusionary Housing Ordinance (General Amendment to City Code Title 17, Zoning Ordinance, Ch. 17.18 “Inclusionary Housing”): Recommendation to accept Illinois Housing Development Authority’s determination of St. Charles’ affordable housing share; approve amendments to the Inclusionary Housing Ordinance; and reinstate the Inclusionary Housing Ordinance
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (11/9/15)		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:

Proposed are several amendments to the Inclusionary Housing Ordinance (Ch. 17.18 of the Zoning Ordinance). The purpose of the amendments are to bring the provisions in line with Illinois Housing Development Authority’s determination of St. Charles’ affordable housing share under the Affordable Housing Planning and Appeal Act, and to make the Inclusionary Housing Ordinance less onerous for the development community and simpler to administer.

The primary amendments, as proposed by the Housing Commission, are as follows:

- State that the city’s affordable housing share is as determined by Illinois Housing Development Authority (11.2% affordable).
- Adjust the applicability sliding scale so that the Inclusionary Housing Ordinance is in effect when less than 20% of housing units in the city are considered affordable. Per the proposed sliding scale, 75% of the affordable unit requirement/fee in-lieu requirement would currently apply, when the city is at 11.2% affordable.
- Reduce the percentage of affordable units that are required, so that developments under 15 units require 5% of units to be affordable, and developments over 15 units require 10% of units to be affordable.
- Accept fee in-lieu of providing units for any size development.
- Reduce the fee in-lieu amount from \$104,500 to \$72,819.50 per unit.

The Inclusionary Housing Ordinance is currently suspended, meaning that no affordable unit or fee in-lieu payments are required. The Ordinance will be reinstated as a result of the proposed amendments.

Plan Commission Review

The Plan Commission held a public hearing for the General Amendment on 9/22/15 and 10/20/15. The Commission voted 7-1 to recommend approval of these specific amendments. (The Plan Commission voted separately on whether to remove the Inclusionary Housing Ordinance from the Zoning Ordinance, which is listed as a separated item on the agenda.)

Attachments: *(please list)*

Plan Commission Resolution, Staff Report, General Amendment Application

Recommendation / Suggested Action *(briefly explain):*

Recommendation to accept Illinois Housing Development Authority’s determination of St. Charles’ affordable housing share; approve amendments to the Inclusionary Housing Ordinance; and reinstate the Inclusionary Housing Ordinance

<i>For office use only:</i>	<i>Agenda Item Number:</i> 4a-1
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City of St. Charles, Illinois
Plan Commission Resolution No. 18-2015

**A Resolution Recommending Approval of a General Amendment to Chapter 17.18 “Inclusionary Housing”, Sections 17.18.020, 17.18.030, 17.18.040, 17.18.050, 17.18.060, 17.18.065, and 17.18.090
(Changes to the Inclusionary Housing Ordinance)**

Passed by Plan Commission on October 20, 2015

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for amendments to Title 17, “Zoning”; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for a General Amendment to Chapter 17.18 “Inclusionary Housing”, Sections 17.18.020, 17.18.030, 17.18.040, 17.18.050, 17.18.060, 17.18.065, and 17.18.090 (changes to the Inclusionary Housing Ordinance); and

WHEREAS, in accordance with Section 17.04.320.C, the Plan Commission has considered the following criteria for General Amendment:

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

The Comprehensive Plan states the following as a Residential Land Use Policy: “Maintain a diverse and affordable mix of housing types to allow St. Charles to continue to attract and retain facilities and residents.” The Inclusionary Housing Ordinance (IHO) is referenced as a means to “ensure that an adequate stock of affordable housing is, and remains, available in the City of St. Charles.” The Inclusionary Housing Ordinance will continue to require developers to provide a proportionate share of affordable housing or fee in-lieu thereof.

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

The proposed amendment will result in reinstatement of the Inclusionary Housing Ordinance, thereby helping to further affordable housing in the community. The provision of affordable housing is consistent with the intent of the Zoning Ordinance.

The purpose and intent of the IHO, as stated in Section 17.18.010, will remain the same when the provisions are relocated to a separate title in the City Code. Developers will continue to be required to provide a proportionate share of affordable housing in new residential developments, or pay a fee in-lieu of providing units.

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

The proposed amendment to the Inclusionary Housing Ordinance is both more workable than the existing text, as it will reduce the financial burden imposed on housing developers, and adds clarification to existing requirements.

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

The proposed amendment will result in reinstatement of the IHO, meaning that either affordable units or fee in-lieu thereof must be provided for all new residential developments. The affordable units created as a result of the IHO will serve income-eligible households who may otherwise have difficulty obtaining housing in St. Charles. The fee in-lieu collected will be deposited into the Housing Trust Fund and will be used for eligible activities aimed at furthering housing affordability for residents.

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

The amendment will not create nonconformities. The IHO does not impact existing development and does not regulate the physical development of property.

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

The IHO provisions will continue to apply to all new residential development regardless of the zoning district in which the development is located.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a General Amendment to Chapter 17.18 “Inclusionary Housing”, Sections 17.18.020, 17.18.030, 17.18.040, 17.18.050, 17.18.060, 17.18.065, and 17.18.090 (changes to the Inclusionary Housing Ordinance), with the condition that “Director” be replaced with “Director of Community and Economic Development” in Section 17.18.130.

Roll Call Vote:

Ayes: Wallace, Kessler, Doyle, Holderfield, Spruth, Schuetz, Macklin-Purdy

Nays: Pretz

Absent: Frio

Motion Carried: 7-1

Resolution 18-2015
Page 3

PASSED, this 20th day of October 2015.

Chairman
St. Charles Plan Commission

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

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

FROM: Ellen Johnson, Planner

RE: Amendments to the Inclusionary Housing Ordinance (General Amendment to City Code Title 17, Zoning Ordinance, Ch. 17.18 “Inclusionary Housing”)

DATE: November 3, 2015

I. GENERAL INFORMATION

Project Name: General Amendment – Inclusionary Housing

Applicant: City of St. Charles

Purpose: Amend the Inclusionary Housing chapter of the Zoning Ordinance to reflect Illinois Housing Development Authority’s determination of St. Charles’ affordable housing share and to make the ordinance less onerous and simpler to administer.

II. BACKGROUND

The Inclusionary Housing chapter of the Zoning Ordinance (Ch. 17.18), known as the Inclusionary Housing Ordinance (IHO), was adopted in 2008. The IHO requires developers of new residential developments to provide a proportionate share of affordable housing units, or a fee in-lieu of providing units.

Affordable Housing Share & Implications

Per the City’s current ordinance, the applicability of the IHO is tied to St. Charles’ share of affordable housing. When the city reaches 25% of housing that is considered affordable (i.e. housing that costs no more than 30% of the gross annual income for a household earning 80% of the area median income), then no affordable unit requirement or fee in-lieu thereof applies; the IHO is essentially suspended. In order for the IHO to be turned back on, the city’s affordable housing share must drop to 15%.

The Illinois Housing Development Authority (IHDA) administers the Affordable Housing Planning and Appeal Act (AHPAA), which was enacted in 2003. Under AHPAA, communities that have an affordable housing share under 10% are “non-exempt” from the requirements of AHPAA. These communities must submit an Affordable Housing Plan to IHDA which identifies goals for adding affordable housing. Non-exempt communities are also subject to developer

appeals to the State Housing Appeal Board. Appeals can be made by developers of affordable housing who believe they have been treated unfairly by a municipality in which they proposed to build affordable housing. Communities that exceed 10% affordable housing are “exempt” from AHPAA. *(See document attached for information regarding Affordable Housing Plan requirements and the State Housing Appeals Board)*

IHDA released its first list of Exempt and Non-Exempt communities in 2004. At that time, IHDA found that St. Charles was at 16.3% affordable, and therefore exempt from AHPAA. IHDA did not provide an updated list until 2013.

Because IHDA had not provided an updated list of Exempt and Non-Exempt communities as of 2009, after the City adopted the IHO, the City began conducting its own annual analysis of the affordable housing share. Staff utilized the methodology used by IHDA in its 2004 report to create the annual affordability analysis, as a basis for applying the “sliding scale” which determines the applicability of the IHO.

The City’s 2013 analysis found St. Charles’ housing stock to be 25.56% affordable. As a result, the IHO was suspended because the 25% threshold specified in the IHO had been exceeded.

In 2014, staff became aware that IHDA had released an updated list of Exempt and Non-Exempt Local Governments in 2013. IHDA used a different methodology to calculate each community’s affordable housing share than it had for the 2004 report. IHDA found St. Charles to be at 11.2% affordable. Staff conducted the annual affordability analysis using the same methodology as in years past and found the City to be at 23.1% affordable. The table below compares staff’s findings with IHDA’s findings. *(See document attached describing the differences between staff’s and IHDA’s methodologies)*

	Staff’s Findings	IHDA’s 2013 Findings
Affordable Owner-Occupied Unit Price	\$180,999	\$145,639
% of Owner-Occupied Units that are Affordable	27.9%	3.3%
Affordable Rent	<i>Range of rents, adjusted for bedroom count (range from \$760 for studio to \$1,390 for 5-bedroom unit)</i>	\$916
% of Rental Units that are Affordable	11.9%	31.9%
Total % of Affordable Units	23.1%	11.2%

Housing Commission Discussion

The Housing Commission discussed the discrepancy between staff’s and IHDA’s affordability share findings in depth. If the City were to continue using staff’s/IHDA’s previous methodology for calculating our affordable housing share, the IHO would continue to be suspended because the City would be at 23.1%, and affordability must drop to 15% to reinstate the IHO. If the City were to adopt IHDA’s finding of St. Charles’ affordable housing share, the City would be at 11.2% and the ordinance would be turned back on and in full force.

The Housing Commission came to the conclusion that because according to IHDA St. Charles is at 11.2% affordable and IHDA's finding is used to determine Exempt vs. Non-Exempt status from AHPAA, our IHO should be brought in line with IHDA's determination.

Because adopting IHDA's finding of 11.2% affordable would result in turning the IHO back on, the Housing Commission felt it an opportune time to revise the IHO to both bring the ordinance in line with AHPAA requirements and to make the IHO less onerous for the development community.

The Commission has spent several months discussing the amendments to the IHO that are proposed for this General Amendment.

City Council Direction

At the Council retreat in June, City Council discussed preliminary recommendations from the Housing Commission on changes to the IHO. Aldermen expressed support for the Housing Commission's direction towards simplifying the ordinance, and offered further input to amend the ordinance in the interest of making it easier to understand and administer, and to ensure the requirements are not overly burdensome on the development community. As a result of Council's direction, the Housing Commission has proposed a lower fee in-lieu than was presented in June.

Housing Commission Recommendation

At its August meeting, the Housing Commission unanimously recommended approval of the amendments as proposed, with the exception of the following:

- Number 1.b below was made at the request of the Housing Commission chairman after the August meeting.
- Number 6.a below is proposed by staff in order to simplify administration-related language.

III. PROPOSAL & ANALYSIS

The following amendments are proposed:

1. Section 17.18.030 Applicability

- a. Adjust the sliding scale to reflect the percentages at which the City is exempt and non-exempt from AHPAA. 100% of the affordable unit requirement applies when the City is 10% affordable or less. No affordable units are required when the City is 20% affordable or over. The City's affordable housing share will be determined by IHDA in the most recent Report on Statewide Local Government Affordability (i.e. exempt/non-exempt list).

Analysis:

- St. Charles will use the affordable housing share as determined by IHDA. The City's share is currently 11.2% affordable. IHDA has stated that they will release an updated list of Exempt and Non-Exempt Local Governments every five years.
- The sliding scale will reflect the fact that the city is "Exempt" from AHPAA when it is above 10% affordable, and "Non-Exempt" when it is below 10% affordable. Communities are considered "at risk" when they are between 10-20% affordable.
- Per the proposed sliding scale, upon adoption of the proposed amendment, 75% of the affordable unit requirement will apply since the City is at 11.2% affordable. This means that a developer will have to provide 75% of the total number of units/fee in-

lieu required. 100% of the affordability requirement will apply if the City falls below 10%, and is therefore Non-Exempt from AHPAA.

- b. Relocate the provision from Section 17.18.020 which states that the IHO requirements will not apply when a dwelling units is demolished and the new dwelling unit is intended to be occupied by the same household that occupied the unit that was demolished, if the demolition occurred more than one year after the date of purchase. Add that the IHO will not apply in cases where a dwelling unit is destroyed and must be reconstructed.

Analysis:

- Part of this provision already exists in Section 17.18.020 under the definition of Residential Development. The proposed relocation is a more logical location for this provision because it already lists other instances in which the IHO provisions do not apply.
- The one year time limit has been added so that an individual who purchases a home with the intention of immediately tearing it down to construct a larger home will be required to pay a fee in-lieu.
- If a unit is destroyed by fire or other means outside of the control of the property owner or tenant and the unit must be rebuilt, fee in-lieu will not be required.

2. **Section 17.18.040 Affordable Units Required** – The required affordable unit set-aside will be 5% for developments of 1-15 units and 10% for developments over 15 units.

Analysis:

- Currently, developments of 1-10 units require 5% of the units to be affordable; developments of 11-50 units require a 10% set-aside; and developments over 50 units require a 15% set-aside.
- The proposal will simplify the required set-asides to two tiers rather than the existing three tiers and will help to prevent fee in-lieu requirements that are overly onerous.

3. **Section 17.18.050 Fee In-Lieu of Affordable Units**

- a. Remove language limiting when fee in-lieu is accepted. Fee in-lieu will be accepted for all residential development, regardless of size.

Analysis:

- Currently, full payment of fee in-lieu is only permitted for small developments of 1-10 units. For developments of 11-50 units, a maximum of 50% of the unit requirement may be met by fee in-lieu. For developments over 50 units, only units are accepted; fee in-lieu is not accepted unless City Council finds that this would place a significant hardship on the developer.
- The proposed revision would allow fee in-lieu to be acceptable for all residential development, regardless of size. This gives the developer flexibility in choosing how to comply with the IHO.

- b. The proposed amount of per unit fee-in lieu is equal to the cost of providing a 25% down payment for two affordable units. The calculation is: (affordable home price x 2 x 0.25)

1. The 2015 fee in-lieu per unit will be: $(\$145,639 \times 2 \times 0.25) = \underline{\$72,819.50}$

2. The fee will be recalculated when IHDA releases an updated list of Exempt and Non-Exempt Local Governments.

Analysis:

- The current fee in-lieu is \$104,500. In an effort to make this fee less burdensome, a fee of \$72,819.50 is proposed.

- The proposed calculation is based on providing a down payment for two affordable units, based on the affordable home price for St. Charles from IHDA's 2013 list of Exempt and Non-Exempt communities.
- The Housing Commission suggested this formula in order to equate the fee in-lieu to what could theoretically be done with the funds.
- One of the comments expressed by City Council was that the fee in-lieu should be lower than Housing Commission's initial suggestion of \$78,700.
- *See attached document for example fee-in lieu calculations.*

4. **Section 17.18.060 Density Bonus** – Remove limitations on applying the density bonus, including limitations on reducing the minimum lot area, reducing the minimum lot width, and increasing building coverage. If zoning district bulk requirements are met, the total number of units can exceed up to 120% of base density.

Analysis:

- The Density Bonus is meant to provide an offset to the developer for providing affordable units.
- Currently, one bonus unit is permitted for each affordable unit constructed, but the total number of dwelling units within the development cannot exceed 120% of the permitted base density. However, the additional restrictions for implementing the Density Bonus prove difficult to administer and make it less likely for the Density Bonus to be feasible.

5. **Section 17.18.065 Alternative Affordable Housing Plan** – A recommendation from the Housing Commission will be required before an Alternative Affordable Housing Plan can be approved by City Council. In order for a developer to be able to provide an Alternative Plan instead of units/fee in-lieu, at least one of the specified criteria must be met. These criteria are not proposed to change. Note that Council will not have the ability to waive the requirements of the IHO altogether; rather, they will continue to have the ability to allow for an alternate proposal, per this section. (See Section 17.18.065 for the existing criteria for when an Alternative Affordable Housing Plan is allowed).

Analysis:

- Currently, the IHO does not specify that the Housing Commission must review and make a recommendation on proposed Alternative Affordable Housing Plans. This change specifies that the Housing Commission must consider and make recommendations to City Council on such requests.

6. **Section 17.18.090 Maximum Price of Affordable Units**

- a. The explanation of this section (part A) has been simplified.

Analysis:

- The current language is unnecessary and complicates the explanation of this section related to staff-level administration.

- b. The length of the deed restriction requiring for-sale affordable units to remain affordable will be 15 years.

Analysis:

- Currently, affordable for-sale units must remain affordable and be sold to income-eligible buyers for seven years after the initial sale of the property to the first income-eligible buyer. The suggested period of 15 years will increase the amount of time that the unit must remain affordable.
- Rental units created as a result of the IHO will continue to be required to stay affordable in perpetuity.

- c. The “deferred payment mortgage lien” term will be replaced with “promissory note” and specify that the promissory note should not bear interest, and shall only be due upon sale of the affordable unit if the unit is not sold at the affordable price.

Analysis:

- The City Attorney suggested that the existing terminology of “deferred payment mortgage lien” is not appropriate, and should be changed to “promissory note”.
- The proposed language also clarifies the intent of this section; that if the affordable unit is not sold to an income-eligible buyer, the difference between the affordable purchase price and the fair market value of the unit must be returned to the City, although the promissory note shall not bear interest.

Legal Opinion

The City Attorney has reviewed the proposed amendments and has stated the amendments as proposed are acceptable.

VI. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing on the General Amendment on 9/22/15 and 10/20/15. The Commission voted 7-1 to approve the proposed changes to the Inclusionary Housing Ordinance. (The Plan Commission voted separately on whether to remove the Inclusionary Housing Ordinance from the Zoning Ordinance, which is listed as a separated item on the agenda.)

VII. ATTACHMENTS

- Affordable Housing Plan requirements and State Housing Appeals Board conditions for developer appeals from the *Affordable Housing Planning and Appeal Act: 2014 Non-Exempt Local Government Handbook*
- Q & A on the 2014 St. Charles Housing Affordability Analysis
- Example Fee-in Lieu Calculations
- Application for General Amendment, filed by staff 9/1/15

Affordable Housing Plan Requirements from IHDA's *Affordable Housing Planning and Appeal Act: 2014 Non-Exempt Local Government Handbook*

Affordable Housing Plans

From the date on the letter/email notifying a Non-Exempt Local Government of its status under AHPAA, the local administrators have 18 months from the date the Non-Exempt Local Government list was published to develop, approve and submit an Affordable Housing Plan to IHDA, consisting of at least the following components:

- Statement of the total number of affordable housing units that are necessary to exempt the local government from the operation of the Act, as defined in Section 15 and Section 20, and based on the numbers included in AHPAA Local Government Exemption Report, published by IHDA.
- Identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing, and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing, including a consideration of lands and structures of developers who have expressed a commitment to provide affordable housing and lands and structures that are publicly or semi-publicly owned.
- Incentives that the local government may provide for the purpose of attracting affordable housing to their jurisdiction.
- Selection of one of the following goals for increasing local affordable housing stock:
 - a minimum of 15% of all new development or redevelopment within the local government that would be defined as affordable housing in this Act;
 - a minimum of a 3 percentage point increase in the overall percentage of affordable housing within its jurisdiction, as defined in Section 20 of this Act;
 - a minimum of a total of 10% of affordable housing within its jurisdiction.

According to the law, Non-Exempt Local Governments must submit their Affordable Housing Plan to IHDA within 60 days of the initial local approval of the plan or approval of revisions.

State Housing Appeals Board conditions for developer appeals from IHDA's *Affordable Housing Planning and Appeal Act: 2014 Non-Exempt Local Government Handbook*

State Housing Appeals Board

AHPAA also assigns IHDA the responsibility of staffing the State Housing Appeals Board. The State Housing Appeals Board may hear appeals once the following conditions are met:

- A developer, believing there is a market for such housing, must obtain site control in a Non-Exempt Local Government and voluntarily come forward with a proposal that includes at least 20% of the dwelling units being subject to covenants or restrictions that require that the dwelling units be sold or rented at prices that preserve them as affordable housing for a period of at least 15 years, in the case of for-sale housing, and at least 30 years, in the case of rental housing.
- The developer's proposal must be denied, or approved with conditions that rendered the project infeasible.
- The developer must file an appeal with the State Housing Appeals Board within 45 days of the local government decision they wish to appeal. Initial pleadings filed by the developer must include the following (in paper or electronic copies):
 - a. a clear and concise statement of the prior proceedings (related to the proposed development) before all Approving Authorities, including the date of notice of the decision that the Affordable Housing Developer is appealing;
 - b. a clear and concise statement of the Affordable Housing Developer's objections to the Approving Authority's decision, indicating why the Affordable Housing Developer believes the application to develop Affordable Housing was unfairly denied, which may include an appeal of IHDA's determination of the exempt status of the Local Government as set forth in Section 395.401, or what conditions, if any, were imposed that the Affordable Housing Developer believes were unreasonable;
 - c. a clear and concise statement setting forth the relief sought;
 - d. the complete name and address of the Affordable Housing Developer for the purpose of service of papers in connection with the appeal;
 - e. the name and address of the attorney or attorneys representing the Affordable Housing Developer, if any; and
 - f. a complete copy of the application for the Affordable Housing Development, as it was submitted to the Approving Authority, including sufficient information to determine whether the proposal that is the subject of the appeal is Affordable Housing.

State Housing Appeals Board (Continued)

During the appeals process the developer must convince the State Housing Appeals Board that:

- the proposed Affordable Housing Development complies with all Non-Appealable Local Government Requirements*. The Affordable Housing Developer must prove these elements with respect to only those aspects of the project that are in dispute; or
- Non-Appealable Local Government Requirements have been applied differently to proposals that do not include Affordable Housing; or
- the Approving Authority has a pattern of denying applications to develop Affordable Housing; or
- the Approving Authority changed the zoning of an area regarding a specific Affordable Housing Development that, but for the change in zoning, is otherwise able to proceed, or has a pattern of changing zoning of an area in regards to Affordable Housing Developments that, but for the change in zoning, are otherwise able to proceed; or
- the Approving Authority unreasonably or intentionally delayed its decision regarding a specific Affordable Housing Development that, but for the lack of timely decision by the Approving Authority, is otherwise able to proceed, or has a pattern of unreasonably or intentionally delaying its decisions on applications for Affordable Housing Developments that, but for the lack of timely decisions of the Approving Authority, are otherwise able to proceed; or
- IHDA's determination that the Local Government is exempt from the Act is incorrect based on the counting protocols set forth in Section 20 of the Act and any written guidance published by IHDA; or
- any other unreasonable denial of the application for the Affordable Housing Development.

* "Non-Appealable Local Government Requirements": All essential requirements that protect the public health and safety, including any local building, electrical, fire or plumbing code requirements or those requirements that are critical to the protection or preservation of the environment. Zoning, density and bulk restrictions may count as Non-Appealable Local Government Requirements if the Board finds that they qualify under the Act's definition of Non-Appealable Local Government Requirements.

The local government, or approving authority, has equal opportunity to present evidence and defend itself against claims made by the appealing developer.

Q&A on the 2014 St. Charles Affordability Analysis

1. Why is City staff's affordable housing share determination different than IHDA's?

There are multiple reasons for the difference between City staff's finding of 23.1% affordable and IHDA's finding of 11.2% affordable, all of which are related to the data used for the calculations. These reasons include:

- **Median income:** Staff used median income adjusted for a four-person household (\$72,375), while IHDA used the overall area median income (\$61,045).
- **Home prices and rents:** Staff used Township Assessor data to determine the assessed market value of individual owner-occupied homes in St. Charles and actual collected rents from each apartment complex in the city. IHDA used 2011 US Census American Community Survey (ACS) 5-year estimates to determine home prices and rents.
- **Housing unit count:** Staff used Township Assessor data for this information, while IHDA used 2011 ACS 5-year estimates.
- **Property taxes:** Staff used a formula provided by IHDA in the 2004 AHPAA report to determine the affordable owner-occupied housing price. The property tax rate is built into this formula. IHDA used the median real estate taxes per month for all houses within St. Charles, based on 2011 ACS 5-year estimates, resulting in a monthly tax that is higher than would be expected for a house valued at a price affordable to a household at 80% AMI.

**Find an explanation of ACS 5-year estimate data at the end of this document.*

2. Why did City staff use this methodology?

Staff has utilized the same methodology to determine the City's affordable housing share since first performing the annual analysis in 2009. This methodology was derived from the **2004 Report on Affordable Housing Planning and Appeals Act** and was the methodology used by IHDA at that time to determine the affordable housing share for each community in Illinois.

3. What will happen if St. Charles falls below 10% affordable units?

If IHDA determines that St. Charles has less than 10% of housing units that are affordable, the City will be non-exempt from the Affordable Housing Planning and Appeals Act. As such, the City will be required to adopt and submit an Affordable Housing Plan within 18 months from the date the list is published. The Plan must consist of the following:

1. The number of affordable units needed to increase the affordable housing stock to 10%.
2. Identification of land and existing structures that are appropriate for the construction of affordable units.
3. Incentives the municipality may provide to attract affordable housing.
4. Selection of *one* of the following goals to increase the local affordable housing stock:
 - a. Minimum of 15% of all new development must be affordable
 - b. Minimum of a 3 percentage point increase in the overall percentage of affordable housing
 - c. Minimum of a total of 10% of affordable housing.

Also, the City will be subject to developer appeals to the State Housing Appeals Board (SHAB) should the City deny an affordable housing development. There are several conditions that must be met in order for the SHAB to hear appeals. In addition, the SHAB cannot hear an appeal until 60 months (5 years) have passed since a municipality is notified of its non-exempt status.

4. When will IHDA recalculate St. Charles' affordable housing share?

IHDA has stated that an updated listing of Exempt and Non-Exempt Local Governments will be released every five years, which will include each municipality's affordable housing share. We can expect the next update in 2018.

5. What implications does this information have for the Inclusionary Housing Ordinance?

In 2013, City Council determined that the Inclusionary Housing Ordinance could essentially be "turned off" based on staff's analysis that the City's affordable housing percentage was above 25%, as provided for in the ordinance. This means that currently, the City does not require new residential developments to create affordable units or provide a fee-in-lieu. Based on the current ordinance, the Inclusionary Housing requirements will be "turned on" when the percentage of affordable units has fallen below 15%.

If City Council continues to use staff's determination of the affordability share, the ordinance will remain "turned off" unless the percentage falls below 15%. However, City Council may consider using IHDA's affordable housing percentage for St. Charles (11.2%), resulting in the ordinance being "turned on" and in full effect.

Information on American Community Survey (ACS) Data:

IHDA utilized 2011 ACS 5-year estimates as the primary data source for their affordability share calculations.

Unlike Decennial Census data which provides an official count of the population and demographic information, ACS data is collected from a sample population every year to provide more up-to-date information on the social and economic characteristics of a community. Because ACS makes estimates based only on a sample of the population, ACS data has a greater margin of error than Decennial Census data.

ACS data relies on self-reported figures. The accuracy of this method may be particularly problematic for housing value data. Individuals provide what they think their house is worth. This data is likely less accurate than the local Township Assessor data used by City staff, which provides the actual assessed value of each owner-occupied housing unit in St. Charles.

Example Fee In-Lieu Calculations: Current Fee and Ordinance vs. Proposed Fee and Ordinance

Current fee in-lieu of \$104,500 per unit and current IHO provisions (assuming 11.2% affordable):

1-unit development:

Required set-aside is 5% of 1 units: $(1 \times .05) = 0.05$ unit

Fee in-lieu per unit = \$104,500

100% of the fee in-lieu is required based on sliding scale

$(1 \times .05) \times (\$104,500) = \mathbf{\$5,225}$

25-unit development:

Required set-aside is 10% of 25 units: $(25 \times .10) = 2.5$ units

Fee in-lieu per unit = \$104,500

100% of the fee in-lieu is required based on sliding scale

$(25 \times .10) \times (\$104,500) = \mathbf{\$261,250}$

100-unit development:

Required set-aside is 15% of 100 units: $(100 \times .15) = 15$ units

Fee in-lieu per unit = \$104,500

100% of the fee in-lieu is required based on sliding scale

$(100 \times .15) \times (\$104,500) = \mathbf{\$1,567,500}$

Proposed fee in-lieu of \$72,819.50 per unit & other proposed revisions to the IHO (assuming 11.2% affordable)

1-unit development:

Required set-aside is 5% of 1 units: $(1 \times .05) = 0.05$ unit

Fee in-lieu per unit = \$72,819.50

75% of the fee in-lieu is required based on sliding scale

$(1 \times .05) \times (\$72,819.50) \times (.75) = \mathbf{\$2,730.73}$

25-unit development:

Required set-aside is 10% of 25 units: $(25 \times .10) = 2.5$ units

Fee in-lieu per unit = \$72,819.50

75% of the fee in-lieu is required based on sliding scale

$(25 \times .10) \times (\$72,819.50) \times (.75) = \mathbf{\$136,536.56}$

100-unit development:

Required set-aside is 10% of 100 units: $(100 \times .10) = 10$ units

Fee in-lieu per unit = \$72,819.50

75% of the fee in-lieu is required based on sliding scale

$(100 \times .10) \times (\$72,819.50) \times (.75) = \mathbf{\$546,146.25}$

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

GENERAL AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>GA-Inclusionary Housing</u>
Project Number:	<u>2015</u> -PR- <u>020</u>
Application Number:	<u>2015</u> -AP- <u>032</u>



Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17), complete this application and submit it with all required attachments to the Planning Division.

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

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

Applicant:	Name	City of St. Charles	Phone	630-377-4443
	Address	2 E. Main St. St. Charles, IL 60174	Fax	630-377-4062
			Email	ejohnson@stcharlesil.gov

Attachment Checklist

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

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance (\$500)
- REIMBURSEMENT OF FEES AGREEMENT:**
An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**
Deposit of funds in escrow with the City. (For a General Amendment application only: \$1,000 deposit.)
- FINDINGS:** Fill out the attached form or submit responses on a separate sheet.

□ **WORDING OF THE REQUESTED TEXT AMENDMENT**

What is the amendment regarding?

Changes to Ch. 17.18 Inclusionary Housing, including relocation of Ch. 17.18 from
the Zoning Ordinance to a stand-alone Title of the City Code.

What sections are proposed for amendment?

Chapters(s): 17.18; 17.04; Appendix A

Section(s): Sections 17.18.010-17.18.140; Section 17.04.400.C; Sections 1, 5, 6, 7

The wording of the proposed amendment: Insert below or attached wording on a separate page.

See attached.

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.

Ellen Johnson
Applicant

9-1-15
Date

FINDINGS OF FACT – GENERAL AMENDMENT



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

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

See attached.

Amendment Description/Ordinance Section Number

Date

From the Charles Zoning Ordinance, Section 17.04.320.C:

In making its recommendation to grant or deny an application for a Zoning Text Amendment, the Plan Commission shall consider:

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

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

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

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

5. The extent to which the proposed amendment creates nonconformities.

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

Ch. 17.18 Inclusionary Housing

1. See attached for proposed revisions to Ch. 17.18 (revisions are proposed to Sections 17.18.020, 17.18.030, 17.18.040, 17.18.050, 17.18.060, 17.18.065, and 17.18.090)
2. Remove entire chapter from the Zoning Ordinance, Title 17 of City Code in order to place all Inclusionary Housing provisions in a stand-alone title of the City Code.

Ch. 17.04, Section 17.04.400.C

Remove this section, which states:

Limitations to Relief from the Minimum Requirements of the Zoning Ordinance. The provisions and requirements established in Chapter 17.18, entitled “Inclusionary Housing” are not eligible deviations through a proposed PUD.

Appendix A, Sections 1, 5, 6, 7

Under the Inclusionary Housing Summary checklist item, delete reference to “Ch. 17.18, Inclusionary Housing” and “section 17.18.050”. The appropriate chapter/section will be referenced once established.

Findings of Fact – General Amendment

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

The Comprehensive Plan states the following as a Residential Land Use Policy: “Maintain a diverse and affordable mix of housing types to allow St. Charles to continue to attract and retain facilities and residents.” The Inclusionary Housing Ordinance (IHO) is referenced as a means to “ensure that an adequate stock of affordable housing is, and remains, available in the City of St. Charles.” The Inclusionary Housing Ordinance will continue to require developers to provide a proportionate share of affordable housing or fee in-lieu thereof.

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

The proposed amendment will result in reinstatement of the Inclusionary Housing Ordinance, thereby helping to further affordable housing in the community. The provision of affordable housing is consistent with the intent of the Zoning Ordinance.

The purpose and intent of the IHO, as stated in Section 17.18.010, will remain the same when the provisions are relocated to a separate title in the City Code. Developers will continue to be required to provide a proportionate share of affordable housing in new residential developments, or pay a fee in-lieu of providing units.

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

The proposed amendment to the Inclusionary Housing Ordinance is both more workable than the existing text, as it will reduce the financial burden imposed on housing developers, and adds clarification to existing requirements.

The proposal regarding removal of the IHO from Title 17 will result in a more streamlined process for future changes to the IHO and reviewing Alternative Affordable Housing Plans. The Plan Commission will continue to advise Council on matters related to physical development, while the Housing Commission will be the only citizen advisory commission that makes a recommendation to Council regarding Alternative Affordable Housing Plans and changes to the IHO.

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

The proposed amendment will result in reinstatement of the IHO, meaning that either affordable units or fee in-lieu thereof must be provided for all new residential developments. The affordable units created as a result of the IHO will serve income-eligible households who may otherwise have difficulty obtaining housing in St. Charles. The fee in-lieu collected will be deposited into the Housing Trust Fund and will be used for eligible activities aimed at furthering housing affordability for residents.

Regarding removal of the IHO from the Zoning Ordinance, the Housing Commission is comprised of citizens that have expertise and familiarity in housing related issues. The Commission will continue to serve the public interest by working to maintain and increase the availability of affordable housing in the community and advising City Council in efforts to do so. Members of the public in attendance at

Housing Commission meetings are granted the right to address the Commission under the Open Meetings Act.

5. The extent to which the proposed amendment creates nonconformities.

The amendment will not create nonconformities. The IHO, no matter its location within the City Code, does not impact existing development and does not regulate the physical development of property.

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

The IHO provisions will continue to apply to all new residential development regardless of the zoning district in which the development is located.

Chapter 17.18
Title & Chapter TBD

INCLUSIONARY HOUSING

Sections:

17.18.010	Purpose and Intent
17.18.020	Definitions
17.18.030	Applicability
17.18.040	Affordable Units Required
17.18.050	Fee in Lieu of Affordable Units
17.18.060	Density Bonus
17.18.065	Alternative Affordable Housing Plan
17.18.070	Development Cost Offsets
17.18.080	Location, Phasing and Design
17.18.090	Maximum Price of Affordable Housing Units
17.18.100	Ownership and Occupancy of Affordable Units
17.18.110	Development Applications
17.18.120	Affordable Housing Agreement and Documents
17.18.130	Implementation
17.18.140	Enforcement

17.18.010 Purpose and Intent

To provide Affordable Dwelling Units within new residential developments by requiring Developers to provide a proportionate share of affordable housing, or fees in lieu thereof, to ensure that an adequate stock of affordable housing is, and remains, available in the City of St. Charles. While this Chapter provides specific alternatives to the production of on-site affordable Dwelling Units, the intent and preference of this Chapter is for the provision of affordable Dwelling Units constructed on site and privately produced, owned, and managed.

17.18.020 Definitions

The following words and phrases shall have the meanings set forth in this Section. Words and phrases not defined in this Section, but defined elsewhere in the St. Charles Municipal Code, shall have the meanings set forth therein. In the event that a word or phrase is not defined, it shall have the common and ordinary meaning ascribed thereto. In interpreting the provisions of this Chapter, in the event there is a conflict between a definition in this Section and one found elsewhere, the definition in this Section shall apply.

- A. Affordable Housing: Housing that has a sales price or rental amount that is within the means of an “Eligible Household” as defined herein. In the case of Dwelling Units for sale, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of Dwelling Units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.
- B. Affordable Unit: A Dwelling Unit of Affordable Housing that satisfies the requirements of this Chapter.
- C. Affordable Housing Agreement: Any agreement between the City and an Applicant as required by Section 17.18.120 of this Chapter.

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- D. Applicant: Any Developer who applies to the City to receive approval of a Residential Development pursuant to this Chapter.
- E. Area Median Income (AMI): The median income level for the Chicago Primary Metropolitan Statistical area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.
- F. Base Density: The number of Dwelling Units permitted to be constructed on a parcel in conformance with the requirements of the Zoning District in which it is located, prior to applying any applicable density bonus.
- G. Developer: Any person, firm, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities that develops a dwelling or units, not including any governmental entity or a Housing Provider as defined herein.
- H. Director: The Director of the Community and Economic Development Department, or his or her designee.
- I. Dwelling Unit: A Dwelling Unit as defined in Chapter 17.30, "Definitions", of the St. Charles Zoning Ordinance. For purposes of this Chapter, the term Dwelling Unit includes Affordable Units and Market Rate Units.
- J. Eligible Household: A household with an income at or below eighty percent (80%) of the Area Median Income (AMI) for for-sale units and at or below sixty percent (60%) of the AMI for rental units, based on the size of the household.
- K. Housing Provider: An entity approved by the City of St. Charles to develop, manage or own Affordable Dwelling Units.
- L. Market Rate Units: All Dwelling Units in a Residential Development that are not Affordable Units as defined herein.
- M. Residential Development: The establishment of one or more Dwelling Units in any of the following instances:
 - 1. Construction of one or more Dwelling Units pursuant to a final Plat of Subdivision, where the Preliminary Plan is approved by the City Council after the effective date of this Chapter.
 - 2. Construction of one or more Dwelling Units within a Planned Unit Development, where the Preliminary PUD Plan is approved by the City Council after the effective date of this Chapter.
 - 3. Construction of one or more Dwelling Units on a lot created after February 15, 2008 by means other than a Plat of Subdivision or Planned Unit Development, including but not limited to a division conforming to the Statutory Plat Act Exemptions.
 - 4. Issuance of a building permit for a new Dwelling Unit following demolition of a Dwelling Unit on the lot, when: ~~a) the new Dwelling Unit is not intended to be occupied by the same household or individual that occupied the Dwelling Unit that was demolished, and b) [Moved to 17.18.030.C] the last sale price prior to demolition of the Dwelling Unit was at or below the price of an Affordable Unit with the same number of bedrooms; if the last sale occurred more than two years prior to demolition, then the equalized market value assigned by the Township Assessor as of the date of demolition shall be used.~~
 - 5. Issuance of a building permit for alteration of an existing building, in whole or in part, that increases the number of Dwelling Units from the number that existed prior to its alteration.

17.18.030 Applicability

- A. The provisions of this Chapter shall apply to any Residential Development, as defined herein. Residential Developments undertaken in phases, stages, or otherwise constructed in distinct parts by one or more developers, but which are located within the same Planned Unit Development or Subdivision, or which are otherwise approved as a whole, shall be considered a single Residential Development.
- B. Notwithstanding the preceding paragraph, the construction of new Affordable Units and the payment of fee in-lieu of Affordable Units shall be adjusted to account for the percentage of affordable housing in St. Charles as determined by the Director of Community and Economic Development. The rates of adjustment shall be as follows:

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Percentage of Affordable Housing	Percentage of Affordable Units Required
13.75% - 10% or less	100%
13.76% to 17.5% 10.01% to 13.33%	75%
17.51% to 21.25% 13.34% to 16.66%	50%
21.26% to 24.99% 16.67% to 19.99%	25%
25% or greater 20% or greater	0%

No Affordable Units shall be required for any new Residential Development following a determination by the Director that the percentage of the total number of Dwelling Units within the City of St. Charles that are Affordable Units is ~~25% - 20%~~ or greater. Thereafter, the provisions of this Chapter shall apply following a determination by the Director that the percentage of Dwelling Units within the City of St. Charles that are Affordable Units has fallen below ~~15% - 20%~~. The Director shall utilize the affordable housing share provided by the Illinois Housing Development Authority (IHDA) in the most recent Affordable Housing Planning and Appeal Act: Report on Statewide Local Government Affordability to determine the percentage of Dwelling Units within the City that are Affordable Units.

(Ord. 2013-Z-3 § 3.)

- C. The requirements of this Chapter shall not apply in ~~either of~~ the following instances:
1. Moving a building containing one or more Dwelling Units from one location to another within the City.
 2. Construction of a single Dwelling Unit on a lot that was of record prior to February 15, 2008 and upon which no Dwelling Unit or part thereof has existed for a period of ten years or more prior to issuance of a building permit.
 - ~~3. Upon issuance of a building permit for a new Dwelling Unit following demolition of a Dwelling Unit on the lot, when the new Dwelling Unit is intended to be occupied by the same household or individual that occupied the Dwelling Unit that was demolished, and the demolition occurred more than one (1) year after the date of purchase by said household or individual.~~
 - ~~4. When a Dwelling Unit is destroyed by fire or other casualty or act of God, by any means not within the control of the property owner or tenant.~~

17.18.040 Affordable Units Required

- A. General requirement. Affordable Units, and/or a fee in lieu thereof, shall be required for every Residential Development. The number of Affordable Units required for a Residential Development shall be a percentage of the total number of Dwelling Units to be constructed within the Residential Development, but not including any bonus Market Rate Units permitted by Section 17.18.060. The minimum requirement shall be calculated as follows:
- ~~* 1 to 10 Dwelling Units: 5 percent~~
 - ~~* 11 to 50 Dwelling Units: 10 percent~~
 - ~~* More than 50 Dwelling Units: 15 percent~~
 - * 1 to 15 Dwelling Units: 5 percent
 - * More than 15 Dwelling Units: 10 percent
- B. Calculation. In the event that the calculation of the number of required Affordable Units results in a fraction, the following rules shall apply: For that portion of the requirement that is to be satisfied by the construction of Affordable Units, the fraction shall be rounded to the nearest whole number; a fraction of exactly ½ shall not be counted as a required Affordable Unit. For that portion of the

requirement that is to be satisfied by payment of a fee in-lieu, any fraction shall be used in calculating the total fee in lieu to be paid by the Developer.

17.18.050 Fee In-Lieu of Affordable Units

- A. General Applicability. The City Council may permit the Applicant to pay a fee in-lieu of constructing some or all of the required Affordable Units within a Residential Development. ~~in conformance with the following criteria:~~
 - ~~* For a Residential Development with 1 to 10 Dwelling Units: Fee in lieu is acceptable.~~
 - ~~* For a Residential Development with 11 to 50 Dwelling Units: A minimum of fifty percent (50%) of the requirement (but not less than one Dwelling Unit) shall be met by constructing Affordable Units on-site and a maximum of fifty percent (50%) of the requirement may be met by payment of a fee in-lieu of Affordable Units.~~
 - ~~* For a Residential Development with 50 or more Dwelling Units, the entire requirement shall be met by constructing Affordable Units on-site, except that up to a maximum of fifty percent (50%) of the requirement may be met by payment of a fee in-lieu of Affordable Units if the Applicant demonstrates to the satisfaction of the City Council, following a review and recommendation by the Housing Commission, that developing 100% of the Affordable Units on-site would create a significant hardship or that the alternate means of compliance will afford a comparable level of affordable housing opportunities in the City.~~
- B. Amount of Fee In-Lieu Per Unit. The amount of the per-unit fee in-lieu of Affordable Units shall be determined ~~annually~~ by the City Council. ~~The amount of the per unit fee in-lieu shall be related to the cost of providing an Affordable Unit. Commencing October 1, 2010 the fee shall be one hundred four thousand five hundred dollars (\$104,500.00) for each required Affordable Unit. Said fee shall remain in effect until the City Council passes a new determination. The amount of the per unit fee in-lieu shall be related to the cost of providing a downpayment of 25% for two Affordable Units. The amount of the per unit fee in-lieu shall be calculated as the affordable home sale price for St. Charles as determined by IHDA to calculate St. Charles' affordable housing share in the most recent Affordable Housing Planning and Appeal Act: Report on Statewide Local Government Affordability, multiplied by two (2), multiplied by 0.25. Commencing [date of ordinance adoption] the fee shall be \$72,819.50 for each required Affordable Unit. The calculation of this fee is as follows: \$145,639 x 2 x 0.25 = \$72,819.50. Said fee shall remain in effect until IHDA releases an updated Report on Statewide Local Government Affordability.~~ (Ord. 2010-Z-16 § 2.)
- C. Calculation of Total Fee In-Lieu. For purposes of determining the total fee in-lieu payment amount, the per unit fee in-lieu shall be multiplied by the required number of Affordable Units, including any fractional units, as provided in Section 17.18.040.
- D. Payment of Fee In-Lieu. All fee in-lieu payments due under the provisions of this Chapter shall be paid at the time of issuance of the first building permit for the Residential Development, or as otherwise approved by the City Council in the Affordable Housing Agreement.

17.18.060 Density Bonus

- A. When Density Bonus is Allowed. A density bonus shall be permitted when Affordable Units are constructed within the Residential Development in accordance with Section 17.18.040 (A). One bonus Dwelling Unit shall be permitted for each Affordable Unit constructed within the Residential Development; however, in no event shall the total number of Dwelling Units constructed within the Residential Development exceed one hundred twenty percent (120%) of the Base Density.
- ~~B. Implementation of Density Bonus. In implementing any density bonus allowed by this Chapter, the following requirements of the Zoning Ordinance may be varied without additional justification, but not by more than the specified percentages:~~
 - ~~1. Reduction of required minimum lot area by not more than 20%, or the percentage by which the total number of Dwelling Units constructed within the Residential Development exceeds the Base Density, whichever is less.~~

- ~~2. Reduction of required minimum lot width by not more than 20%, or the percentage by which the total number of Dwelling Units constructed within the Residential Development exceeds the Base Density, whichever is less.~~
- ~~3. Increase of the allowable building coverage on a lot by not more than 20%, or the percentage by which the total number of Dwelling Units constructed within the Residential Development exceeds the Base Density, whichever is less.~~

17.18.065 Alternative Affordable Housing Plan

A. Alternative Affordable Housing Plan Criteria

As an alternative to compliance with the provisions of Section 17.18.040 or Section 17.18.050, the Developer may request the City Council to approve, concurrent with the approval of the overall development and after receiving a recommendation from the Housing Commission, one or more of the alternatives listed in Section 17.18.065.B. The City Council shall not approve an Alternative Affordable Housing Plan unless the Developer demonstrates and the City Council finds in the affirmative that the Alternate Affordable Housing Plan is justified based on one or more of the following criteria:

1. A demonstrated financial hardship exists that is not of the developer’s own making. Items to be considered shall include but shall not be limited to:
 - a. The financial hardship must be equal to or greater than 10% of the total project cost and purchase price, but cannot include any costs incurred as part of the normal and orderly development of the property.
 - b. Environmentally sensitive or natural areas to be protected are equal to or greater than 20% of the total development site area (not including stormwater retention/detention facilities or park sites related to the construction of the project).
2. The development site does not allow for the density bonus as stated in Section 17.18.060 due to limitations on development capacity. Items to be considered shall include but shall not be limited to:
 - a. Insufficient water or sewer utility capacities.
 - b. Unique parcel configurations shall include but shall not be limited to steep slopes above an 8% grade or irregular shaped parcels that create unbuildable areas equal to or greater than 20% of the development site.
3. The development will fulfill an alternative City Policy or goal such as redevelopment of a vacant, underutilized, or blighted parcel that cannot otherwise be readily redeveloped and comply with all other applicable requirements.
4. The creation of the Alternative Affordable Housing Plan represents an equal or greater opportunity to create Affordable Housing in the City. Examples of these greater opportunities shall include but shall not be limited to:
 - a. Providing units below the maximum affordability thresholds established by Illinois Housing Development Authority for rental or owner-occupied units. (Example: Pricing rental units at or below 50% of area median income)
 - b. Providing offsite affordable units in vacant or foreclosed homes.
 - c. Providing affordable units for a period of time longer than the seven year minimum affordable period stated in Section 17.18.090 Maximum Price of Affordable Units.

B. Alternative Affordable Housing Plan

For instances in which the Developer is requesting to utilize an Alternative Affordable Housing Plan, the Developer shall submit the proposed Alternative Affordable Housing Plan. This plan shall detail the Developer’s course of action chosen to create Affordable Housing opportunities in St. Charles. This plan is required to be submitted in writing and must detail how the Alternative Affordable Housing Plan fulfills the criteria listed in Section 17.18.065.A.

One or more of the following options shall be utilized by the Developer:

1. External Funding Sources – The Developer will apply for grants, tax credits, and/or any other applicable funding mechanism each year that the project is under construction. These funds

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will be used to subsidize the costs associated with the construction of onsite or offsite Affordable Housing Units.

- 2. Purchase Offsite Units – The Developer shall purchase for-sale or foreclosure properties and then sell or rent them at the established Affordable Housing price.
- 3. Construction of a portion of the required Affordable Units onsite and/or payment of a portion of the required fee in-lieu, and any combination of the two options listed above.

(Ord. 2013-Z-3 § 4.)

17.18.070 Development Cost Offsets.

An Applicant that fully complies with the requirements of this Chapter, including any rules or regulations promulgated thereunder, shall, upon written request to the City, receive a waiver of all building permit, demolition, and plan review fees required by Title 15 of the St. Charles Municipal Code, sewer and water connection fees required by Title 13 of the St. Charles Municipal Code, and cash contributions (when required in lieu of park and school land dedications) as required by Title 16 of the St. Charles Municipal Code, but only relative to the required Affordable Units constructed within the Residential Development.

17.18.080 Location, Phasing and Design.

Affordable Units shall be integrated into the Residential Development by location, construction phasing, and design as described below. Waivers or variances as to the location, construction phasing, or appearance of Affordable Units may be granted by the City Council following a review and recommendation by the Housing Commission, based on supporting evidence that demonstrates that said waiver(s) or variance(s) will further affordable housing opportunities to an equal or greater extent than compliance with otherwise applicable requirements, or that integrating the Affordable Units will create a hardship.

- A. Location of Affordable Units. Affordable Units shall be dispersed among the Market-Rate Dwelling Units throughout the Residential Development
- B. Phasing of Permits. The Affordable Units shall be constructed concurrently with the Market-Rate Units within the Residential Development. Building and occupancy permits for Market-Rate Units shall be issued only if building and occupancy permits, respectively, for the required Affordable Units have been issued in accordance with the following schedule:

Market-Rate Units (%)	Affordable Units (%)
Up to 50%	At least 30%
Up to 75%	At least 60%
100%	100%

- C. Exterior Appearance. The exterior appearance of the Affordable Units in any Residential Development shall be visually compatible with the Market-Rate Units in the development. External building materials and finishes shall be substantially the same in type and quality for Affordable Units as for Market-Rate Units.
- D. Interior Appearance and Finishes. Affordable Units may differ from Market-Rate Units with regard to interior finishes and gross floor area, provided that:
 - 1. Bedroom Mix. The number of bedrooms per Dwelling Unit in the Affordable Units within the Residential Development shall be in equal proportion to the number of bedrooms per Dwelling Unit in the Market-Rate Units within the Residential Development. This provision is not intended to require the same floor area in Affordable Units as compared to Market-Rate Units.

2. Energy Efficient Improvements. Affordable Units and Market-Rate Units shall have the same type and quality of improvements related to energy efficiency, including plumbing, insulation, windows, and heating and cooling systems.

17.18.090 Maximum Price of Affordable Units

- A. Affordability Controls; Waivers. All Affordable Units developed in accordance with this Chapter shall be subject to ~~affordability controls and resale~~ restrictions as provided in this section herein; ~~unless the property owner is granted a waiver by the City Council based upon supporting market-related evidence of undue hardship on the owner of the Affordable Unit or rental property~~ [Moved to 17.18.090.B.2]. ~~The Director of Community and Economic Development shall prepare or cause to be prepared detailed requirements, procedures, forms and documents to implement this Section. These requirements, procedures, forms and documents shall be subject to the approval of the City Council.~~
- B. For-Sale Affordable Units. Affordable Units shall be offered for sale in conformance with the following principles:
 1. The ~~initial~~ sale of Affordable Units to the first purchaser shall be governed by the following:
 - a. Affordable Units shall be offered for sale at a maximum price that is affordable to an Eligible Household based on household size in accordance with paragraph D of this Section, using the limits established annually by the Illinois Housing Development Authority (IHDA).
 - b. The property shall be subject to a deed restriction or other suitable instrument limiting the maximum sale price of the property for a period of seven-fifteen years, and specifying the conditions under which title to the property may be transferred to an entity other than an Eligible Household, including but not limited to transfer of title to heirs.
 - c. ~~The purchaser shall execute a deferred payment mortgage lien in favor of the City, in the amount of the difference between the price paid by the purchaser for the Affordable Unit and its market value, at an interest rate comparable to that which is available for a fixed rate, 30-year mortgage. The purchaser shall execute a promissory note in favor of the City in an amount equal to the difference between the purchase price for the Affordable Unit and its fair market value as determined by a licensed appraiser. Said promissory note shall be non-interest bearing and shall be secured by a Mortgage on the property. Said promissory note shall be due upon the sale of the Affordable Unit, unless the Affordable Unit is sold in accordance with Section 17.18.090.2. The City shall subordinate the Mortgage to that of the primary lender.~~
 2. Subsequent sales of Affordable Units during the first seven fifteen years following the initial sale shall be governed by following, unless the property owner is granted a waiver by the City Council based upon supporting market-related evidence of undue hardship on the owner of the Affordable Unit:
 - a. The maximum sale price shall be the initial sale price plus 1) appreciation in the property's value, but not to exceed the increase in the IHDA affordability limit; 2) an allowance for the cost of repair and/or replacement of heating, electrical, plumbing, roofs, and structural elements necessary to address safety of the occupants or integrity of the structure.
 - b. The seller shall receive a percentage of the Affordable Unit's appreciation in value up to the IHDA affordability limit, where the percentage is the original purchase price divided by the market value of the Unit at the time of the seller's original purchase, and the amount of appreciation is the difference between the original purchase price and the price at the time of sale. The remainder of the allowable appreciation shall be deposited into the Housing Trust Fund or other fund devoted to providing affordable housing.
 - c. ~~The purchaser shall execute a deferred payment mortgage lien in favor of the City, in the amount of the difference between the price paid by the purchaser for the Affordable Unit and its market value, at an interest rate comparable to that which is available for a fixed rate, 30-year mortgage. The purchaser shall execute a promissory note in favor of the City in an amount equal to the difference between the purchase price for the~~

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Affordable Unit and its fair market value as determined by a licensed appraiser. Said promissory note shall be non-interest bearing and shall be secured by a Mortgage on the property. Said promissory note shall be due upon the sale of the Affordable Unit, unless the Affordable Unit is sold in accordance with Section 17.18.090.2. The City shall subordinate the Mortgage to that of the primary lender.

- 3. Subsequent sales of Affordable Units after the initial ~~seven~~ fifteen -year period shall be governed by the following:
 - a. If the sale price does not exceed the initial sale price plus 1) appreciation in the property’s value, not to exceed the increase in the IHDA affordability limit; and 2) an allowance for the cost of repair and/or replacement of heating, electrical, plumbing, roofs, and structural elements necessary to address safety of the occupants or integrity of the structure, then the seller shall not be required to pay the ~~promissory note deferred payment second mortgage~~, but the buyer shall execute a ~~promissory note deferred payment mortgage lien~~ in favor of the City, in an amount equal to the difference between the purchase price for the Affordable Unit and its fair market value as determined by a licensed appraiser. Said promissory note shall be non-interest bearing and shall be secured by a Mortgage on the property. the amount of the difference between the price paid for the Affordable Unit and its market value.
 - b. If the sale price is at market value or otherwise in excess of that described in the preceding paragraph 3) a), the full amount of the ~~promissory note deferred payment mortgage lien~~ shall be payable to the City, but the Buyer is not required to execute a ~~promissory note deferred payment mortgage lien~~. Once the ~~promissory note mortgage lien~~ is paid, all restrictions of this Chapter applicable to the Affordable Unit, including its designation as such, shall cease.
 - c. So long as the property is designated as an Affordable Unit, the seller shall receive a percentage of the appreciation in the property’s value, whether sold at market value or less than market value. The percentage shall be equal to the seller’s original purchase price divided by the market value of the Unit at the time of the seller’s original purchase, discounted by 50%. The ~~promissory note lien~~ payment, plus the percentage of appreciation not received by the seller, shall be deposited into the Housing Trust Fund or other fund devoted to providing affordable housing.

- C. For-Rent Affordable Units. The maximum gross rent (including a utility allowance for utilities not provided with the rent) for Affordable Units offered for rent shall be calculated using the gross rent limits established annually by the Illinois Housing Development Authority on the basis of thirty percent (30%) of gross monthly income at fifty percent (50%) to sixty percent (60%) of AMI, based on household size in accordance with paragraph D of this Section. The net rent charged by the owner shall not exceed the maximum gross rent minus a utility allowance for any utilities to be paid separately by the tenant. All Affordable Units shall be offered at not more than the maximum rent calculated in accordance with this paragraph in perpetuity or as long as permissible by law.
- D. Household Size. In calculating the maximum sale and rental prices of Affordable Units, the following relationship between the number of bedrooms per unit and household size shall apply:

<u>Size of units:</u>	<u>Affordable for:</u>
Efficiency units:	1-person household
One-bedroom units:	2-person household
Two-bedroom units:	3-person household
Three-bedroom units:	4-person household
Four-bedroom and larger units:	5-person households and larger

- E. Sale or Rental to Housing Providers. Every Affordable Unit required by this Chapter shall be offered for sale or rental to an Eligible Household as a primary resident, except for units purchased by Housing Providers. Housing Providers designated by the City of St. Charles shall have the right, but

not the obligation, to purchase any for-sale Affordable Units, but only for the purpose of reselling to an Eligible Household.

17.18.100 Ownership and Occupancy of Affordable Units.

Owner-occupied Affordable Units shall only be sold to and occupied by Eligible Households. Affordable Units that are rented shall only be rented to and occupied by Eligible Households. Subletting of Affordable Units shall not be permitted. Priority will be given to Eligible Households where one or more members live or work in St. Charles, and to employees of the City of St. Charles, the St. Charles Park District, and Community Unit School District No. 303, regardless of their initial place of residence, to the extent permitted by law.

1. Increase in Annual Income for Owner-Occupied Affordable Units. If a Household's gross income increases above the maximum Eligible Household income level for a household of its size, the Household may continue to own and occupy the Affordable Unit, but the Affordable Unit shall otherwise remain subject to the limitations set forth in Section 17.18.090.
2. Increase in Annual Income for Renter-Occupied Affordable Units. If a Household's gross income increases above the maximum Eligible Household income level for a household of its size, the Household may continue to lease and occupy the Affordable Unit, and renew said lease, but the Affordable Unit shall otherwise remain subject to the limitations set forth in Section 17.18.090.

17.18.110 Development Applications.

As part of the application for approval of a Residential Development, the Applicant shall submit information describing how the Residential Development will comply with the requirements of this Chapter. The Director of Community and Economic Development may require any or all of the following to be submitted for review:

1. The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
2. Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
3. A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
4. Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.
5. Alternative Affordable Housing Plan Submittal Requirements
 - a. The applicant shall submit a financial statement or pro-forma including the following:
 - i. Purchase price of the property.
 - ii. Identification of the financial hardship and cost estimates associated with absorbing and/or remediating the identified hardship.
 - iii. All non-hardship development costs and expected profits.
 - b. Application for External Funding Sources
 - i. An action plan clearly identifying the external funding sources that will be applied for during the construction phase and frequency of application to each funding source. The Action Plan shall clearly demonstrate that the project is eligible for the funding source that will be utilized.
 - ii. Commit to providing a copy of all grant applications at the same time the application is submitted to the funding authority.
 - iii. State the number of Affordable Units targeted to be affordable.
 - iv. Include documentation and plans regarding locations of Affordable Units and Market-Rate Units onsite or offsite, and their exterior appearance, materials, and finishes should external funding be awarded.
 - c. Purchase and Resale of Offsite Units

- i. An action plan or market study identifying the number of offsite units planned for purchase, the location of available offsite units, and purchase price of these units.
- ii. Any supplemental information necessary to support the proposed plan such as, anticipated cost of renovations for offsite properties.
- iii. The expected timing for the purchase of offsite units.
- iv. Commit to submitting a copy of the home inspection report to the City for review. This report shall include the following:
 - Identification of the age and condition of all major systems (plumbing, HVAC, electrical, and structural)
 - Identification and condition of all major appliances
 - The Developer shall provide a copy of this inspection report to the affordable household who has signed a contract to purchase the unit
 - As part of this report the Developer shall submit a list of all necessary repairs that the Developer proposed to perform before the offsite unit is resold to an Eligible Household.

(Ord. 2013-Z-3 § 5.)

17.18.120 Affordable Housing Agreement and Documents

Prior to issuance of a building permit for any Residential Development, the Applicant shall have entered into an Affordable Housing Agreement with the City. Said agreement shall set forth the commitments and obligations of the Applicant, including but not limited to the number, timing and location of the required Affordable Units, and/or the amount and payment schedule for any fee in lieu thereof, to ensure that the provisions of this Chapter are met. The Applicant shall execute any and all documents deemed necessary by the City, including without limitation, restrictive covenants and other related instruments, to ensure the continued affordability of the Affordable Units in accordance with this Chapter.

17.18.130 Implementation.

The Director [of Community and Economic Development](#) or Director's designee shall promulgate regulations and forms as may be necessary for the implementation of this Chapter. Said regulations shall be reported to the Housing Commission and City Council.

17.18.140 Enforcement.

- A. The provisions of this Chapter shall apply to all agents, successors and assignees of an Applicant.
- B. The City of St. Charles may institute injunction, mandamus, or any other appropriate legal actions or proceedings for the enforcement of this Chapter. In addition, any person, firm, or entity, whether as principal, agent, employee or otherwise, violating or causing the violation of any of the provisions of this Chapter, shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable for each offense by the payment of a fine of not more than \$750.00 dollars per day. Such person, firm, or entity shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this Chapter is commenced, continued, or permitted by such person, firm, or entity, and shall be punishable as herein provided.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Inclusionary Housing Ordinance (General Amendment to City Code Title 17, Zoning Ordinance, Ch. 17.18 “Inclusionary Housing”): Recommendation regarding a proposal to remove the Inclusionary Housing Ordinance from the Zoning Ordinance for the purpose of placing the provisions in a stand-alone Title of the Municipal Code
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (11/9/15)		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:

Proposed is relocation of the Inclusionary Housing Ordinance (Ch. 17.18 of the Zoning Ordinance) from the Zoning Ordinance to a stand-alone Title of the Municipal Code. The Inclusionary Housing provisions would continue to apply to all residential development.

Upon a recommendation from the Housing Commission, staff is proposing relocation of the Inclusionary Housing Ordinance based on the following:

- Removing the IHO from the Zoning Ordinance will provide City Council with greater flexibility in determining how a proposed development may meet the requirements.
- The IHO is not directly related to zoning. The Zoning Ordinance governs the physical form of development, while the IHO relates to the cost of residential units.
- The location of the IHO within the Zoning Ordinance requires affordable housing proposals and amendments to the IHO to be reviewed by both the Housing Commission and the Plan Commission, although the Housing Commission is specifically tasked with advising City Council on housing-related policy.

Plan Commission Review

The Plan Commission held a public hearing for the proposal on 9/22/15 and 10/20/15. The Commission voted 7-1 to recommend denial, based on several concerns as detailed in the Staff Memo. In summary:

- A public hearing will no longer be part of the process for amending the IHO.
- The purpose and intent of the Zoning Ordinance includes issues related to affordable housing.
- Since the Plan Commission’s purview is land use, the Plan Commission should be involved in identifying land appropriate for affordable housing, if the City falls below 10% affordable and is required to submit an Affordable Housing Plan to the state.
- Having both the Housing Commission and Plan Commission involved in administration of the IHO provides City Council with two bodies that are well-informed about housing policy.

Attachments: *(please list)*

Plan Commission Resolution, Staff Memo

Recommendation / Suggested Action *(briefly explain):*

Recommendation regarding a proposal to remove the Inclusionary Housing Ordinance from the Zoning Ordinance for the purpose of placing the provisions in a stand-alone Title of the Municipal Code

<i>For office use only:</i>	<i>Agenda Item Number: 4a-2</i>
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City of St. Charles, Illinois
Plan Commission Resolution No. 19-2015

**A Resolution Recommending Denial of a General Amendment to Chapter 17.18 “Inclusionary Housing”, Chapter 17.04 “Administration”, Section 17.04.400 “Planned Unit Developments – Purpose and Requirements” and Appendix A “Application Checklists”
(Removal of Ch. 17.18 “Inclusionary Housing” from the Zoning Ordinance for the purpose of placing the provisions in a stand-alone Title of the Municipal Code)**

Passed by Plan Commission on October 20, 2015

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for amendments to Title 17, “Zoning”; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for a General Amendment to Chapter 17.18 “Inclusionary Housing”, Chapter 17.04 “Administration”, Section 17.04.400 “Planned Unit Developments – Purpose and Requirements” and Appendix A “Application Checklists” (Removal of Ch. 17.18 “Inclusionary Housing” from the Zoning Ordinance for the purpose of placing the provisions in a stand-alone Title of the Municipal Code); and

WHEREAS, in accordance with Section 17.04.320.C, the Plan Commission has considered the following criteria for General Amendment:

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

N/A.

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

The proposed amendment is not consistent with the stated Purpose and Intent of Title 17, the Zoning Ordinance. The Purpose and Intent of the Zoning Ordinance includes issues pertaining to the provision of affordable housing, such as: “Promoting the public health, safety, comfort, convenience and general welfare”; “Preserving and enhancing the quality of life for residents”; and “Implementing the goals of the St. Charles Comprehensive Plan”.

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

The Plan Commission does not support the proposed change in policy to remove the Inclusionary Housing Ordinance from the Zoning Ordinance for the reasons stated in the responses to these criteria. In addition, because land use is under the purview of the Plan Commission, the Plan Commission should be involved in creation of an Affordable Housing Plan to assist in identifying locations for construction of affordable housing, if the City is required to submit such a plan to the Illinois Housing Development Authority in the future.

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

The proposed amendment would not be in the public interest, because a public hearing would no longer be required for making changes to the Inclusionary Housing Ordinance. The Plan Commission would no longer provide input related to affordable housing considerations, which would eliminate the involvement of a second City commission that could advocate for affordable housing.

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

N/A.

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

N/A.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council denial of a General Amendment to Chapter 17.18 “Inclusionary Housing”, Chapter 17.04 “Administration”, Section 17.04.400 “Planned Unit Developments – Purpose and Requirements” and Appendix A “Application Checklists” (Removal of Ch. 17.18 “Inclusionary Housing” from the Zoning Ordinance for the purpose of placing the provisions in a stand-alone Title of the Municipal Code).

Roll Call Vote:

Ayes: Wallace, Kessler, Doyle, Pretz, Spruth, Schuetz, Macklin-Purdy

Nays: Holderfield

Absent: Frio

Motion Carried: 7-1

PASSED, this 20th day of October 2015.

Chairman
St. Charles Plan Commission

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Memo

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

FROM: Ellen Johnson, Planner

RE: Proposal to remove the Inclusionary Housing Chapter from the Zoning Ordinance and relocate the provisions to another Title of the City Code

DATE: November 3, 2015

In addition to the proposed amendments to Ch. 17.18 “Inclusionary Housing” (the Inclusionary Housing Ordinance), also proposed is removing the Inclusionary Housing Ordinance from the Zoning Ordinance for the purpose of placing the Inclusionary Housing provisions in a stand-alone title of the City Code.

The basis for removing the IHO from the Zoning Ordinance is as follows:

- City Council provided direction at the Council Retreat in June stating preference for the Inclusionary Housing Ordinance to function similarly to the School and Park District land/cash ordinance, in that City Council would like flexibility in determining how the Inclusionary Housing requirements may be met for a given development. The location of the IHO outside of the Zoning Ordinance would provide more flexibility for doing so.
- The Zoning Ordinance governs the physical form of development. The IHO does not relate to the configuration of development, only to the cost of units.
- Due to the fact that the IHO is located within the Zoning Ordinance, the Plan Commission must review developments for compliance with the IHO as part of the development review process, adding complexity to the development approval process. Also, the Plan Commission’s charge is to review the physical development of property, regardless of the residential unit cost of a particular development.
- Similarly, because the IHO is located within the Zoning Ordinance, in order to amend the IHO, a General Amendment application must be filed. As such, the Plan Commission is required to hold a public hearing and provide a recommendation to City Council regarding amendments to the IHO. The Housing Commission also provides a recommendation to both the Plan Commission and City Council regarding amendments to the IHO.

However, it is the duty of the Housing Commission, as stated in Title2, Ch. 2.25, to provide advice to the City Council on affordable housing and programs and policies, including the IHO. The Housing Commission is made up of community members who have background, knowledge,

and/or advocacy experience related to affordable housing and/or the housing market. They are well-positioned to advise City Council on these matters. However, due to the IHO's location in the Zoning Ordinance, both the Housing Commission and the Plan Commission must advise Council on the IHO. This double citizen advisory committee review process is not particularly efficient.

Planning Advisory Service Response

Staff submitted a Planning Advisory Service (PAS) inquiry to the American Planning Association regarding the location of IHOs in the municipal codes of other communities around the country. The PAS response indicated that, while relatively few communities have inclusionary housing requirements, for those that do, there is not a consistent location of these provisions within municipal codes. Many IHOs are located within zoning ordinances; however others are located within separate housing chapters, or in stand-alone municipal code titles.

Legal Opinion

The City Attorney has provided staff with a legal opinion stating it would be permissible for the IHO to be removed from the Zoning Ordinance and placed in a separate title within the City Code.

Plan Commission Recommendation

At its 10/20/15 meeting, the Plan Commission voted 7-1 to recommend denial of the proposal to remove the IHO from the Zoning Ordinance. Commissioners stated the following concerns:

- The public will not have an opportunity to speak at a public hearing when changes to the IHO are discussed, since the Plan Commission would not be involved in the review of changes to the IHO if it is located outside of the Zoning Ordinance; the Housing Commission would discuss amendments to the IHO and provide their recommendation directly to City Council.

Staff Response:

- Staff conferred with the City Attorney about whether the public has the right to speak at a Housing Commission meeting if it is not a public hearing. The City Attorney confirmed that, under the Open Meetings Act, any public in attendance at any public meeting has the right to speak. Although the Housing Commission does not hold public hearings, anyone in attendance has the right to speak because they are public meetings.
- The purpose and intent of the Zoning Ordinance includes issues beyond physical aspects of development, which are related to affordable housing.
- Per the Affordable Housing Planning & Appeal Act, if the City falls below 10% affordable, it must submit an Affordable Housing Plan to the state that identifies land appropriate for construction of affordable housing. Land use is the Plan Commission's purview.

Staff Response:

- Note that there is no procedure laid out in the Zoning Ordinance, or City Code, stating how an Affordable Housing Plan would be developed by the City. Removal of the IHO from the Zoning Ordinance would not necessarily mean that the Plan Commission would not be involved in recommending locations for affordable housing.
- Having both the Housing Commission and Plan Commission involved in administration of the IHO provides City Council with two bodies that are well informed about housing policy.

Housing Commission Recommendation

At its August meeting prior to the Plan Commission review, the Housing Commission unanimously recommended approval of the proposal to remove the IHO from the Zoning Ordinance. The Housing Commission discussed the Plan Commission's concerns regarding public comment at its October

meeting. The Commission suggested adding a provision to the IHO stating that if an amendment to the IHO is proposed, City Council must hold a public hearing on the amendment.

		AGENDA ITEM EXECUTIVE SUMMARY				
		Title:	Plan Commission recommendation to approve a Special Use for PUD and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Rd.			
		Presenter:	Ellen Johnson			
<i>Please check appropriate box:</i>						
	Government Operations		Government Services			
X	Planning & Development (11/9/15)		City Council			
Estimated Cost:		Budgeted:	YES		NO	
If NO, please explain how item will be funded:						
Executive Summary:						
<p>The subject property, 1147 Geneva Rd., is a 1.86 acre parcel that contains one single-family home.</p> <p>The applicant, Hillcroft Estates, LLC, is proposing to develop the property with single-family homes. A Special Use for PUD is requested in order to permit a building height in excess of the maximum height permitted in the RS-3 zoning district. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • Subdivide the property into four lots and construct four single-family homes. • The development will be accessed from Geneva Rd. via a private drive running through the middle of the site. • Garages will face west and will be accessed from a private road running along the west end of the property. <p>A Concept Plan was reviewed for development of the property in May 2015. At that time, four townhome buildings (12 units total) were proposed.</p> <p>Plan Commission Recommendation: The Plan Commission held a public hearing on 11/3/15. Neighbors adjacent to the west of the subject property voiced concern for the following:</p> <ol style="list-style-type: none"> 1. The appearance of building height relative to the west property line. 2. Preservation of trees located on neighboring property, near the west property line. <p>The Commission considered possible conditions on a recommendation for approval, but did not decide to impose any conditions. Regarding concerns over the building height, Commissioners felt the distance between the proposed buildings and the adjacent homes to the west would minimize the impact of the height. The Commission voted 6-0 to recommended approval, subject to resolution of staff comments prior to City Council action.</p> <p>In response to the Plan Commission discussion, the applicant has modified the plans in order to eliminate the conflict between the Tree Conservation Zone and location of the retaining walls.</p>						
Attachments: <i>(please list)</i>						
Plan Commission Resolution, Staff Report, Applications, Plans						
Recommendation / Suggested Action <i>(briefly explain):</i>						
Plan Commission recommendation to approve a Special Use for PUD and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Rd.						
<i>For office use only:</i>		<i>Agenda Item Number:</i> 4b				

City of St. Charles, Illinois
Plan Commission Resolution No. 21-2015

**A Resolution Recommending Approval of an Application for Special Use for
PUD and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Rd.
(Hillcroft Estates, LLC)**

Passed by Plan Commission November 3, 2015

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 for PUD and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Rd. (Hillcroft Estates, 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:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
- 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The topography of the subject premises presents many challenges for redevelopment to be in compliance with current engineering standards. With the existing infrastructure surrounding the premises, the “infill” site also provides many opportunities. Detention basins required to manage impact of storm water onto Route 31 will also provide

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decorative water features where none presently exist. The old dilapidated residence existing on the site will be removed and extensive grading will be done to provide vehicular and pedestrian access to the 4 proposed single-family dwelling units. The common access from Route 31 will tie all units together to create a harmonious community of 4 distinctly different custom homes. Communication with neighbors and consultants has produced a strategy for preservation of existing interior vegetation and to satisfactorily maintain a fresher streetscape along Route 31.

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.**

With 30 feet of grade change, onsite excavation is minimized through installation of decorative retaining walls to lessen impact on existing trees and other vegetation as well as provide suitable building sites. An existing driveway will be eliminated and provide

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greater open space separation between neighbors and new homes. New access to all units will be provided over a private roadway and sidewalk, including a landscaped island near the detention basins and entrance from Route 31. Six guest parking spaces (including one handicap space) will be provided. The existing lilac hedge along Route 31 will be preserved, and trimmed to improve the appearance of the longstanding hereditament of the premises. The hedge also softens, and screens, the appearance of the roof ridgeline of the prestigious homes to be constructed.

iii. **The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):**

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

The existing dwelling has fallen into disrepair and needs to be demolished. The Special Use will allow for the style and design of the proposed homes to be constructed, appropriate for the subject premises.

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

Since the redevelopment of the subject premises is considered “infill”, all offsite utilities and access to the subject premises already existing; required onsite infrastructure will be provided as depicted on the final engineering plans.

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 upscale nature of residences proposed for the subject premises will raise property values in the immediate area. With infill, the only impact on adjacent properties will be the connection to existing facilities across public rights of way. Use of adjacent properties will not be diminished nor impaired because of the proposed development.

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.

Because adjacent properties have already been developed for their intended use and are occupied, additional development is unlikely, but would not be impeded.

Resolution 21-2015

- 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.**

As infill, the Special Use to allow redevelopment of the subject premises with the existing zoning classification will not be detrimental to or endanger the public health, safety, comfort or general welfare.

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

The redevelopment of the subject premises will conform to all regulations except those pertaining to building height restrictions, which are depicted on the Preliminary Engineering Plans.

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

The PUD will enable improvement of infill property near the entrance to the city that needs redevelopment; it will be compatible with adjacent land uses, and will raise the tax base with little additional burden to city infrastructure.

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

As infill, the PUD is consistent with the Comprehensive Plan.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for PUD and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Rd. (Hillcroft Estates, LLC), based upon the above Criteria for Planned Unit Developments, contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Wallace, Schuetz, Kessler, Pretz, Doyle, Holderfield

Nays: None

Absent: Frio, Macklin-Purdy, Spruth

Motion carried: 6-0

PASSED, this 3rd day of November 2015.

Resolution 21-2015

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

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



Staff Report

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

FROM: Ellen Johnson, Planner

RE: Special Use for PUD and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Rd.

DATE: November 6, 2015

I. APPLICATION INFORMATION:

Project Name: Hillcroft Estates, 1147 Geneva Rd.

Applicant: Hillcroft Estates, LLC

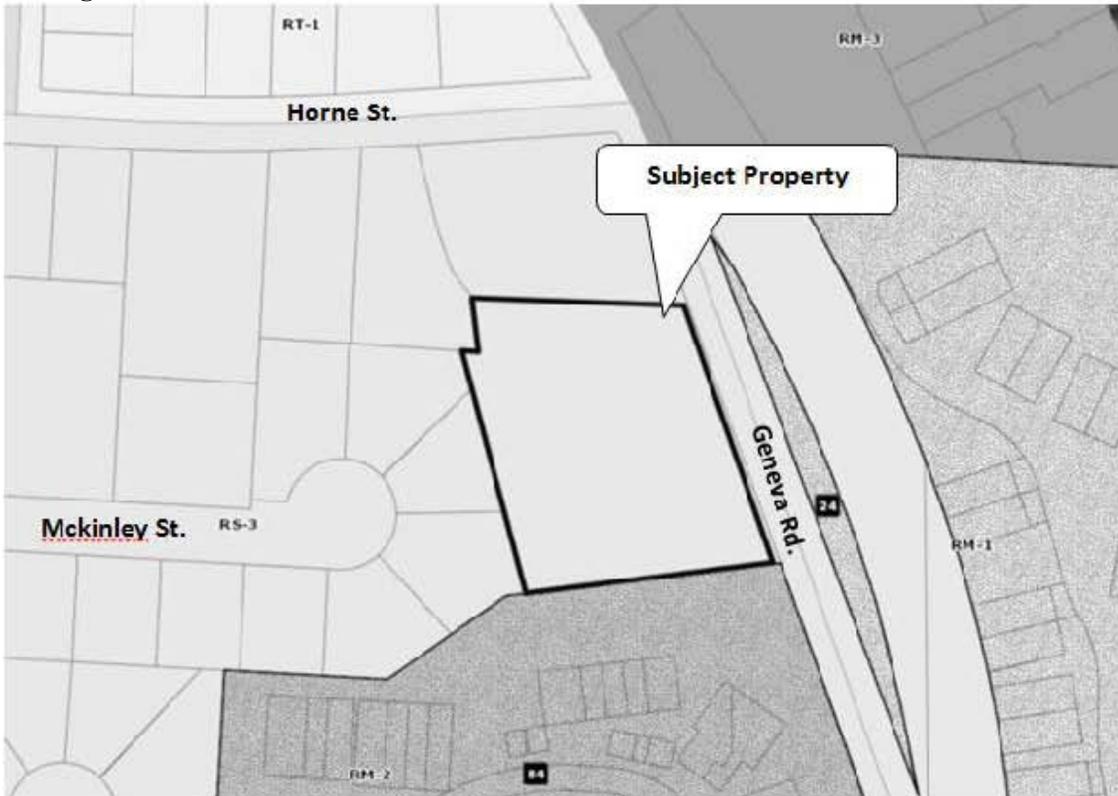
Purpose: Subdivide the property into four lots and construct four single-family homes

General Information:		
Site Information		
Location	1147 Geneva Rd.	
Acres	80,965 sq. ft. (1.86 acres)	
Applications:	Special Use (PUD) PUD Preliminary Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts Title 16 Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Single-family residential	
Zoning	RS-3 Suburban Single-Family Residential District	
Zoning Summary		
North	RS-3 Suburban Single-Family Res.	Single-family home
East	RM-1 Mixed Medium Density Res. (PUD)	Townhome development (Willowgate)
South	RM-2 Medium Density Multi-Family Res.	Townhome development (The Oaks)
West	RS-3 Suburban Single-Family Res.	Single-family homes
Comprehensive Plan Designation		
Single Family Detached Residential		

Aerial Photo



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

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

B. CONCEPT PLAN

In May 2015, the Plan Commission reviewed a Concept Plan submitted by Hillcroft Estates, LLC, to develop townhomes on the property. Four townhome buildings and a total of 12 units were proposed. Rezoning of the property to a multi-family zoning district was also proposed to permit the townhome use.

Feedback from the Plan Commission and Planning and Development Committee was generally favorable in terms of the land use, but the applicant was urged to move the structures closer to Geneva Rd. in order to provide a larger buffer between the subject property and the single-family homes to the west.

C. CURRENT PROPOSAL

Hillcroft Estates, LLC, applicant and property owner, is now proposing to redevelop the property with single-family homes. Details of the proposal are as follows:

- Demolish the existing home.
- Subdivide the property into four lots and construct four single-family homes.
- The homes will be accessed from Geneva Rd. via a private drive running through the middle of the site.
- Garages will face the west and will be accessed from a private road running along the west end of the property.
- Architectural elevations have not been provided as part of the proposal; the homes will be custom built.

The following Zoning Applications have been submitted in support of this project:

1. **Special Use Application** to establish a PUD and unique development standards for the property.
2. **PUD Preliminary Plan** for approval of the site plan, preliminary engineering plans, and preliminary plat of subdivision.

III. 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.”

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

Use

The proposed single-family use is permitted in the RS-3 Suburban Single-Family Residential zoning district.

Development Standards

The table below compares the proposed plan to the RS-3 district zoning standards. Deviations from the RS-3 district that are required to accommodate the development as proposed are denoted in **bold italics**:

Bulk Standard	RS-3 District	Proposed Plan
Min. Lot Area	8,400 sf	19,816 sf
Min. Lot Width	60 ft.	63.2 ft.
Max. Building Coverage	30%	17.6%
Max. Building Height	35 ft. or 2 stories, whichever is less	60 ft. (from existing grade at the front setback line)
Min. Front Yard	30 ft.	78 ft.
Min. Side Yard	Combined width of 16 ft., neither less than 6 ft.	8 ft. (combined width of 16 ft.)
Min. Rear Yard	40 ft.	82 ft.
Off-Street Parking	2 per unit	2 per unit + 6 spaces

Staff Comments

- The proposal does not meet the building height requirement in the RS-3 district, partially due to the slope of the site. Therefore, a PUD is required to accommodate the development as proposed. A building height diagram is included in the plans to illustrate how the height will appear from the neighboring properties to the west.

C. SITE LAYOUT

- The four lots will be accessed from a single drive off of Geneva Rd. Because Geneva Rd. (Rt. 31) is a state highway, an IDOT permit will be needed for any work done in the right-of-way.
- The private drive will run through the center of the development, with access to each lot running along the west end of the property. Garages will be rear-loaded and will be accessed from the private drive.
- Six (6) additional parking spaces are provided off of the private drive.
- Two detention ponds are proposed within the front yards of each lot.
- The site's grading will be modified and retaining walls on the west and northwest sides of the property will be used to create building sites.

Staff Comments

- The applicant should clarify whether the six additional parking spaces are to be shared among the property owners in the development, or whether utilization will be limited to the owner of the lot on which the spaces are located.
- PUD Final Plan approval will be necessary. As part of that review, the developer will be required to supply agreements, provisions, and/or covenants which will govern the use and maintenance of the common areas in the PUD, including the detention ponds, private drive, and landscape island.

D. BUILDING DESIGN

Architectural elevations have not been submitted as part of the PUD. The four homes will be custom built. The homes will have up to three stories, including a walk-out basement. Garages will be accessed from the rear. The Zoning Ordinance does not contain Design Standards and Guidelines for single-family homes in RS Suburban Residential zoning districts.

The site's grading will be modified to accommodate the development. As shown on the first building height diagram (attached), the homes will be up to 60 ft. tall as measured from the front setback line. The second building height diagram (attached) illustrates how the buildings will appear looking east, from the common property line with the neighboring houses to the west.

E. TREE PRESERVATION PLAN

A Tree Preservation Plan has been submitted. As required, the plan identifies which trees will be removed and which will be preserved, and identifies a Tree Conservation Zone within which construction activity will not be permitted in order to protect the remaining trees. The plan also includes off-site trees located on adjacent properties to the west and lists measures that will be taken to protect those off-site trees.

A document describing Tree Preservation Plan requirements can be found attached.

Staff Comments

- During Concept Plan review, there was discussion regarding the tree line along the west property line of Lots 3 and 4. According to the Tree Preservation Plan, only one of the on-site trees in this area will be kept.
 - The applicant has stated it is his intention to preserve the red cedar trees along the west property line (trees 13-20 identified on the Tree Preservation Plan). The Tree Preservation Plan will need to be updated to show that these trees will remain.
- The Preliminary Plans reviewed at Plan Commission showed that the Tree Conservation Zone would interfere with the retaining wall on Lots 1, 2, and 3. The applicant has submitted a revised plan that addresses this issue by making the parking spaces parallel and moves the retaining walls further east, out of the Tree Conservation Zone.

F. ENGINEERING REVIEW

The applicant has been provided with detailed technical engineering comments. One of the comments which may impact the site design is that the Fire Code requires access roads to have an unobstructed width of 20 ft. The access drive will need to be modified to accommodate a 20 ft. road width, meaning that the landscape island will likely need to be removed.

G. SUBDIVISION PLAT

Subdivision of the property into four lots is proposed. Comments have been provided to the applicant, which are technical in nature. These comments will need to be addressed on the Final Plat of Subdivision, which will be reviewed as a separate application.

H. INCLUSIONARY HOUSING

The Inclusionary Housing Ordinance is currently suspended based on the City's last determination of St. Charles' affordable housing share. Therefore, no affordable units or fee in-lieu of providing units are required at this time. The City is in the process of reviewing revisions to the Inclusionary Housing Ordinance, which may result in reactivation of the requirements.

I. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been submitted. Full cash donation to the park and school districts is proposed, with credit given for the existing three-bedroom home on the property. Copies of the worksheets and plans have been forwarded to the school and park districts for comment.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing on 11/3/15. Neighbors adjacent to the west of the subject property voiced the concerns for the following:

1. The appearance of building height relative to the west property line.
2. Preservation of trees located on neighboring property, near the west property line.

The Commission considered possible conditions on a recommendation for approval, but did not decide to impose any conditions. Regarding concerns over the building height, Commissioners felt the distance between the proposed buildings and the adjacent homes to the west would minimize the impact of the height. The Commission voted 6-0 to recommend approval, subject to resolution of staff comments prior to City Council action.

In response to the Plan Commission discussion, the applicant has modified the plans in order to eliminate the conflict between the Tree Conservation Zone and location of the retaining walls.

V. ATTACHMENTS

- Application for Special Use; received 10/5/15
- Application for PUD Preliminary Plan; received 10/5/15
- Plan documents
- Tree Preservation Plan Requirements

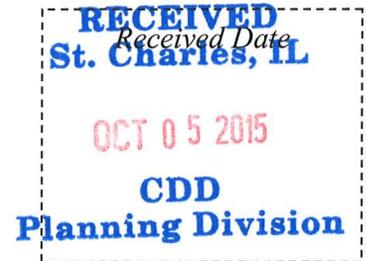
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

SPECIAL USE APPLICATION



CITYVIEW	
Project Name:	<u>Hillcroft</u>
Project Number:	<u>2015 -PR- 007</u>
Application Number:	<u>2015 -AP- 035</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): 09-34-404-013	
	Street Address (or common location if no address is assigned): 1147 Geneva Road St. Charles, Illinois 60174	
2. Applicant Information:	Name Hillcroft Estates, LLC	Phone 630.584.7106
	Address 36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax 630.584.7393
		Email mauricemcnally@msn.com
3. Record Owner Information:	Name Maurice McNally	Phone 630.584.7106
	Address 36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax 630.584.7393
		Email mauricemcnally@msn.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Hillcroft Estates, LLC	Phone 630.584.7106
	Address 36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax 630.584.7393
		Email mauricemcnally@msn.com

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: _____ PUD _____

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

What is the property's current zoning? RS - Suburban Family Pud

What is the property currently used for? owner occupied

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.

_____ PUD _____

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

_____ Four - Single Family _____

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

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

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://dnrecocat.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.

Mauri M. Nally

Oct 1-15

Record Owner

Date

Applicant or Authorized Agent

Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

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

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

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

PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The topography of the subject premises presents many challenges for redevelopment to be in compliance with current engineering standards. With the existing infrastructure surrounding the premises, the “infill” site also provides many opportunities. Detention basins required to manage impact of storm water onto Route 31 will also provide decorative water features where none presently exist. The old dilapidated residence existing on the site will be removed and extensive grading will be done to provide vehicular and pedestrian access to the 4 proposed single-family dwelling units. The common access from Route 31 will tie all units together to create a harmonious community of 4 distinctly different custom homes. Communication with neighbors and consultants has produced a strategy for preservation of existing interior vegetation and to satisfactorily maintain a fresher streetscape along Route 31.

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.

With 30 feet of grade change, onsite excavation is minimized through installation of decorative retaining walls to lessen impact on existing trees and other vegetation as well as provide suitable building sites. An existing driveway will be eliminated and provide greater open space separation between neighbors and new homes. New access to all Units will be provided over a private roadway and sidewalk, including a landscaped island near the detention basins and entrance from Route 31. Six guest parking spaces (including one handicap space) will be provided. The existing lilac hedge along Route 31 will be preserved, and trimmed to improve the appearance of the longstanding hereditament of the premises. The hedge also softens, and screens, the appearance of the roof ridgeline of the prestigious homes to be constructed.

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

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

The existing dwelling has fallen into disrepair and needs to be demolished. The Special Use will allow for the style and design of the proposed homes to be constructed, appropriate for the subject premises.

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

Since the redevelopment of the subject premises is considered “infill”, all offsite utilities and access to the subject premises already exist; required onsite infrastructure will be provided as depicted on the final engineering plans.

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 upscale nature of residences proposed for the subject premises will raise property values in the immediate area. With infill, the only impact on adjacent properties will be the connection to existing facilities across public rights of way. Use of adjacent properties will not be diminished nor impaired because of the proposed redevelopment.

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.

Because adjacent properties have already been developed for their intended use and are occupied, additional development is unlikely, but would not be impeded.

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.

As infill, the Special Use to allow redevelopment of the subject premises with the existing zoning classification will not be detrimental to or endanger the public health, safety, comfort or general welfare.

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

The redevelopment of the subject premises will conform to all regulations except those pertaining to building height restrictions, which are depicted on the Preliminary Engineering Plans.

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

The PUD will enable improvement of infill property near the entrance to the city that needs redevelopment; it will be compatible with adjacent land uses, and will raise the tax base with little additional burden to city infrastructure.

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

As infill, the PUD is consistent with the Comprehensive Plan.

PLAT OF SURVEY

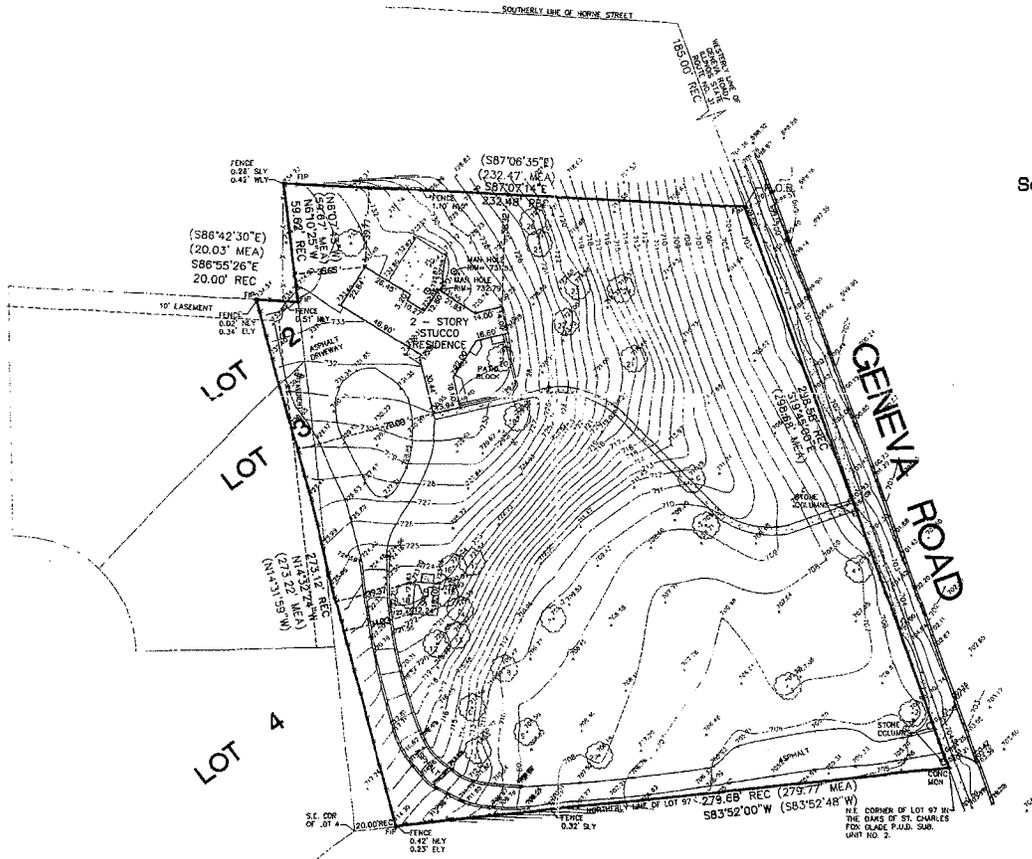
DALE FLOYD LAND SURVEYING

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

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



Scale: 1" = 40'



UPDATE: 9-17-2003 ADDED TOPOGRAPHY

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

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

Structure located B-9-2003
Dale Floyd
Illinois Professional Land Surveyor No. 095-002876
Job No. 000603-1



License expiration date 11-30-2004

State of Illinois 88
County of Kane

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

Geneva, Illinois 9-17-2003 A.D. 2003

Dale Floyd
Illinois Professional Land Surveyor No. 095-002876

CITY OF ST. CHARLES

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

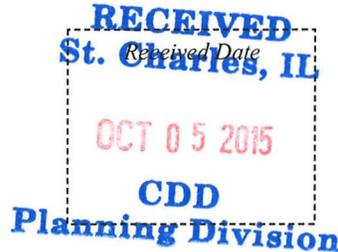


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>Hillcroft</u>
Project Number:	<u>2015 -PR- 007</u>
Application Number:	<u>2015 -AP- 036</u>



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

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

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

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

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

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

☒ **PLAT OF SURVEY:**

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

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

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

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

☒ **ENDANGERED SPECIES REPORT:**

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

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

☒ **PLANS:**

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

Copies of Plans:

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

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

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

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

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

ARCHITECTURAL PLANS:

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

TREE PRESERVATION PLAN:

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

LANDSCAPE PLAN:

Landscape Plan showing the following information:

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

STORMWATER MANAGEMENT:

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

SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

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

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Hillcroft

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area	8,400 sf.		19,816 sf.
Minimum Lot Width	60 ft.		61.40 ft.
Maximum Building Coverage	30%		30%
Maximum Building Height	35 ft. or 2 stories, whichever is less.		65' above T/C Rte. 31
Minimum Front Yard	30ft.		30ft.
Interior Side Yard	Combined width of 16ft. neither less than 16ft.		8 ft. each side
Exterior Side Yard	25ft.		N/A
Minimum Rear Yard	40ft.		40ft.
% Overall Landscape Area	N/A		TBD
Building Foundation Landscaping	N/A		TBD
% Interior Parking Lot Landscape	N/A		TBD
Landscape Buffer Yards ¹	N/A		N/A
# of Parking spaces	N/A		2 per unit + 4

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

HILLCROFT

- Public Benefits, Departures from code:
 - Departure: Height
 - Reason: Topography

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Hillcroft
Date Submitted:	09/23/15
Prepared by:	Avondale Custom Homes



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	3	DU x .369	= 1.107	DU x .173	= 0.519	DU x .184	= 0.552
➤ 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		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals 3 TDU 1.107 TE 0.519 TM 0.552 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	1.107	x .025	= 0.028
Middle (TM)	0.519	x .0389	= 0.020
High (TH)	0.552	x .072	= 0.040

Total Site Acres 0.088

Cash in lieu of requirements -

0.088 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ \$21,164

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Hillcroft
Date Submitted:	09/23/15
Prepared by:	Avondale Custom Homes



Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom	3	DU x 2.899	= 8.697
➤ 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		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

Totals	<u>3</u>		<u>8.697</u>
	Total Dwelling Units		Estimated Total Population

Park Site Requirements

Estimated Total Population 8.697 x .010 Acres per capita = 0.08697 Acres

Cash in lieu of requirements -

Total Site Acres 0.08697 x \$240,500 (Fair Market Value per Improved Land) = \$ \$20,916.29

PRELIMINARY ENGINEERING PLANS
HILLCROFT ESTATES
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
 SITE, GRADING, DRAINAGE,
 PAVING & UTILITIES
 2015

OWNER/DEVELOPER

AVONDALE CUSTOM HOMES, INC
 P.O. BOX 3700
 ST. CHARLES, IL 60174
 (630) 584-7106

NOTES:

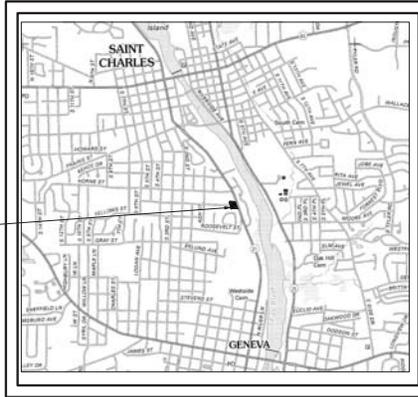
EXISTING BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY
 CRAIG R. KNOCHÉ & ASSOCIATES CIVIL ENGINEERS, P.C.

BENCHMARKS:

BENCHMARKS -- (NAVD88)
 BM#1 - CONCRETE FLOOR OF PICNIC SHELTER.
 ELEVATION = 703.75

NOTE: DATUM HAS BEEN LOWERED 4.09 FT. TO MATCH THE
 OAKS OF ST. CHARLES.

SITE LOCATION



LOCATION MAP

NOT TO SCALE

SHEET INDEX

- 1.) TITLE SHEET
- 2.) EXISTING CONDITIONS MAP
- 3.) PRELIMINARY SITE PLAN
- 4.) PRELIMINARY UTILITY PLAN
- 5.) PRELIMINARY GRADING & DRAINAGE PLAN
- 6.) PRELIMINARY ROADWAY PLAN & PROFILE

PROFESSIONAL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF KANE)

I, JOHN B. SPENADER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY
 CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF AVONDALE
 CUSTOM HOMES, INC. BY SILVER EDGE CONSULTANTS LLC UNDER MY PERSONAL
 DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL
 PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND CONTRACT
 DOCUMENTS.

DATED THIS ___ DAY OF _____, A.D. 2015

ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-032151
 MY LICENSE EXPIRES ON NOVEMBER 30, 2015



AVONDALE CUSTOM HOMES, INC

P.O. BOX 3700
 ST. CHARLES, IL 60174
 (630) 584-7106

NUMBER		DATE	DESCRIPTION	REVISIONS		NUMBER	DATE	DESCRIPTION

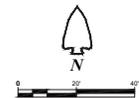
SILVER EDGE CONSULTANTS LLC

215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 800-4801

Illinois Professional Design Firm No. 184-005641
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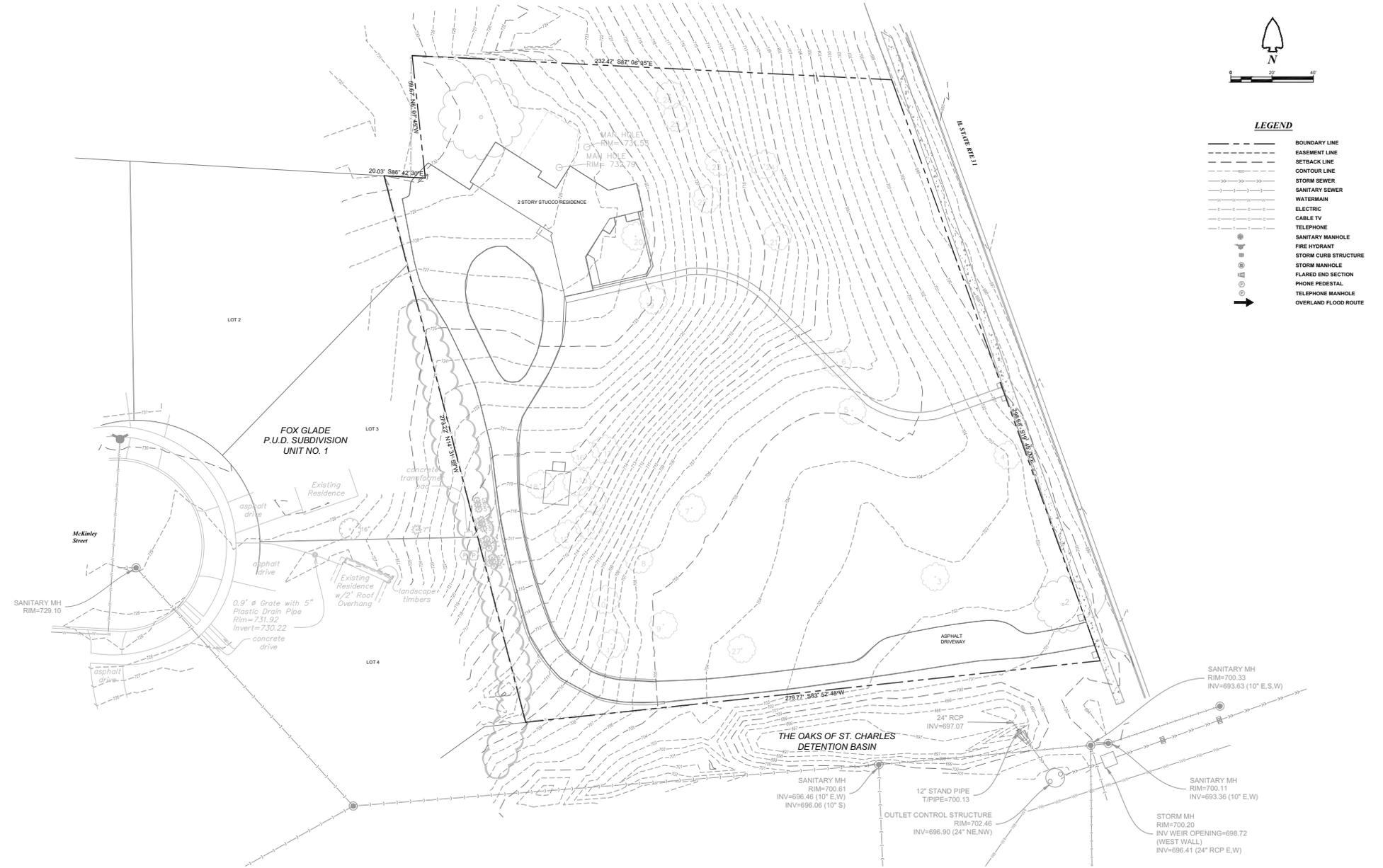
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 DRAWN BY: DGW
 DATE: 01/14/2015

I:\Projects\2015\HilLCroft Estates\20150114\0115001\0115001.dwg, 01/14/2015, 10:58:11 AM



LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - CONTOUR LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- ELECTRIC
- CABLE TV
- TELEPHONE
- SANITARY MANHOLE
- FIRE HYDRANT
- STORM CURB STRUCTURE
- STORM MANHOLE
- FLARED END SECTION
- PHONE PEDESTAL
- TELEPHONE MANHOLE
- OVERLAND FLOOD ROUTE



PREPARED FOR
AVONDALE CUSTOM HOMES, INC
 P.O. BOX 3700
 ST. CHARLES, IL 60174
 (630) 584-7106

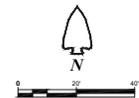
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REVISIONS		REVISIONS	
NUMBER	DATE	NUMBER	DATE

HILLCROFT ESTATES - EXISTING CONDITIONS MAP
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: EXISTING CONDITIONS	DESIGN BY: JRS	JOB NO.: 115.001	XREF: PRESENT
DIRECTORY: CAD15115001	DRAWN BY: GOW	DATE: 8/4/2015	SCALE: 1" = 20'

SHEET 2 OF 6

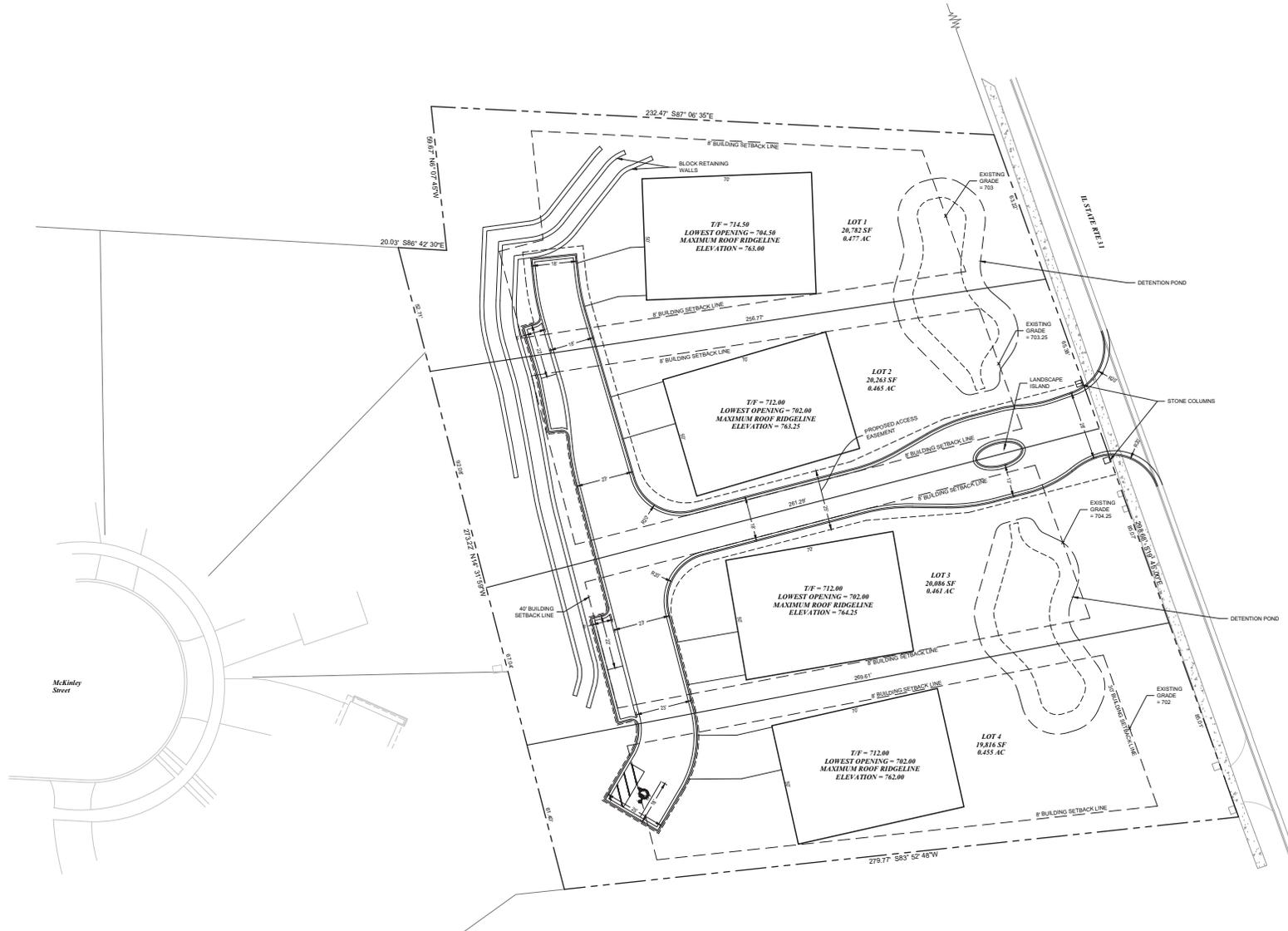


LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- - - PARKING / BUILDING SETBACK LINE
- - - PROPOSED FENCE
- - - PROPOSED SIGN
- TRAFFIC FLOW ARROW

NOTE:

1. DIMENSIONS ARE SHOWN TO FACE OF CURB.
2. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE STATE OF ILLINOIS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE LATEST EDITION OF THE STATE OF ILLINOIS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
3. TYPICAL DRAINAGE & UTILITY EASEMENTS 5' ON INTERIOR SIDE LOT LINES, 10' FOR NORTH AND SOUTH EXTERIOR LOT LINES.



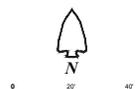
PREPARED FOR
AVONDALE CUSTOM HOMES, INC
 P.O. BOX 3700
 ST. CHARLES, IL 60174
 (630) 584-7106

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REVISIONS		REVISIONS			
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION

HILLCROFT ESTATES - PRELIMINARY SITE PLAN
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PRELIM SITE	DESIGN BY: JRS	JOB NO.: 115.001	XREF: PRELIMS	SHEET 3 OF 6
DIRECTORY: CAD15/15001	DRAWN BY: DOW	DATE: 04/20/15	SCALE: 1" = 20'	



EXISTING	LEGEND	PROPOSED
---	BOUNDARY LINE	---
---	CONTOUR LINE	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATERMAIN	---
○	STORM MANHOLE, CLOSED LID	○
○	STORM MANHOLE, OPEN LID	○
○	STORM CATCH BASIN, CLOSED LID	○
○	STORM CATCH BASIN, OPEN LID	○
○	STORM CURB STRUCTURE	○
○	STORM CLEANOUT	○
○	RCP PDS SECTION W/ GRATE	○
→	OVERLAND FLOOD ROUTE	→

DETECTION STORAGE
 HWL = 699.00
 RWL = 697.00
 STORAGE PROVIDED: 0.20 ACFT
 RETENTION STORAGE IS PROVIDED BELOW 697.00

NOTE: PER THE KANE COUNTY STORMWATER ORDINANCE, DETENTION STORAGE IS NOT REQUIRED.

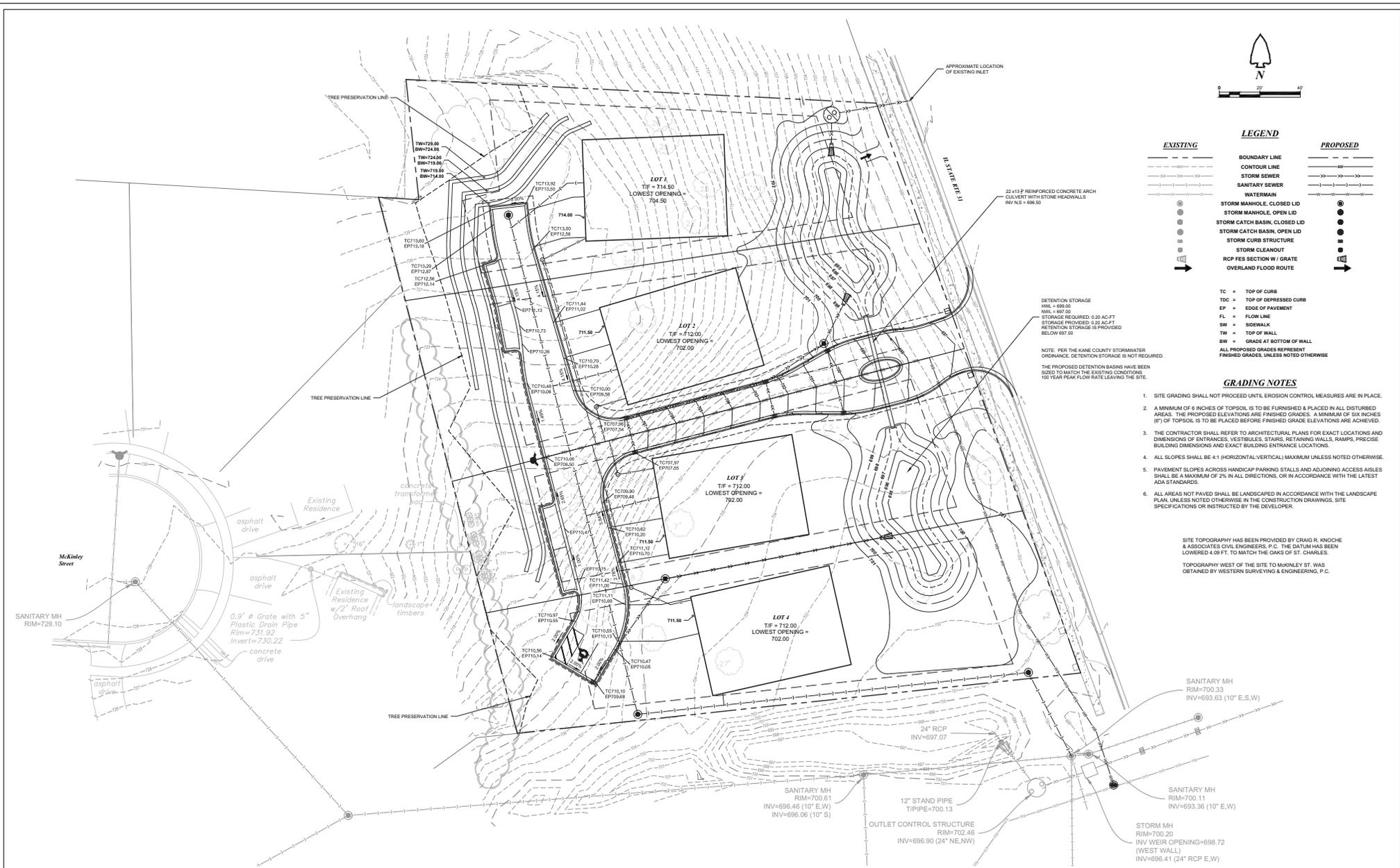
THE PROPOSED DETENTION BASINS HAVE BEEN SIZED TO MATCH THE EXISTING CONDITIONS 100 YEAR PEAK FLOW RATE LEAVING THE SITE.

GRADING NOTES

- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE IN PLACE.
- A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE FURNISHED & PLACED IN ALL DISTURBED AREAS. THE PROPOSED ELEVATIONS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING ENTRANCE LOCATIONS.
- ALL SLOPES SHALL BE 4:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS, OR IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
- ALL AREAS NOT PAVED SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPE PLAN, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE DEVELOPER.

SITE TOPOGRAPHY HAS BEEN PROVIDED BY CRAIG R. KNOCH & ASSOCIATES CIVIL ENGINEERS, P.C. THE DATUM HAS BEEN LOWERED 4.09 FT. TO MATCH THE C&GS OF ST. CHARLES.

TOPOGRAPHY WEST OF THE SITE TO MCKINLEY ST. WAS OBTAINED BY WESTERN SURVEYING & ENGINEERING, P.C.

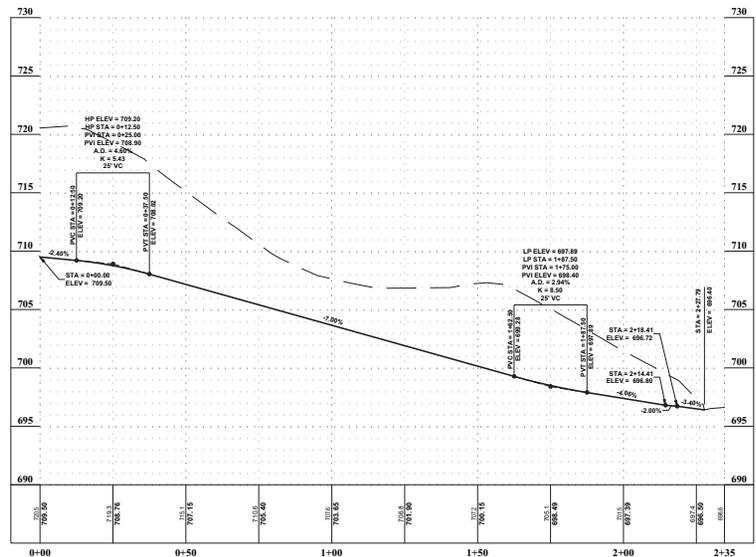
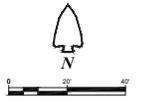


PREPARED FOR
AVONDALE CUSTOM HOMES, INC
 P.O. BOX 3700
 ST. CHARLES, IL 60174
 (630) 584-7106

PREPARED BY
SILVER EDGE CONSULTANTS LLC
 215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 800-4801
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REVISIONS		REVISIONS			
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION

HILLCROFT ESTATES - PRELIMINARY GRADING & DRAINAGE PLAN			
CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS			
FILE NAME: PRELIM.ENG	DESIGN BY: JRS	JOB NO.: 151-001	DATE: 04/20/15
DIRECTORY: CAD151/001	DRAWN BY: GOW	SCALE: 1" = 20'	SHEET 5 OF 6



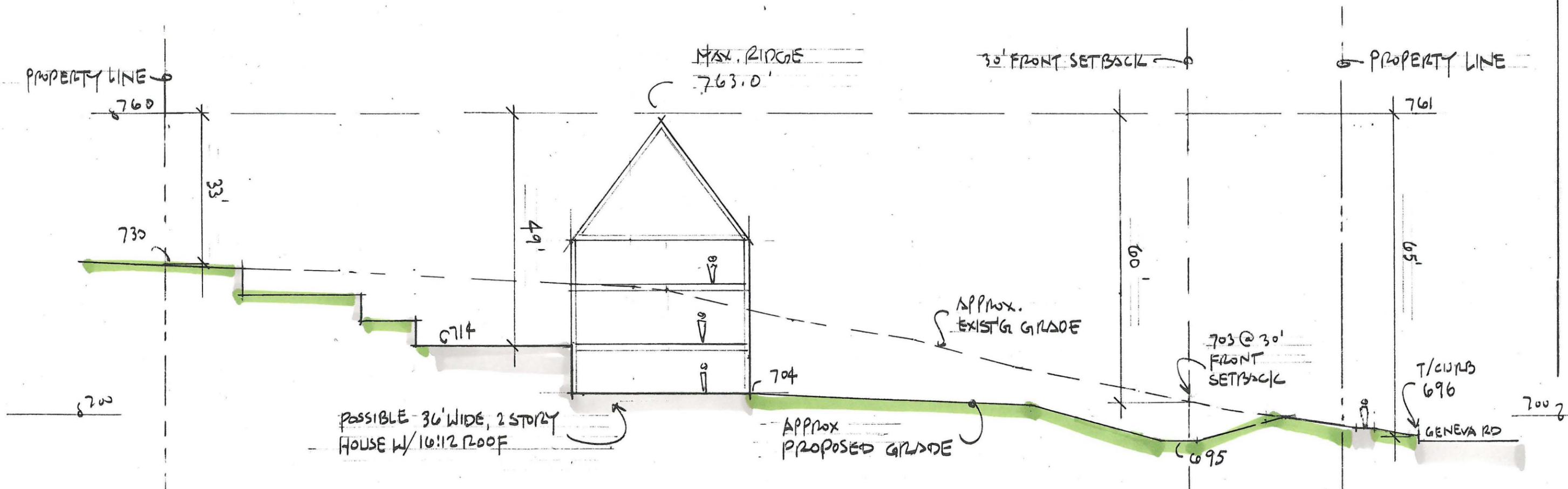
PREPARED FOR
AVONDALE CUSTOM HOMES, INC
 P.O. BOX 3700
 ST. CHARLES, IL 60174
 (630) 584-7106

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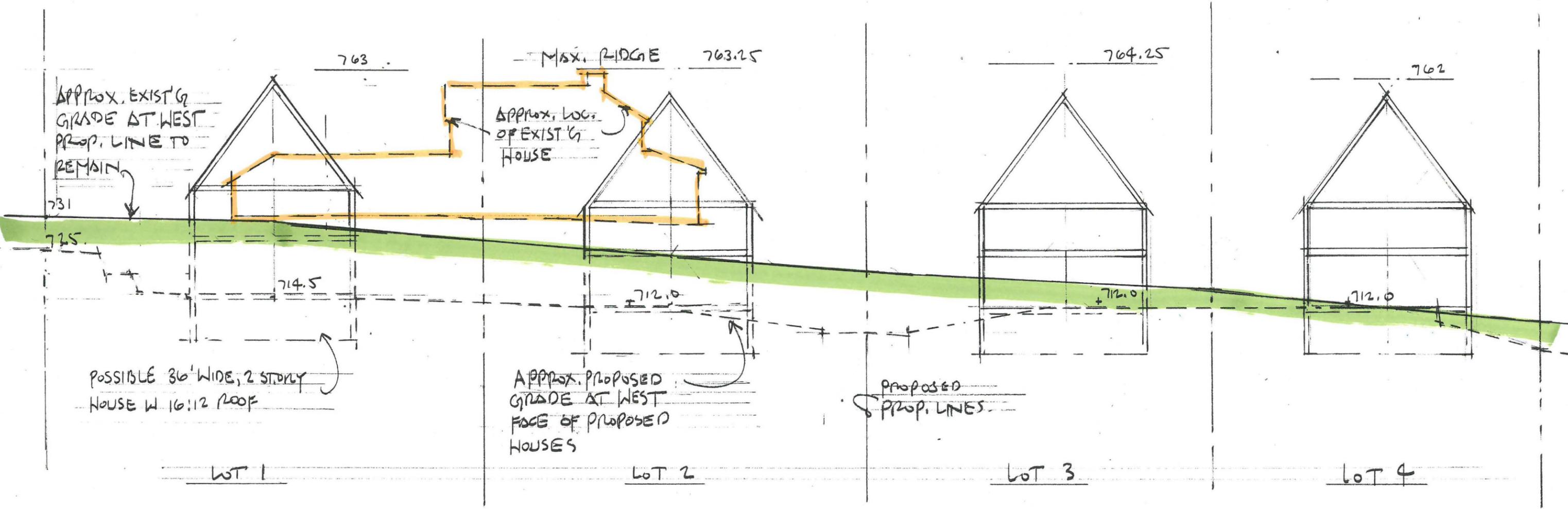
REVISIONS		REVISIONS	
NUMBER	DATE	DESCRIPTION	DESCRIPTION

HILLCROFT ESTATES - PRELIMINARY ROADWAY PLAN & PROFILE
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PRELIM P&P	DESIGN BY: JRS	JOB NO.: 115.001	XREF: PRELIMS	SHEET 6 OF 6
DIRECTORY: CAD15115001	DRAWN BY: GOW	DATE: 8/14/2015	SCALE: 1" = 20'	



PROPOSED HILLCROFT SUBDIVISION - BUILDING HEIGHT DIAGRAM - LOT ONE 10-2-15
 1" = 20.0' +/- FOR: AVONDALE CUSTOM HOMES BY: MARSHALL ARCHITECTS, ST. CHARLES.
 GENEVA ROAD, ST. CHARLES, ILLINOIS



PROPOSED HILL CRAFT SUBDIVISION • BUILDING HEIGHT DIAGRAM LOOKING EAST 10-29-15
 1" = 20.10' +/- FOR 2 AVAILABLE CUSTOM HOMES BY: MARSHALL ARCHITECTS, ST. CHARLES, IL.
 GENEVA ROAD, ST. CHARLES, ILLINOIS

Tree Inventory and Preservation Plan

1147 Geneva Road
St. Charles, Illinois

Prepared By

Andrew Lueck

Registered Consulting Arborist #560

ISA Certified Arborist # IL-4641A

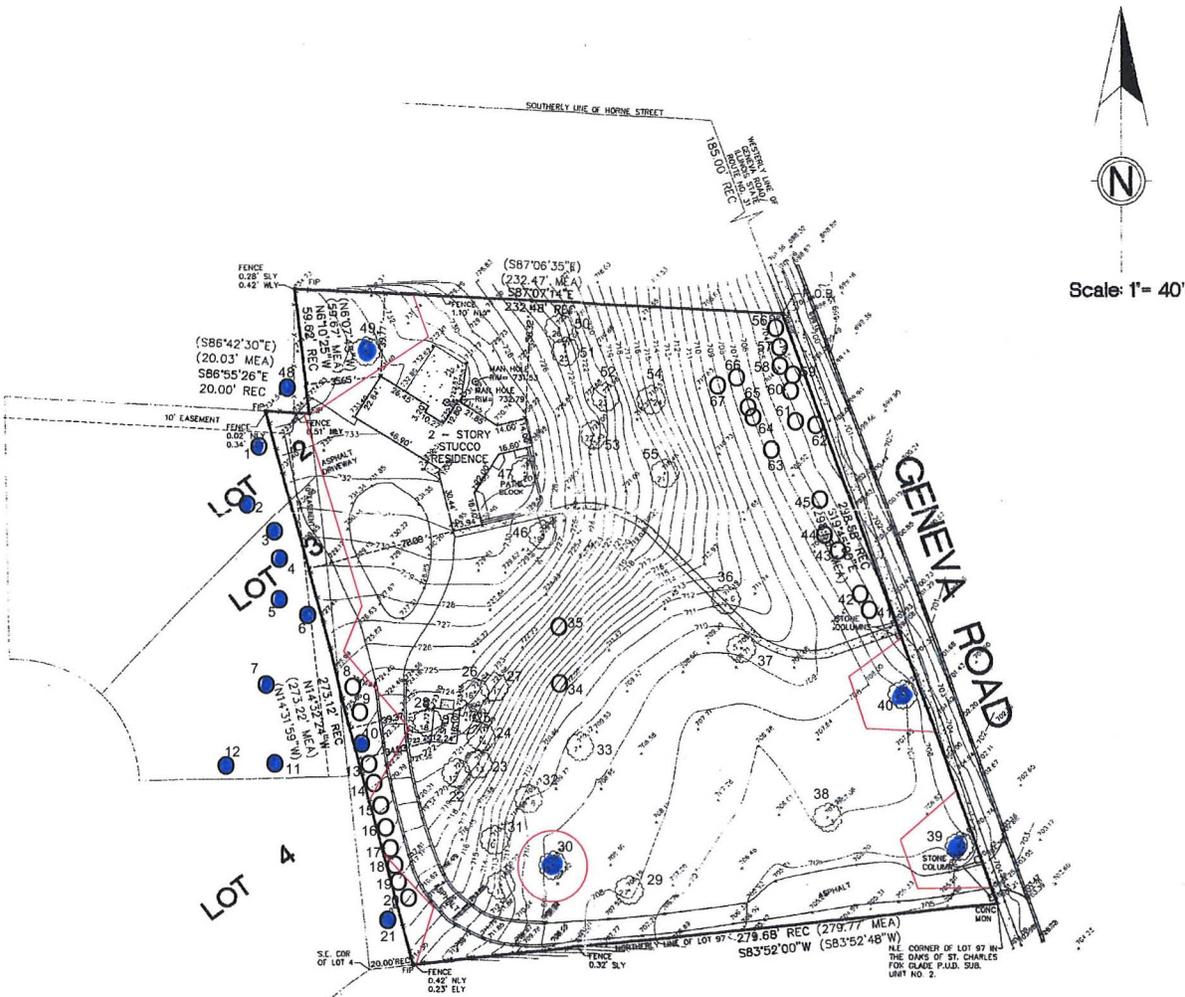


PLAT OF SURVEY

DALE FLOYD LAND SURVEYING

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

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



Scale: 1" = 40'

UPDATE: 9-17-2003 ADDED TOPOGRAPHY

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

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

Structure located 8-9-2003
 Illinois Professional Land Surveyor No. 035-002876
 Job No. 000603-1



State of Illinois SS.
 County of Kane

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

Geneva, Illinois 9-23 A.D. 2003
 Dale A. Floyd
 Illinois Professional Land Surveyor No. 035-002876

License expiration date 11-30-2004

• = Tree to remain

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
1	6		Hackberry	<i>Celtis occidentalis</i>	Good			x	x	x	x	Lean over drive
2	14		Bur oak	<i>Quercus macrocarpa</i>	Good		x	x	x	x	x	5' lean over fence
3	22		White oak	<i>Quercus alba</i>	Good		x	x	x	x	x	15' lean over drive.
4	12		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Joined at base with #3
5	20		Linden	<i>Tilia americana</i>	Good		x	x	x	x	x	
6	30		Red oak	<i>Quercus rubra</i>	Good		x	x	x	x	x	Crown to middle of circle. 12' drive clearance
7	24		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Not over drive
8	8		Redcedar	<i>Juniperus virginiana</i>	Fair	x						
9	7		Redcedar	<i>Juniperus virginiana</i>	Fair	x						
10	32		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Slight lean away from drive. 14' over fence
11	10		White pine	<i>Pinus strobus</i>	Good							
12	16		Norway maple	<i>Acer platanoides</i>	Good							
13	6	4,4	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
14	7	4,4,4	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
15	7	6,4,3	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
16	8	5,4,4	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
17	7	6,4,3	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
18	7	6	Redcedar	<i>Juniperus virginiana</i>	Poor	x						
19	7	6,3	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
20	6	5,3	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
21	26		Red Oak	<i>Quercus rubra</i>	Good		x	x	x	x	x	25' over fence. 15' height over fence
22	15		Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
23	12	9	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						Bad junction
24	14	12	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						Bad junction
25	8	6	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
26	13	8,7,4	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
27	7	6,4,4	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
28	18		Red oak	<i>Quercus rubra</i>	Poor	x						Large wound/decay at base
29	10		Norway maple	<i>Acer platanoides</i>	Fair	x						Wound/decay in stem
30	17		Norway spruce	<i>Picea abies</i>	Good		x	x	x	x	x	
31	13		White spruce	<i>Picea glauca</i>	Fair	x						
32	17		Norway spruce	<i>Picea abies</i>	Fair	x						Large girdling root
33	16		Norway spruce	<i>Picea abies</i>	Good	x						

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
35	6	5,5,4,4,3	Redbud	<i>Cercis canadensis</i>	Fair	x						
36	15		Linden	<i>Tilia americana</i>	Fair	x						
37	14		Austrian pine	<i>Pinus nigra</i>	Fair	x						Moderate diplodia
38	26		Norway maple	<i>Acer platanoides</i>	Poor	x						Poor structure. Dead limbs. Stem crack
39	37		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	
40	35		White oak	<i>Quercus alba</i>	Fair		x	x	x	x	x	
41	7		Mulberry	<i>Morus sp.</i>	Fair	x						
42	7		Black cherry	<i>Prunus serotina</i>	Fair	x						
43	8		Boxelder	<i>Acer negundo</i>	Fair	x						
44	10		Black cherry	<i>Prunus serotina</i>	Fair	x						
45	10		American elm	<i>Ulmus americana</i>	Fair	x						
46	12	10	Redbud	<i>Cercis canadensis</i>	Fair	x						
47	37		Bur oak	<i>Quercus macrocarpa</i>	Poor	x						Mostly dead
48	12		Hackberry	<i>Celtis occidentalis</i>	Good		x	x	x	x	x	Crown 8' over fence
49	27		White oak	<i>Quercus alba</i>	Good		x	x	x	x	x	
50	31		Bur oak	<i>Quercus macrocarpa</i>	Poor	x						Mostly dead
51	28		White oak	<i>Quercus alba</i>	Fair	x						1-sided to south
52	12		White pine	<i>Pinus strobus</i>	Good	x						Overtopped by oak
53	13		White pine	<i>Pinus strobus</i>	Good	x						
54	18		White pine	<i>Pinus strobus</i>	Good	x						
55	33		Norway spruce	<i>Picea abies</i>	Good	x						
56	8		Boxelder	<i>Acer negundo</i>	Fair	x						
57	9		Green ash	<i>Fraxinus pennsylvanica</i>	Dead	x						
58	15		Black cherry	<i>Prunus serotina</i>	Fair	x						
59	7		American elm	<i>Ulmus americana</i>	Fair	x						
60	9		Black cherry	<i>Prunus serotina</i>	Fair	x						
61	7		Green ash	<i>Fraxinus pennsylvanica</i>	Poor	x						50% Dead
62	13		Boxelder	<i>Acer negundo</i>	Fair	x						
63	12	8	Hemlock	<i>Tsuga canadensis</i>	Fair	x						
64	12		Hemlock	<i>Tsuga canadensis</i>	Fair	x						
65	6		American elm	<i>Ulmus americana</i>	Fair	x						
66	6		Hemlock	<i>Tsuga canadensis</i>	Fair	x						
67	11		Hemlock	<i>Tsuga canadensis</i>	Fair	x						

Poor - The tree appears unhealthy and may have significant structural defects.

Fair - The tree has structural or health issues that could decrease likelihood of survival during construction

Good - Overall, the tree is healthy and satisfactory in condition and form. The tree has no major structural problems.

Actions:

R - Remove

M - Mulch

RP - Root Prune

I - Irrigate

P - Crown Prune

PF - Protection Fence

Recommendations

Tree protection zone - Defined for all trees within and adjacent to the construction zone as a radial distance of 1 foot per inch in tree diameter. **Temporary fencing** (4 feet high) shall be installed at the edge of all tree protection zones. Fence shall completely encircle the tree.

Activities prohibited within the Tree Protection Zone include:

- Parking vehicles or equipment, storage of building materials, refuse, or excavated soils, or dumping poisonous material on or around trees and roots. Poisonous materials include, but are not limited to paint, petroleum products, concrete, stucco mix, dirty water or any material that may be harmful to tree health.
- The use of tree trunks as a backstop, winch support, anchorage, as a temporary power pole, signpost or other similar function.
- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches, or other miscellaneous excavations without prior approval of the project arborist
- Soil disturbance, drainage or grade change.
- No machinery or equipment shall be used within the protection fence. Work within the protection zone shall be done manually.

The following actions will be performed on an as-needed basis to help ensure tree health prior to construction. All work should be done in accordance with applicable ANSI A300 Standards.

Removal: Trees will be removed if they cannot reasonably be expected to survive construction due to either poor health or proximity to construction activities.

Crown pruning - Trees will be pruned to promote health and proper structure and to provide clearance for construction activities. Tree crowns should be raised to allow clearance for construction activities. Dead limbs larger than 1 inch should be removed. Oak trees should be pruned from the months of October - March only to reduce risk of oak wilt transmission.

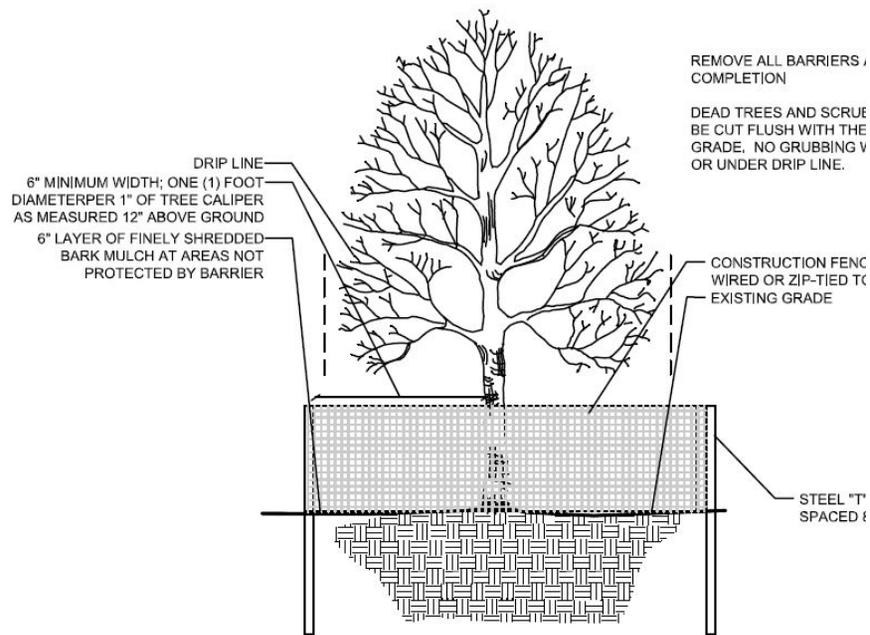
Root Pruning - Trees whose roots extend into the construction zone will have their roots pruned at the edge of the zone to prevent root damage during construction. Root should be pruned to 18-24 inches below grade.

Irrigation - Trees will be irrigated before and during construction to aid plant health.

Mulch - Shredded hardwood, free of deleterious materials. Mulch should be spread within the TPZ prior to construction to a four to six inch depth, leaving the trunk clear of mulch. This will aid in inadvertent soil compaction and moisture loss.

Fertilization - Fertilization and other soil needs should be determined at a later date based on soil sampling and actual construction impacts.

Signage - Signs stating "No Entry, Tree Preservation Area" shall be placed along temporary fencing.



Sample specification for tree protection fencing.



Sample of tree preservation signage

TREE PRESERVATION REQUIREMENTS FOR PRELIMINARY PLANS



When is a Tree Preservation Plan required:

- Where trees six inches (6") or more DBH exist on the property to be developed or redeveloped, a Tree Preservation Plan shall be submitted with the preliminary plan of subdivision or planned unit development. If the preliminary plan stage is omitted or is combined with final engineering plans, the Tree Preservation Plan shall be submitted with the final engineering plans.
- The requirement to provide a Tree Preservation Plan as a part of an initial preliminary plan submittal may be waived by the City Administrator or their designee where:
 - 1) Existing vegetation on the parcel is comprised primarily of undesirable species and/or low quality specimens that do not warrant preservation, or
 - 2) the area of the parcel identified for land development will be substantially modified such that any existing vegetation is unlikely to be successfully preserved.

The City Administrator or their designee may require information demonstrating that a parcel meets the criteria prior to waiving the requirement. Notwithstanding the waiver of the requirement, the Plan Commission or City Council may require a Tree Preservation Plan prior to approval of a preliminary plan.

8.30.070 Requirements for Tree Preservation Plans

1. A proposed Tree Preservation Plan shall include the following written and graphic information:

- 1.1 A survey of existing trees six inches (6") or more DBH within the entire site or lot, identifying their locations, size and species, and a plan overlaid on the survey or at the same scale showing proposed Construction Zones and Tree Preservation Zones.
- 1.2 The proposed Tree Preservation Zone shall encompass all of the property having six inch (6") DBH or larger trees that will not be disturbed by construction activities. All buildings, structures, parking areas, driveways, stormwater management facilities, utilities, and other site improvements shall be located to minimize tree damage and removal; preference shall be given to tree preservation when reasonable alternatives are available for the location of buildings and other site improvements.
- 1.3 The proposed Construction Zone shall include only the areas to be directly affected by buildings, site improvements and grading activities related to the approved construction. The Construction Zone shall be as small as possible, considering factors such as the depth of excavation, necessary spoil areas, and space required for access to construction activity.
- 1.4 The location and description of protective fencing, root pruning, canopy pruning and other protective and conservation measures necessary to protect the trees within the Tree Conservation Zone shall be indicated.

2. Standards: Removal of trees shall be authorized by Tree Preservation Plans only when one or more of the following conditions exist, as determined by the City:

- 2.1 The tree is diseased, dead or dying.
- 2.2 The tree is damaged or injured to the extent that it is likely to die or become diseased, or such that it becomes a hazard.
- 2.3 Removal of the tree is consistent with good forestry practices, that is, consideration is given to the species of the tree, location, conditions, age, safety, and the historic and aesthetic value of the tree to be removed.
- 2.4 Removal of the tree will enhance the health of remaining trees within the immediate vicinity.
- 2.5 Removal of the tree is required to repair a sewer line or water main, or excavation for such repair will damage the tree to the extent that it is likely to die or become diseased.
- 2.6 All reasonable efforts have been undertaken in the land planning, architectural and engineering design of the proposed building, building addition, development or site improvement to minimize tree damage and/or removal, and the tree or trees must be removed to provide adequate space for the permitted construction.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission recommendation to approve a PUD Preliminary Plan for Gralewski Health Club, Pine Ridge Park PUD Lots 6 & 7
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (11/9/15)		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:

The subject property is comprised of two vacant development lots in the Pine Ridge Park PUD. The PUD was approved by the City Council in 2006.

Sam Salahi of Architectural Planning Resources is proposing to develop the two lots with a single story Health/Fitness Club. Approval of a PUD Preliminary Plan is required to ensure compliance with the PUD ordinance requirements and applicable provisions of the Zoning Ordinance.

The proposal includes the following:

- 11,967 square foot, one-floor health club building
- 60 space parking lot
- Access to Woodward Drive and a shared cross access drive to the south

Staff has found the plans to be in conformance with the PUD and Zoning Ordinance requirements, subject to a few minor items. Staff is recommending approval of the PUD Preliminary Plan subject to resolution of staff review comments prior to City Council action.

Plan Commission Recommendation

The Plan Commission reviewed this application and unanimously recommended approval on 11/3/15.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report, Application for PUD Preliminary Plan; Plan documents

Recommendation / Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a PUD Preliminary Plan for Gralewski Health Club, Pine Ridge Park PUD Lots 6 & 7.

<i>For office use only:</i>	<i>Agenda Item Number: 4C</i>
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City of St. Charles, Illinois
Plan Commission Resolution No. 20-2015

**A Resolution Recommending Approval of a PUD Preliminary Plan for
Gralewski Health Club (Pine Ridge Park PUD Lots 6 and 7) (Sam Salahi)**

Passed by Plan Commission on November 3, 2015

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for Gralewski Health Club (Pine Ridge Park PUD Lots 6 and 7) (Sam Salahi) received October 5, 2015; and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the Pine Ridge Park PUD Ordinance No. 2006-Z-4, and all applicable requirements of the Zoning Ordinance, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of Gralewski Health Club (Pine Ridge Park PUD Lots 6 and 7) (Sam Salahi) PUD Preliminary Plan received October 5, 2015, contingent upon the resolution of all staff comments prior to City Council action.

Voice Vote:

Ayes: Wallace, Schuetz, Kessler, Pretz, Doyle, Holderfield

Nays: None

Absent: Frio, Macklin-Purdy, Spruth

Motion Carried: 6-0

PASSED, this 3rd day of November 2015.

Chairman
St. Charles Plan Commission

Community and Economic Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
 SINCE 1834

Staff Report

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

FROM: Russell Colby, Planning Division Manager

RE: PUD Preliminary Plan for Gralewski Health Club (Pine Ridge Park PUD, Lot 6 & 7)

DATE: November 4, 2015

I. APPLICATION INFORMATION:

Project Name: Gralewski Health Club

Applicant: Sam Salahi, Architectural Planning Services

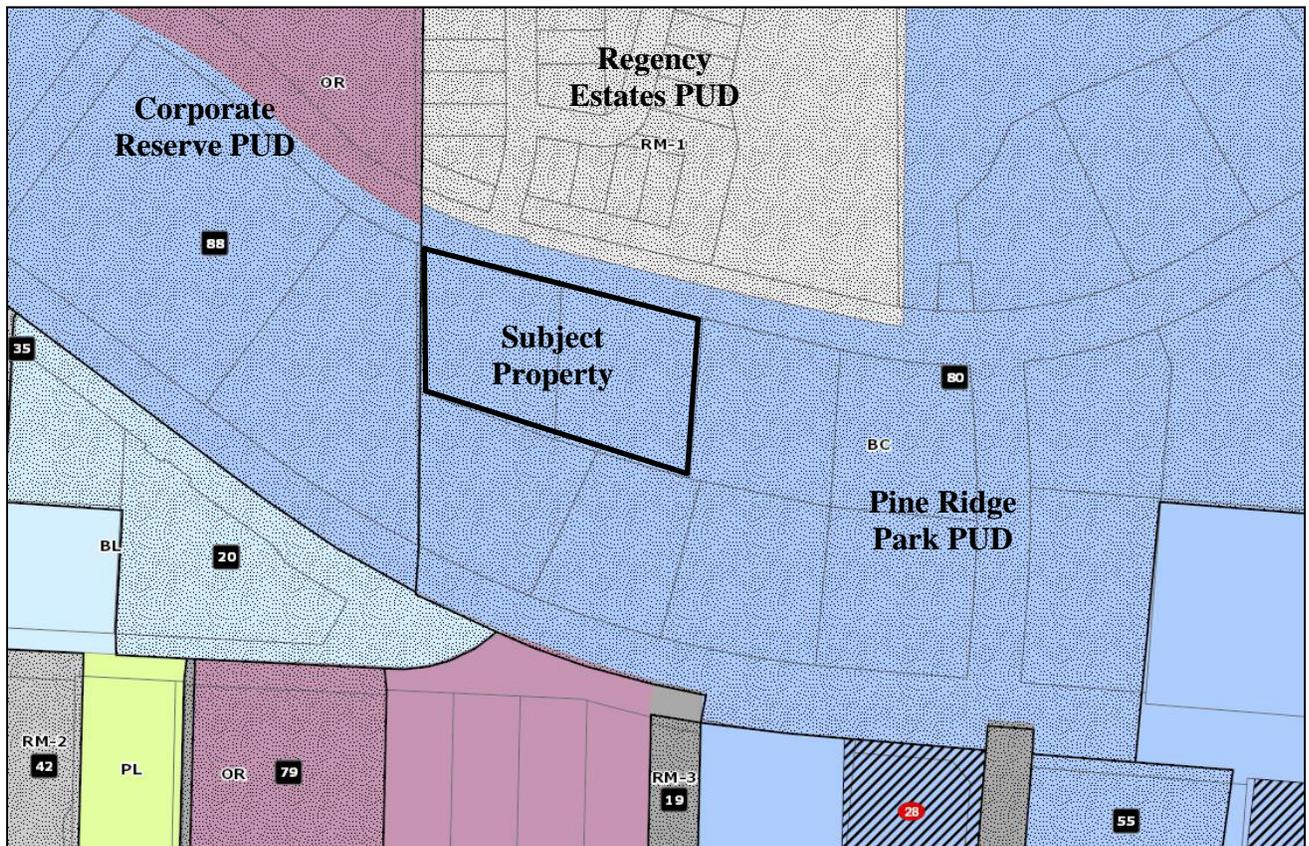
Purpose: PUD Preliminary Plan for a Health Club

General Information:		
Site Information		
Location	Pine Ridge Park PUD, Lot 6 & 7 – 2791 Woodward Dr.	
Acres	2.22	
Applications	PUD Preliminary Plan	
Applicable Zoning Code	Pine Ridge Park PUD Ordinance 2006-Z-4, Exhibit “IV-A”, Development Standards and Design Criteria	
Sections and PUD Ordinance	Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening	
Existing Conditions		
Land Use	Vacant lot	
Zoning	BC Community Business PUD	
Zoning Summary		
North	RM-1 Mixed Medium Density PUD	Regency Estate single family sub.
East	BC Community Business PUD	Vacant lot
South	BC Community Business PUD	Vacant (approved for daycare center)
West	BC Community Business PUD	Corporate Reserve detention basin
Comprehensive Plan Designation		
Industrial/Business Park		

Aerial



Zoning



II. BACKGROUND

The subject property is comprised of two vacant development lots in the Pine Ridge Park PUD. The Pine Ridge Park PUD was approved by the City Council in 2006.

The details of the Pine Ridge PUD approval, Ord. 2006-Z-4, are as follows:

- PUD permits a variety of commercial uses.
- A Final Plat of Subdivision was approved creating lots for future commercial uses.
- Road, utility, and stormwater infrastructure were provided.
- Each commercial lot is required to have a PUD Preliminary Plan reviewed by Plan Commission and approved by City Council as the lots are developed.
- Specific standards were adopted for:
 - Bulk requirements
 - Architectural Design
 - Landscaping
 - Signage

PROPOSAL

Sam Salahi of Architectural Planning Resources is proposing to develop the two lots with a single story Health/Fitness Club. Approval of a PUD Preliminary Plan is required to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance.

The proposal includes the following:

- 11,967 square foot, one-floor health club building
- 60 space parking lot
- Access to Woodward Drive and a shared cross access drive to the south

III. STAFF ANALYSIS

Staff has performed an analysis of the submitted PUD Preliminary Plan against the standards established in the Pine Ridge Park PUD and the Zoning Ordinance.

A. PROPOSED USES

A Health/Fitness Club is a use defined in the Zoning Ordinance and is a permitted use in the BC Community Business District:

“An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses”

The Health/Fitness Club use category is not specifically identified use in the Pine Ridge Park PUD; however the PUD permits similar businesses in a similar use category:

“Physical fitness, gymnasiums, and reducing salons”

B. ZONING STANDARDS

Staff has reviewed the submitted plans vs. the requirements of the Zoning Ordinance and PUD.

The proposed development would occupy two subdivided lots as a single zoning lot; therefore the zoning review considers the two lots as one single parcel. The submitted plans comply with all setback, bulk, and parking requirements as listed below.

Category	Pine Ridge PUD or Zoning Ordinance Standard	Proposed
Lot Width	None	430 ft. (approx.)
Building Setbacks:		
<i>Front (Woodward)</i>	40 ft.	40 ft.
<i>Side (east)</i>	10 ft.	230 ft.
<i>Side (west)</i>	10 ft.	76.7 ft.
<i>Rear(south cross access drive)</i>	30 ft.	43 ft.
Parking Setbacks:		
<i>Front (Rt.38)</i>	20 ft.	20 ft.
<i>Side (east)</i>	0 ft.	45 ft.
<i>Side (west)</i>	0 ft.	190 ft.
<i>Rear</i>	0 ft.	47 ft.
Floor Area Ratio	0.40	0.12
Building Height	3 stories or 40 ft.	26.5 ft. to tallest ridge
Parking Stall Size	9' x 18' OR 9'x16' w/ 2 ft. bumper overhang	9' x 18'
Drive-Aisle Width	24' (Two Way)	24'
Parking Requirement	Zoning Ordinance standard for Health/Fitness Club: 5 spaces per 1,000 sf @ 11,967 sf = 60 spaces	60 spaces

C. LANDSCAPING

PUD Exhibit IV-A of the Pine Ridge PUD established landscape standards for this development. Staff has reviewed the submitted landscape plan and determined that the plan meets the PUD landscape standards.

Staff also reviewed the landscape plan against any applicable requirements of Zoning Ordinance Chapter 17.26, which contains more specific planting standards.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	39%
Interior Parking Lot Landscape Area	10%	11.4%*
Bldg. Foundation Landscaping		
<i>East/Front wall</i>	75%	75%
<i>Remaining walls</i>	50%	50%
Landscape Buffer Yard (based	22 trees	22 trees

on 20 ft. PUD setback from Woodward Dr.)		
Public Street frontage landscaping	9 trees 75% landscaped	22 trees 75% landscaped
Parking Lot screening	50%	50%+

*The landscape plan table indicates 7%; however, based on the calculation used by staff, where a box is drawn around the outer bounds of the parking lot, the resulting interior landscaped area is 11.4%

D. SITE PLAN

Staff Comments:

- A public sidewalk will be provided along Woodward Drive. The City is currently holding a financial guarantee for the installation of this sidewalk from the subdivider.
- The front entry sidewalk should connect to the public sidewalk to be installed on Woodward Drive.

E. BUILDING ARCHITECTURE

PUD Exhibit IV-A contains architectural design guidelines for all lots within the Pine Ridge PUD. Staff has reviewed the submitted building elevations for conformance with these standards and determined that the plans meet the requirements.

Staff Comments:

- Building materials will need to be identified on the plans. Vinyl siding is not permitted.
- Rooftop mechanical equipment is required to be screened.
- Information will need to be submitted on the trash enclosure. The enclosure should utilize the same façade materials as the building.

F. SIGNAGE

No signage has been proposed. If a freestanding or wall sign is proposed, the location will need to be identified on the PUD Preliminary Plan.

The PUD requires any freestanding sign be a monument style sign.

G. LIGHTING

The submitted photometric plan complies with the requirements of Zoning Ordinance Section 17.22.040, Site Lighting.

H. ENGINEERING REVIEW

Engineering plans are under staff review. Because the lot is already established and stormwater detention has been provided off site, any engineering comments will be minor in nature.

Any comments will need to be addressed prior to City Council approval.

IV. PLAN COMMISSION REVIEW

The Plan Commission reviewed the PUD Preliminary Plan on 11/3/15 and recommended approval 6-0, subject to resolution of staff outstanding staff comments.

V. SUGGESTED ACTION

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete and the plan to be in conformance with the approved PUD ordinance and the Zoning Ordinance.

Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.

VI. ATTACHMENTS

- Excerpt of Pine Ridge Park PUD Ordinance 2006-Z-4, Exhibit IV-A

City of St. Charles, Illinois

Ordinance No. 2006-Z-4

**An Ordinance Rezoning Property and Granting a
Special Use as a Planned Unit Development for Pine-
Ridge Park and Regency Estates PUD (A Portion of the
West Gateway PUD)**

**Adopted by the
City Council
of the
City of St. Charles
January 17, 2006**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, January 20, 2006**

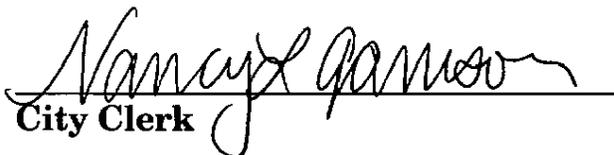

City Clerk



EXHIBIT "IV-A"

Development Standards and Design Criteria - Pine Ridge Park

A. The provisions of Chapter 17.24 "B3 Service Business District" shall apply to Pine Ridge Park except that the following provisions for permitted and special uses, floor area ratio, maximum building height, minimum yards and setbacks, sign regulations, landscaping requirements, and architectural standards shall apply in lieu of any conflicting provisions of Chapter 17.24:

1. Permitted and Special Uses

(a) Permitted Uses

- Amusement establishments, including bowling alleys, pool halls, gymnasiums, swimming pools and skating rinks
- Amusement game device arcade provided the arcade meets all the standards and requirements specified for such arcades in the St. Charles Zoning Ordinance
- Antique shops
- Apparel shops
- Art and school supply stores
- Art galleries
- Auction rooms
- Automobile accessory stores
- Automotive vehicle and automotive equipment sales;
- Bakeries, where not more than fifty percent of the floor access is devoted to processing, and not employing more than eight persons
- Banks and financial institutions with or without drive-in lanes
- Barbershops
- Beauty parlors
- Bicycle sales, rental and repair
- Blueprinting and photocopying establishments
- Book/stationery/greeting card stores
- Building material sales, with accessory outside storage, provided outside storage does not exceed sixteen feet in height;
- Contractors' and construction offices
- Camera and photographic supply stores
- Candy and ice cream stores
- Carpet and rug stores
- Caskets and casket supplies
- Catering establishments
- China and glassware stores
- Churches

- Clothing establishments
- Clubs and lodges, private, fraternal, or religious
- Coffee shop
- Coin and philatelic stores
- Computer sales and service
- Convenience stores
- Currency exchanges
- Custom dressmaking
- Department stores
- Drive-in establishments and facilities
- Drug stores
- Dry-cleaning and laundry
- Electronics and household appliance stores
- Employment agencies
- Exterminating shops
- Feed stores
- Fire stations
- Flower shops and greenhouses
- Food stores - including grocery stores, meat markets, bakeries, and delicatessens (retail only)
- Frozen food shops, including locker rental in conjunction therewith
- Fuel and ice sales, retail only
- Furniture stores, including upholstery when conducted as part of the retail operation and secondary to the principal use
- Furrier shops, including incidental storage and conditioning of furs
- Garden supply and seed stores
- Gift shops
- Haberdasheries
- Hardware stores
- Hobby shops
- Interior decorating shops, including upholstery and making of draperies, slipcovers, or other similar articles when conducted as part of the retail operations and secondary to the principal use
- Jewelry stores, including watch repair
- Job printing shops, using presses having beds of not more than fourteen inches and twenty inches
- Landscape contractors
- Laundromats
- Leather goods and luggage store
- Libraries
- Libraries, branch
- Liquor stores, retail sales
- Loan offices
- Machinery and equipment sales, but not including service, repair,

or reconditioning and storage of all machinery shall be within enclosed buildings

- Mail order houses
- Meat markets, including the sale of meat and meat products to restaurants, motels, clubs and other similar establishments when conducted as part of the retail business on the premises
- Medical and dental clinics
- Meeting halls
- Millinery shops
- Monument sales
- Motels
- Museums
- Musical instrument sales and repair
- Newspaper offices, but not including printing
- Nurseries
- Nursery schools and day care centers
- Office supply stores
- Offices, business, professional and public
- Opticians and optometrists
- Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles
- Parking lots and storage garages (automobile)
- Paint and wallpaper stores
- Pet shops
- Physical fitness, gymnasiums and reducing salons
- Photocopying and photography studios
- Picture framing, when conducted on the premises for retail trade
- Plumbing showrooms and shops
- Police stations
- Post office
- Radio and television service and repair shops
- Recording studios
- Recreational buildings, community centers, and meeting halls
- Restaurants with or without drive-in lanes
- Schools, commercial or trade, not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences
- Schools, music, dance or business
- Secondhand stores and rummage shops
- Sewing machine sales and service, household machines only
- Shoe and hat repair stores
- Sporting goods stores
- Tailor shops
- Taxidermists

- Telegraph offices
- Telephone exchanges and telephone transmission equipment buildings and electric distribution centers
- Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- Tobacco shops, retail sales
- Toy shops
- Travel bureaus and transportation ticket offices
- Typewriter and adding machine sales and service establishments
- Undertaking establishments and funeral parlors
- Variety stores
- Vehicle service facilities
- Veterinary clinics
- Video and audio tape and supply stores
- Accessory uses to the permitted uses listed above in this section
- Other accessory uses: Communication antennas

(b) Special Uses

- Outdoor dining
- Outdoor entertainment
- Outdoor sales areas

2. Floor Area Ratio (EAR): The Maximum Building Coverage shall be 0.40.
3. Building Height: The maximum building height shall be 3 stories or 40 feet, not including screening devices for roof top mechanical equipment, whichever is greater.
4. Minimum Yards and Setbacks:
 - (a) Minimum building and parking setback along West Main Street: 50 feet
 - (b) Minimum building setback along collector and arterial streets (other than Main Street): 40 feet
 - (c) Minimum parking setback along collector and arterial streets (other than Main Street): 20 feet
 - (d) Minimum interior side and rear yard for parking along the easterly and northerly property lines of Pine Ridge Park: 5 feet

5. Signs

(a) Freestanding Signs

(i) Number and Size:

(aa) Adjacent to Main Street:

- One double-faced 200 sq. ft. sign at the full access on Main Street;
- One double-faced 100 sq. ft. sign at the right-in-right-out on Main Street;
- Five monument signs (one for each outlot, fronting Main Street) – 32 sq. ft. size, with maximum height not to exceed 8 feet above grade.

(bb) Adjacent to Woodward Drive: One double-faced freestanding monument sign is permitted for each lot – 32 sq. ft. in size with a maximum height of 8 ft. above grade.

(ii) Setback: All freestanding signs shall be setback from the nearest right-of-way a minimum of ten (10) feet.

(iii) Exterior Materials and Design: The base, framing, and display area of a freestanding monument sign shall be architecturally compatible with the materials, colors and design of the building to which it is accessory. There shall be no restriction on the color or any lettering, logos, or other advertising on the sign.

(b) Other Provisions

(i) Other signs including wall signs and awnings are permitted. The surface area of a sign or signs attached to a wall shall not exceed one and one half square feet for each linear foot of frontage of the wall on which the sign or signs are located. Lettering on awnings or canopies shall not exceed one square foot for each linear foot of frontage of the awning or canopy on which the lettering is located. In the case of a use which does not have any exterior wall frontage, the surface area of such sign shall not exceed one and one half (1.5%) percent of the floor area occupied by such use.

(ii) There shall be no flashing lights or moving parts on any sign within the Commercial Parcel.

(iii) Use of awning signage is encouraged to compliment and

harmonize with the building design, materials and colors.

- (iv) Temporary Signs shall comply with the provisions of Section 17.02.150 C. of the St. Charles Zoning Code, except as modified by the provisions of Exhibit "V" to this Ordinance.

6. Landscape Standards: Landscaping shall comply with the provisions of the St. Charles Zoning ordinance and with the following additional requirements:

(a) General Provisions

- (i) The preservation of existing trees and other vegetation shall be considered in the landscape design. Grading and other site improvements shall be designed so as to preserve existing trees whenever practical, while allowing permitted development, in accordance with the provisions of Chapter 8.30 of the St. Charles Municipal Code, "Tree Preservation on Private Property".
- (ii) Landscape design shall provide for appropriate proportion, balance, unity, variety of species, and variety of color and texture evident throughout the four seasons.
- (iii) Landscaping materials native to the region shall be used whenever feasible.
- (iv) Landscaping shall be designed to complement the massing of buildings, screen parking and service areas, and to provide visual relief.
- (v) Landscaping shall be designed so as to reduce the intrusion of headlights and other glare.
- (vi) Landscaping shall be designed with attention to the long-term maintenance of the plant materials. Irrigation systems shall be installed when necessary to ensure long-term maintenance.
- (vii) Earth mounds and berming are encouraged, where appropriate. Berms should be no steeper than a 1 to 3 proportion.

(b) Parking Lot and Vehicle Use Area Internal Planting

- (i) Landscape islands shall be provided so that not more than 20 consecutive parking spaces adjoin each other.

- (ii) The minimum size of landscape islands shall be 9 feet in width and 18 feet in length, and should be graded to provide a crown of approximately 6-12 inches.
- (c) Building Foundation Landscaping
 - (i) Foundation plantings may be formal and uniform, or uneven and naturalistic. Foundation plantings should respond to the materials and form of a building.
 - (ii) Consideration of the mature size of plants is important in the design of foundation plantings. In particular, the relationship of the plant's mature size to the placement and size of windows, architectural features and the height of the building is important.
 - (iii) Foundation plantings for retail buildings should be installed where reasonably practicable across the front facade and along the building at the corner side yards, excepting entrance walks and drives, drive-in facilities and approaches, pedestrian areas and other such features and amenities which are not conducive to foundation plantings.
- (d) Landscaping Signage: Monument signs should have a landscape bed surrounding the base.

7. **Architectural Standards**

A. *Articulation of Building Facades*

Intent: To reduce the apparent bulk of buildings and relate them to a human scale.

1. Building walls that are visually prominent as viewed from any public street, or from an internal circulation road that provides access to two or more buildings, should conform with the following standards:
 - a. Walls that are over one-hundred (100) feet in length should incorporate offsets, projections or recesses a minimum of three (3) feet in depth, extending over twenty percent (20%) of the façade, as measured in square feet of wall area.
 - b. Architectural features such as arcades, arbors, windows, doors, entryways, awnings, pilasters, cornices, decorative banding, and other decorative features should comprise at least fifty percent (50%) of visually prominent building walls, as measured in square feet of wall area.
2. All building walls that face the street should have at least two (2) of the following architectural features to avoid the appearance of blank walls facing the street:

- i. change in wall plane of at least two (2) feet,
 - ii. change in wall texture or masonry patterns,
 - iii. transparent windows,
 - iv. columns or pilasters.
3. Building entryways should offer protection from weather such as overhangs, awnings, canopies, etc.
 4. Building design should include features to add identity and architectural interest such as projecting cornices, medallions, lighting fixtures, art work, belt courses of a different color or texture, pilasters, etc.
 5. Predominant façade colors should be subtle, neutral or earth-tones. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors (as detailed in Section G. Colors, below).

B. Windows and Transparency

Intent: Allow people outside commercial buildings to see activity within, and allow people inside to see activity and weather conditions outside.

1. Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area should provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the facade, and should include a public entrance. Windows shall be clear glass (no tinted or reflective glass), recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sills or other appropriate forms of framing. Awnings, pilasters or columns may be used to accentuate window openings and add interest to the design of the building.
2. Development of the outlots should help define and enhance the character of the public street frontage by placing outlot buildings near the street with showcase windows and architectural features oriented toward the street as well as to the interior parking lot.

C. Building Entrances and Pedestrian Walkways

Intent: People should be able to tell where building entrances are located, and walking into the building should be a pleasant experience.

1. Buildings should have a public entrance on a façade that faces a public street or private drive that provides primary access.
2. All public entrances should be articulated from the building mass. Examples of such

articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

3. Facades which abut parking areas and contain a public entrance should provide pedestrian walkways and foundation landscape areas parallel to the foundation not less than six (6) feet in width. Sidewalks in this area should have a minimum width of six (6) feet.
4. Pedestrian routes to building entrances should be marked with pavers, striping, or delineated by the design and location of landscape features.

D. Roof Design

Intent: Roofs should be designed to add visual interest to the building, to conceal necessary service equipment, and to establish the building's identity.

1. Roof lines should either be varied with a change in height or the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, minimum of every one-hundred (100) linear feet in building length.
2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wood shingle, standing seam metal roof or better. The roof of any building may be flat.
3. Parapets should feature three-dimensional cornices or other shadow-creating detail elements along their tops.
4. Mansard roof designs are discouraged.
5. "Green roof" designs are encouraged.
6. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.

E. Building Wall Materials

Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building, relate to traditional building materials used historically in Kane County, and reinforce the character of the community. Approved and prohibited building materials are:

1. Approved Materials
 - a. Brick
 - b. Wood
 - c. Native or architectural cast stone

- d. Tinted and/or textured concrete masonry units
 - e. Cement based Stucco
 - f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited
2. Prohibited Materials
- a. Smooth-faced, untinted concrete masonry units
 - b. Exterior Insulation Finish Systems
 - c. Vinyl
 - d. Plain tilt-up concrete panels

F. Screening of Mechanical Equipment

As viewed from ground levels at a variety of locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet or with a structure comparable and compatible with the exterior building materials.

- a) A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views.
- b) Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.
- c) Incidental rooftop equipment deemed unnecessary to be screened by the Director of Community Development or a designee shall be of color to match the roof or the sky, whichever is more effective.
- d) Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

G. Colors

Garish or bright accent colors (i.e., orange, bright yellow, or fluorescent colors) on any portion of the building such as trim, banding or patterns on walls, cloth or metal awnings, entryway features shall be minimized, but in no case shall such coloring exceed 10% of each wall area.

H. Compatibility within the Development

The buildings to be developed within the Pine Ridge Property shall be compatible and harmonious with each other in their exterior architectural design features. Compatibility of architectural design features may be achieved by similarity of some design elements, while allowing dissimilarity of others. Buildings shall be considered compatible if at least three of the following five design elements are similar, as determined by the City Council, when comparing any proposed building with the previously approved buildings:

- a. Type of materials (brick, stone, wood, metal, etc.)
- b. Colors and textures of exterior surfaces
- c. Architectural scale (size and height of buildings, both actual and perceived)
- d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements.

I. Refuse enclosures

Refuse enclosures should be made of the same building materials as the building they are to serve, and should be gated.

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

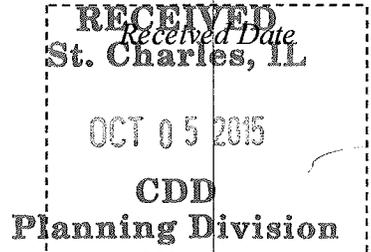


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	Gralewski Health Club - Pine Ridge PUD
Project Number:	2015 -PR- 023
Application Number:	2015 -AP-037



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

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

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

1. Property Information:	Location:	2791 Woodward Drive St. Charles, IL	
	Parcel Number (s):	Lots 6 & 7 09-29-454-001 (LOT 7) 09-29-454-002 (LOT 6)	
	Proposed PUD Name:	Pine Ridge Park	
2. Applicant Information:	Name	Sam Salahi - Architect	Phone 630-665-0355
	Address	123 W. Front, Suite 202	Fax 630-665-3022
		Wheaton, IL. 60187	Email Sam.Salahi@Apsarchitects.com
3. Record Owner Information:	Name	John & Hoang Gralewski	Phone
	Address	30 W 476 N. Lakeview Circle	Fax
		St. Charles, IL. 60175	Email

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

- PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

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

PLAT OF SURVEY:

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

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

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

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

NA **ENDANGERED SPECIES REPORT:**

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

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

PLANS:

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

Copies of Plans:

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

SITE/ENGINEERING PLAN:

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

NA □ **SKETCH PLAN FOR LATER PHASES OF PUD:**

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

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

✗ ARCHITECTURAL PLANS:

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

NA □ TREE PRESERVATION PLAN:

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

✗ LANDSCAPE PLAN:

Landscape Plan showing the following information:

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

NA □ STORMWATER MANAGEMENT:

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

NA □ SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

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

GRALEWSKI HEALTH CLUB

2791 WOODWARD DRIVE
ST. CHARLES, ILLINOIS

LOCATION MAP



PROJECT LOCATION

SHEET INDEX

ARCHITECTURAL	
G001	COVER PAGE
A101	PROPOSED FLOOR PLAN
A201	PROPOSED BUILDING ELEVATIONS
CIVIL	
T OF 1	PRELIMINARY ENGINEERING/PUD PLAN
SITE/ LANDSCAPE	
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS AND SPECIFICATIONS
SPH101	SITE PHOTOMETRIC PLAN



ARCHITECTURAL PLANNING & SERVICES, LTD.
122 W. Front St., Suite 202
Wheaton, Illinois 60187
TEL: 630-466-0336
FAX: 630-466-0322
www.AP&Sarchitects.com

CONSULTANTS

PROJECT

GRALEWSKI HEALTH CLUB
2791 WOODWARD DRIVE
ST. CHARLES, ILLINOIS

S/APP

MARK	DATE	DESCRIPTION
	10/25/15	FOR SUBMITTAL

PROJECT NO: 15-015
DRAWN BY: LDM, MFC

CHECK'D BY: SIS

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SHEET TITLE
COVER PAGE

G001

SHEET 1 OF 3



DATA TABLE
 SITE AREA = 26,742 S.F.
 = 0.61 AC.

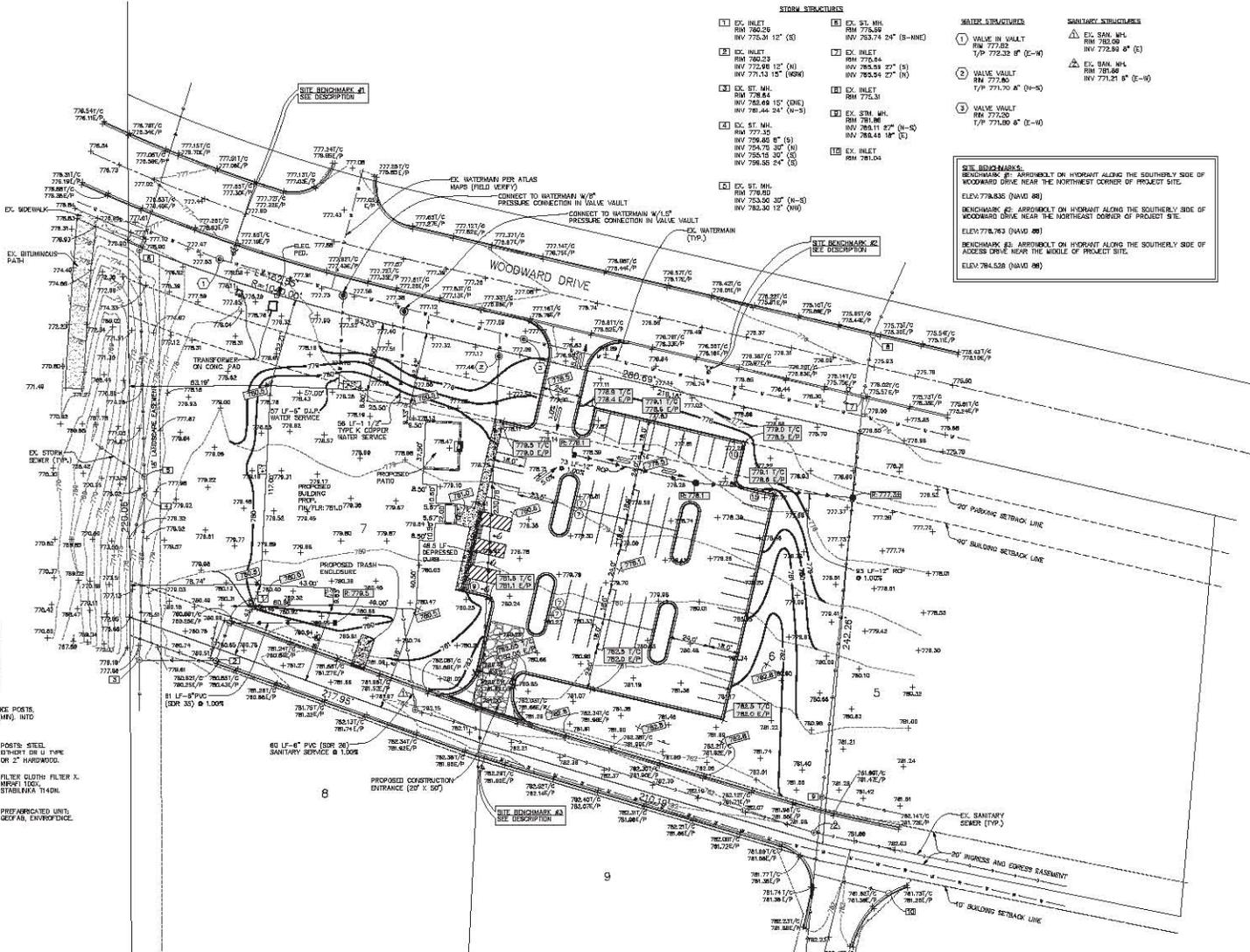
EXISTING LAND USE: COMMUNITY BUSINESS
 PROPOSED LAND USE: COMMUNITY BUSINESS

PROPOSED
 BUILDING: 11,967 S.F.
 TOTAL BUILDING AREA: 11,967 S.F.
 F.A.R. 0.12

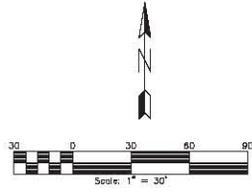
IMPERVIOUS AREAS
 PAVEMENT: 24,916 S.F.
 CONCRETE: 869 S.F.
 BUILDINGS: 11,967 S.F.
 TOTAL IMPERVIOUS: 37,752 S.F.
 LOT COVERAGE: 0.39

PARKING DATA REQUIRED
 STANDARD SPACES: 57
 HANDICAPPED SPACES: 3
 TOTAL SPACES: 60

PARKING DATA PROVIDED
 STANDARD SPACES: 56
 HANDICAPPED SPACES: 3
 TOTAL SPACES: 59



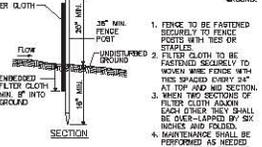
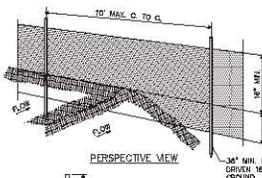
- STORM STRUCTURES**
- 1 EX. INLET
RM 780.26
INV 775.21 12" (S)
 - 2 EX. INLET
RM 780.23
INV 772.88 12" (N)
INV 771.13 15" (WS)
 - 3 EX. ST. MH
RM 781.84
INV 783.48 15" (ONE)
INV 781.44 24" (N-S)
 - 4 EX. ST. MH
RM 777.35
INV 785.40 8" (S)
INV 784.75 30" (N)
INV 785.15 30" (S)
INV 786.55 24" (S)
 - 5 EX. ST. MH
RM 781.04
INV 785.50 30" (N-S)
INV 785.30 12" (NW)
 - 6 EX. ST. MH
RM 778.84
INV 783.74 24" (S-NHE)
 - 7 EX. INLET
RM 776.54
INV 782.58 27" (S)
INV 783.54 27" (N)
 - 8 EX. INLET
RM 775.31
INV 781.44 15" (N-S)
 - 9 EX. ST. MH
RM 781.04
INV 785.50 30" (N-S)
INV 785.30 12" (NW)
- WATER STRUCTURES**
- 1 VALVE IN VAULT
RM 777.82
T/P 772.32 8" (E-W)
 - 2 VALVE VAULT
RM 777.80
T/P 771.70 8" (N-S)
 - 3 VALVE VAULT
RM 777.20
T/P 771.00 8" (E-W)
- SANITARY STRUCTURES**
- 1 EX. SAN. W/L
RM 782.00
INV 772.84 8" (E)
 - 2 EX. SAN. W/L
RM 781.80
INV 773.21 5" (E-W)



SITE BENCHMARKS
 BENCHMARK #1 APPROXIMATELY ON HYDRANT ALONG THE SOUTHERLY SIDE OF WOODWARD DRIVE NEAR THE NORTHWEST CORNER OF PROJECT SITE.
 ELEV. 778.835 (NAVD 88)

BENCHMARK #2 APPROXIMATELY ON HYDRANT ALONG THE SOUTHERLY SIDE OF WOODWARD DRIVE NEAR THE NORTHEAST CORNER OF PROJECT SITE.
 ELEV. 778.793 (NAVD 88)

BENCHMARK #3 APPROXIMATELY ON HYDRANT ALONG THE SOUTHERLY SIDE OF ACCESS DRIVE NEAR THE MIDDLE OF PROJECT SITE.
 ELEV. 784.530 (NAVD 88)



1. FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOODEN WIRE FENCE WITH FIVE SPACED CHERRY 2" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH MEET, EACH ENDING ROLL SHALL BE OVER-LAPPED BY SIX INCHES AND BOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN WALLEYS DEVELOP IN THE SILT FENCE.
- POSTS: STEEL, 6" DIA. OR 4" DIA. ON 2' INTERVALS.
- FILTER CLOTH: FILTER 1.5 MIL. 100% STABILIZED 14.0IN.
- PREFABRICATED UNITS: WEAR, ENVIROFENCE.

SILT FENCE
 NOT TO SCALE

It's smart It's free It's the law

Call before you dig

800.892.0123

KULIE
 L.L. ONE-CALL SYSTEM

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152

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

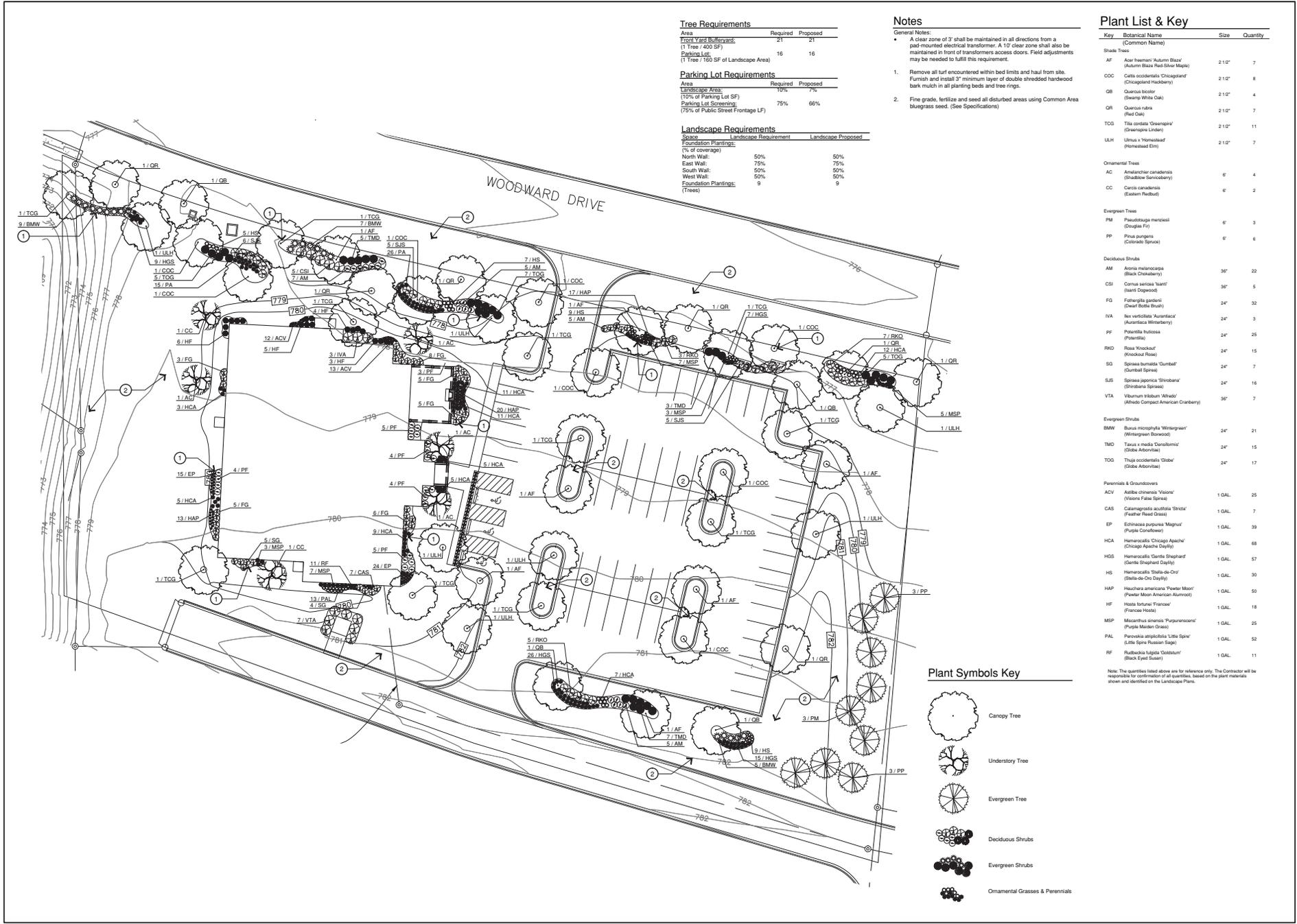
3002 CROSSING COURT
 CHAMPAIGN, ILLINOIS 61822
 PHONE (217) 351-6268
 FAX (217) 355-1902

ARCHITECTURAL PLANNING & SERVICES, L.T.D.

PRELIMINARY ENGINEERING/PUD PLAN
 2791 WOODWARD DRIVE
 ST. CHARLES, IL

PROFESSIONAL DESIGN FIRM NUMBER: 184.001196

SCALE:	1" = 30'
DATE:	08/02/15
JOB NO.:	150103
SHEET:	1 of 1



Tree Requirements

Area	Required	Proposed
Front Yard Buffer:	21	21
(1 Tree / 400 SF)		
Parking Lot:	16	16
(1 Tree / 160 SF of Landscape Area)		

Parking Lot Requirements

Area	Required	Proposed
Landscape Area:	10%	7%
(10% of Parking Lot SF)		
Parking Lot Screening:	75%	66%
(75% of Public Street Frontage LF)		

Landscape Requirements

Source	Landscape Requirement	Landscape Proposed
Foundation Plantings:		
(% of coverage)		
North Wall:	50%	50%
East Wall:	75%	75%
South Wall:	50%	50%
West Wall:	50%	50%
Foundation Plantings:	9	9
(Trees)		

Notes

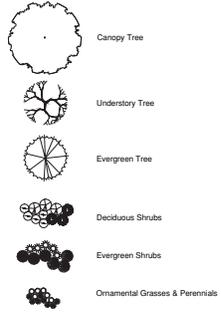
- General Notes:**
- A clear zone of 3' shall be maintained in all directions from a pad-mounted electrical transformer. A 10' clear zone shall also be maintained in front of transformers access doors. Field adjustments may be needed to fulfill this requirement.
- Remove all turf encountered within bed limits and haul from site. Furnish and install 3" minimum layer of double shredded hardwood bark mulch in all planting beds and tree rings.
 - Fine grade, fertilize and seed all disturbed areas using Common Area bluegrass seed. (See Specifications)

Plant List & Key

Key	Botanical Name (Common Name)	Size	Quantity
Shade Trees			
AF	Acer freemanii 'Autumn Blaze' (Autumn Blaze Red-Leaf Maple)	2 1/2"	7
COC	Celtis occidentalis 'ChicagoLand' (ChicagoLand Hackberry)	2 1/2"	8
GB	Quercus bicolor (Swamp White Oak)	2 1/2"	4
OR	Quercus rubra (Red Oak)	2 1/2"	7
TCG	Tilia cordata 'Greenleaf' (Greenspire Linden)	2 1/2"	11
ULH	Ulmus x 'Homestead' (Homestead Elm)	2 1/2"	7
Ornamental Trees			
AC	Amanitiera canadensis (Shishiboo Sycamore)	6"	4
CC	Cercis canadensis (Eastern Redbud)	6"	2
Evergreen Trees			
PM	Pinus strobus (Douglas Fir)	6"	3
PP	Pinus pungens (Canada Spruce)	6"	6
Deciduous Shrubs			
AM	Amelanchier canadensis (Black Chokeberry)	36"	22
CSI	Cornus sericea 'variegata' (variegated Dogwood)	36"	5
FG	Fothergilla gardenii (Sheep Blue Bush)	24"	32
IVA	Ilex verticillata 'Aurea' (Aurea Winterberry)	24"	3
PF	Photinia fraxinea (Floratina)	24"	25
RKO	Rosa 'Knockout' (Knockout Rose)	24"	15
SG	Spirea japonica 'Gumball' (Gumball Spirea)	24"	7
SJS	Spirea japonica 'Shirobana' (Shirobana Spirea)	24"	16
VTA	Viburnum trilobum 'Milex' (African Compact American Cranberry)	36"	7
Evergreen Shrubs			
BMW	Buxus microphylla 'Wintergreen' (Wintergreen Boxwood)	24"	21
TMD	Taxus x media 'Densata' (Globe Arborvitae)	24"	15
TOG	Thuja occidentalis 'Globe' (Globe Arborvitae)	24"	17
Perennials & Groundcovers			
ACV	Aster chinensis 'Visions' (Visions False Spirea)	1 GAL	25
CAS	Calluna vulgaris 'Scarlet' (Scarlet Heath Grass)	1 GAL	7
EP	Echinacea purpurea 'Magnus' (Purple Coneflower)	1 GAL	39
HCA	Hemerocallis 'Chicago Apache' (Chicago Apache Daylily)	1 GAL	68
HGS	Hemerocallis 'Gentle Shepherd' (Gentle Shepherd Daylily)	1 GAL	57
HS	Hemerocallis 'Shell-de-Or' (Shell-de-Or Daylily)	1 GAL	30
HAP	Houstonia americana 'Pewee Moon' (Pewee Moon American Alumroot)	1 GAL	50
HF	Hosta 'Fantasy' (Fantasy Hosta)	1 GAL	18
MSP	Miscanthus sinensis 'Purpureus' (Purple Maiden Grass)	1 GAL	25
PAL	Parthenocissus vitacea 'Little Spire' (Little Spire Russian Sage)	1 GAL	52
RF	Rudbeckia hirta 'Goldstun' (Black-eyed Susan)	1 GAL	11

Note: The quantities listed above are for reference only. The Contractor will be responsible for confirmation of all quantities, based on the plant materials shown and identified on the Landscape Plans.

Plant Symbols Key



Sheet #

Sheet Title

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Issues & Revisions

#	Date	Description
1	10/18/15	For Client Review
2	1/23/16	Issue For Permit

Project & Client Name

Project # B15023

Scale: 1" = 20'

North

Brussels Design Group, LLC

Specifications

Section 32 92 00 - Turf and Grasses

1.0 General Description

This work shall consist of cultivating and the grading of topsoil, rock and debris removal, backfilling and seed installation or installation.

1.1 Submittals

The Contractor must submit fertilizer mixture tags, seed mixture tags or seed specifications from the seed nursery for approval by the Landscape Architect or the Owner's Representative. Products must be approved by the Landscape Architect or the Owner's Representative prior to any installation.

1.2 Product Delivery, Storage and Handling

All seed, seed, fertilizer and other materials to be used for the installation must be protected from weather, damage during transit and vandalism while stored at the project site. Any materials that have been damaged by any of the above will not be acceptable for use on the project.

1.3 Protection

The Contractor will be responsible for the protection of any seeded or sodded areas until the final acceptance of the installation. The Contractor may only use barriers, devices or products that are acceptable to the Owner or the Landscape Architect for protection of seeded or sodded areas.

2.0 Products

A. Water: The Contractor will be required to supply water including all meters, hoses and connectors, etc. necessary to water the turf area.

B. Soil:

- All soil used for this project must be blended Blue Grass as specified below, with no more than 5% (five) percent of other grasses. The soil must be free of rocks, stones or debris and must have a 1" minimum thickness of soil and an adequate root system. Soil that has been used on one (1) square yard sections. By root soil or within 30" area acceptable.
- All soil used must contain equal percentages of at least four different varieties of the following:
 - a. M-100
 - b. Columbia
 - c. Ryegrass
 - d. Bluegrass
 - e. Nubia
- All soil must be supplied by growers within a fifty (50) mile radius of the project site. The soil must be delivered to the project site on a truck or trailer. Dumping of soil from any vehicle is not permitted. Dumped soil or any soil that appears to be dry or decays will not be accepted. All soil must be placed within forty-eight (48) hours after it has been harvested.

C. Seed:

1. Grass seed mixture must be composed of the following seeds mixed in proportions by weight, with the following minimum percentages of purity and germination:

Proportion By Weight	Name of Grass	Purity Percent	Germination
80%	Blended Blue Grass Mixture	85%	80%
10%	Columbia, Nubia, Ryegrass or Bluegrass	85%	80%
20%	Perennial Ryegrass (Roughstem)	98%	80%
	Marratras II, Charge II and Catalina II		

Athletic Fields:

Proportion By Weight	Name of Grass	Purity Percent	Germination
10%	Beard Kentucky Blue	85%	85%
15%	Toussaud Kentucky Blue	98%	85%
15%	Chargers Kentucky Blue	98%	85%
15%	Ryegrass Kentucky Blue	98%	80%
10%	Louisiana Kentucky Blue	98%	85%
30%	Alliance Fine	98%	90%

D. Fertilizer:

1. Commercial fertilizers must contain the following percentages by weight:

- Prior to Seeding 10-18-18 with 30% Nitrates
- Nitrogen 10%
- Phosphoric Acid 18%
- Potash 18%
- After Seeding 25-0-10
- Nitrogen 25%
- Phosphoric Acid 00%
- Potash 10%
- Sulfur 10%

2. All fertilizer must be delivered to the project site in unopened bags, which include identification tags or labels.

Section 32 93 00 - Turf and Grasses, continued

3.0 Execution

A. The Contractor must inspect all final grading prepared by the Grading Contractor and receive approval from the Landscape Architect or the Owner's Representative to begin seeding or soil installation. Any discrepancies noted in the final topsoil grades must be reviewed by the Landscape Architect and resolved prior to the commencement of seed or soil installation.

B. Fine Grading:

- All areas to be seeded or sodded shall be prepared by pulverizing the soil to a minimum depth of three (3) inches. This process shall include leveling and/or grading, and rolling and dragging the soil to produce a smooth bed for seeding or soil installation. Regardless of whether the area will receive seeded or sod, the soil preparation must be consistent. All rocks and other debris 3/4 inch in diameter or greater must be removed from the surface prior to seeding or sodding.
- Should previously conditioned soil become compacted by weather, construction equipment or other means, the area shall be re-conditioned as indicated above.

3.1 Installation

A. Planting Seasons:

- Seeded Areas:** Seed may be installed from March 15th through May 14th and from August 15th through October 1st.
- Sodded Areas:** Sod may be installed from March 1st through June 15th and from August 15th through November 1st.

B. If approval in writing and approved by the Landscape Architect or the Owner's Representative, the planting seasons listed above may be extended due to favorable weather conditions.

B. Fertilizing:

Fertilizer must be mechanically broadcast or spread and tilled into the top three (3) inches of soil at the rate of 5.5 lbs. per 1,000 square feet or 240 lbs/acre.

C. Seeding:

Common Area and Athletic Field Seed shall be mechanically applied at the rate of 5.0 lbs. per 1,000 square feet of area or 220 lbs/acre. The seed shall be spread evenly and lightly raked into the soil.

E. Sodding:

1. Sod shall be laid tightly together with the joints in the long dimension of the sod staggered in a fashion equal to running bond brick.

2. After the sod is laid, it must be watered thoroughly and rolled if necessary to settle the sod into the soil.

3.2 Maintenance, Clean-Up and Acceptance

A. Maintenance: The Contractor must provide maintenance of seeded or sodded areas until the date of final acceptance, including the following:

- Watering of turf.
- Re-filling with topsoil and the over-seeding of washed out or rutted areas.
- Re-fertilizing with a commercial fertilizer at the rate of 5.5 lbs. per 1,000 square feet (240 lbs/acre) on one occasion after sufficient germination.

C. Over-seeding any turf areas that haven't germinated sufficiently or which fail to appear and consistent stand of grass. Any such areas must be re-seeded with the similar seed mixture and rate initially applied. Re-seeding must continue until all turf areas are covered with a uniform and consistent stand of grass. A uniform and consistent stand of turf will be defined as turf that is full and even with no bare areas.

d. All seeded areas must be maintained as noted above for a period of thirty (30) days after installation or until a uniform and consistent stand of grass has been established. A uniform and consistent stand of turf will be defined as turf that is full and even with no bare areas.

2. Sodded Areas:

- Watering of turf.
- Re-fertilizing with a commercial fertilizer at the rate of 5.5 lbs. per 1,000 square feet (240 lbs/acre) on one occasion.

c. Replacement of sod, which fails to grow or is in a state of decline using the same mix and rate as previously installed.

d. All sodded areas must be maintained as noted above for a period of thirty (30) days after installation or until a uniform and consistent stand of grass has been established. A uniform and consistent stand of turf will be defined as turf that is full and even with no bare areas.

B. Clean-Up:

- All debris generated by this work shall be removed from the site.
- All pavements and walks must be clean and washed of any mud or heavy concentration of soil.
- All planting beds must be edged or spaded to form a smooth, continuous shape.

C. Final Inspection and Acceptance:

Upon completion of the required maintenance period, the Contractor must provide a written request to the Landscape Architect to schedule a final inspection of the turf areas. The Contractor will be required to make the request a minimum of ten (10) working days prior to the inspection. Upon inspection, the Landscape Architect has the right to request that areas not established within specification, the Contractor will be required to re-work and maintain those unacceptable areas until a final acceptance has been granted.

Section 32 93 00 - Plants

1.0 General

1.01 Description

This work shall consist of the excavation, installation, backfilling, care and maintenance of landscape plantings.

B. The size and grading standards of plant materials in this specification must conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen.

1.02 Submittals

A. When required in the plan notes or details, material or product samples must be submitted by the Contractor for approval by the Landscape Architect.

The Landscape Architect shall review the material or product samples submitted and shall reserve the right to compare the submitted materials with the materials delivered to the project site. If the materials delivered to the project site are of the same type, consistency and quality as the submitted samples, the Landscape Architect has the right to reject such products and require the Contractor to provide materials from another source.

Section 32 93 00 - Plants, continued

1.03 Product Delivery, Storage & Handling

A. Storage of Materials: Plant materials will be permitted to be stored at the project site in locations approved by the Landscape Architect or the Owner's Representative from theft, damage or vandalism. Plant materials that are stolen or damaged in any way must be replaced by the Contractor at additional expense. Plant materials that are damaged by weather, including but not limited to marking plants, fertilizer, insecticides, or other chemicals must be stored in sealed and transported to the site each day for use.

B. Inspections:

- All plant materials shall be subject to inspection and approval by the Landscape Architect or the Owner's Representative at the project or growth nursery or the project site, prior to installation. Should any plant materials be installed prior to inspection, then the Contractor will assume full responsibility for the quality of the materials, including excavation, hauling and new materials, should they be found to be unacceptable.
- Should any plant materials be found to be unacceptable during the on-site inspection, then they shall be replaced by the Contractor at no additional expense to the Owner.

C. The Contractor, at their expense can also arrange for the inspection of plant materials at local growth nurseries, which must be located within a fifty (50) mile radius of the project site. The Contractor must pre-approve all such nurseries to be used for the project. The Landscape Architect will review the pre-approved plant materials and make a decision regarding their acceptability for the project. Should any pre-approved plant materials be unacceptable, then the Contractor will be responsible for locating another supplier for review.

D. The Contractor must request the Landscape Architect's attendance at least ten (10) working days in advance for all points of growth nursery inspections.

E. The entire staff of this inspection shall be named and paid for by the Contractor including Architect's hourly cost of \$150.00/hour, unless otherwise waived by the Architect or paid for directly by the Owner.

F. A representative of the Contractor must be present during all plant material inspections.

G. Digging and Handling of Plant Material

- All shade trees, ornamental trees and evergreen trees must be balled and burlapped. Shrubs may be balled and burlapped or container grown. Perennials and groundcovers shall be grown in flats or trays.
- Plant materials with cracked or broken bolls shall not be accepted.
- All balled and burlapped plants that cannot be planted immediately upon delivery shall be held on-site with each material and must be covered daily and protected from rain. Plant materials that have been stored on site for a period longer than thirty (30) days shall not be accepted.

A. All plant materials must be delivered to the project site in covered trailers or protected by a tarp or appropriate coverings during transit.

B. Plant materials must be marked for identification with their name or their appropriate key symbol, which can be found on the plant list.

1.03 Protection

A. All plant materials must be protected by the Contractor from theft or vandalism until the completed planting has received Preliminary Acceptance. Any plant material that is stolen or vandalized will be replaced by the Contractor at no additional expense to the Owner.

1.04 Quantities

A. Plant materials must be guaranteed to grow and thrive for a period of one year from final acceptance. Any plant materials that are in decline as determined by the Landscape Architect or during the Guarantee Period must be replaced by the Contractor at no additional expense to the Owner, and will be guaranteed for an additional one (1) year period.

B. The Contractor will be responsible for repairing any damage to soil or pavements caused by plant material replacement.

2.0 Products and Materials

A. Water: The Contractor will be required to supply water including all meters, hoses and connectors, etc. necessary to water the landscape plantings.

B. Plant Mixes or Humus: Commercial type sphagnum Peat Moss.

C. Fertilizer: Agrifilm Tablets by the Scotts Company, LLC, with the following analysis:

Nitrogen	20%
Phosphoric Acid	10%
Potash	5%

d. Match A Double Shredded hardwood bark mulch material shall be used. Submit sample to the Landscape Architect for approval.

E. Topsoil: Topsoil required for planting mixture must be pulverized, clean soil, free of weeds, roots, sticks, and other debris. Submit sample to Landscape Architect for approval.

F. Planting Mixes: Planting mix soil shall consist of topsoil, topped with three (3) inch layer of One Stop Soil Conditioner with Microfibrils as produced by Midwest Trading Horticultural Supply, Inc. The three (3) inch layer of One Stop Soil Conditioner to a depth of twelve (12) inches within topsoil. Fertilizer Tablets shall be included in the installation in accordance with manufacturer's instructions.

G. Plant Materials: All plant materials used for the project must be nursery grown at a location within a fifty (50) mile radius of the project site.

1. All plant materials used for this project must be healthy and container grown.

2. All plant materials must have a typical growth habit, be appropriately branched and densely foliated and shall be disease and pest free.

3. All plants must conform to the sizes contained on the written list and the requirements set forth in the American Standard for Nursery Stock.

4. Plant material substitutions may only be made with the plan approval of the Landscape Architect. The Contractor must submit all requests for plant material substitutions in writing to the Landscape Architect.

H. Pre-Emergence Herbicide: Shall be a granular form of Premerg Spray Preventer. The granular weed preventer will be applied after each installation in all planting beds at a rate of one (1) ounce per one (100) square foot, immediately after each installation. Follow manufacturer's installation instructions.

3.0 Execution

A. Plant Material Layout and Location:

- Prior to any installation, the Contractor must locate all plant materials using a wooden stake or flag. The Landscape Architect or the Owner's Representative will review and approve plant material locations.
- The Contractor must submit a list of the exact quantity or quantity of the same type, consistency and quality as the submitted samples, the Landscape Architect has the right to reject such products and require the Contractor to provide materials from another source.

B. Planting Hole Excavation:

- The Contractor must excavate as necessary for installation of plant materials. All rock, broken concrete and similar debris shall be removed from planting holes and hauled from the site at no additional expense to the Owner.
- All excess soils generated from planting operations must be hauled from the site at no additional expense to the Owner.

Section 32 93 00 - Plants, continued

3.01 Installation

A. Planting Seasons:

- Deciduous Plants must be planted during the following dates: April 1st to June 1st and October 1st to December 15th.
- Evergreen Plants must be planted during the following dates: April 1st to May 15th and September 1st to October 1st.

The planting periods indicated will be extended due to weather conditions or other factors, which must be approved by the Landscape Architect.

C. The Contractor will be responsible for his guarantee of responsibility should the Owner require plant material installations to be completed during other times than the planting season indicated.

B. Planting:

- All shade trees, ornamental trees, evergreen trees, shrubs and perennials shall be planted in holes excavated at least twice the width of the diameter of the ball or container and deep enough so that the top of the ball or soil in the container is at or just above existing grade.
- Install Agrifilm fertilizer tablets in excavated holes after filling half way up the root ball. Follow manufacturer's Application Plans.
- All frame or rope must be cut and removed and the burlap folded away from the top of the ball. The excavation must be backfilled with the planting mixture and watered. Any settlement will be filled with planting mixture.
- A 4" deep saucer, similar to the diameter of the planting hole shall be created using planting mix.

G. Groundcover: All perennial and groundcover beds shall be filled to a depth of 6" (6) inches. Three (3) inches of mulch or similar compost must then be filled into the soil and the planting bed raked smooth prior to planting.

C. Pruning:

1. All trees and shrubs shall be pruned to enhance the natural character of the plant and to remove any broken or damaged branches.

D. Mulching:

1. All shade trees, ornamental trees, and evergreen trees shall be mulched. The mulch shall cover the planting area with a minimum of three (3) inches and not more than four (4) inches in depth. No mulch material may cover the trunk or girth of the tree.

2. All mixed plantings will be mulched with a minimum of three (3) inches and not more than four (4) inches of mulch. The entire bed shall be mulched under the plants. A stepped edge must be produced in the bed areas as indicated on the plans.

3. Groundcover areas will not receive any mulch.

E. Pre-Emergence Herbicide Application:

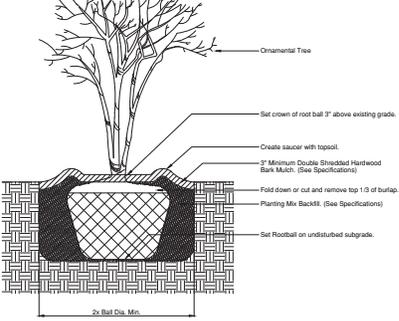
1. Granular weed preventer will be applied after each installation in all planting beds at a rate of one (1) ounce per one (100) square foot, immediately water in after installation. Follow manufacturer's installation instructions.

F. Wrapping, Staking & Guying

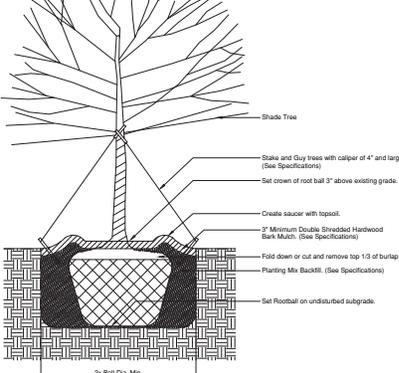
1. All shade and angle stem ornamental trees must be wrapped with burlap or an approved tree wrap from the base of the tree to the start of the first branches.

2. Evergreen trees 6" high and larger must be staked and guyed. Deciduous trees 4" caliper and larger must be staked and guyed.

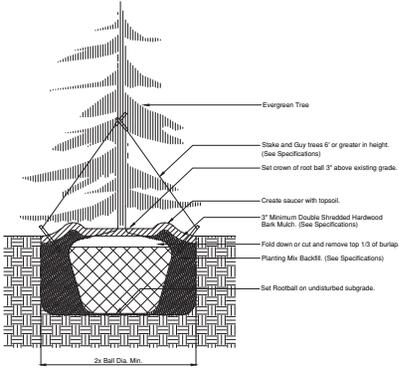
3. When required, a three-point guying system shall be used consisting of galvanized wire, hose loops, limb blocks and approved stakes. One (1) commercial staking and guying system may be used per planting. All guying must be approved by the Contractor and approved by the Landscape Architect. All guy wires must have high visibility orange flagging and all stakes must be painted with high visibility orange paint.



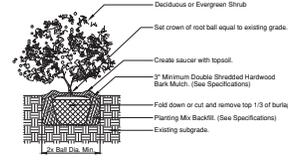
Ornamental Tree Planting



Shade Tree Planting



Evergreen Tree Planting



Shrub Planting

Perennial Planting

Not to Scale

Not to Scale

Not to Scale

BOG
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Architectural Planning & Services, LTD.

Project #: B15023

Issues & Revisions	Date	Description
1	10/28/15	For Client Review
2	1/23/16	Issue For Permit

Sheet Title
Landscape Details & Specifications

Sheet #
L2



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PROJECT

GRALEWSKI HEALTH CLUB
 2791 WOODWARD DRIVE
 ST. CHARLES, ILLINOIS

STAMP



EXPIRES 11/30/15 SIGNED 07/07/15

MARK DATE DESCRIPTION

PROJECT NO: 15-015

DRAWN BY: DM, RC, JR

CHECKED BY: SIT

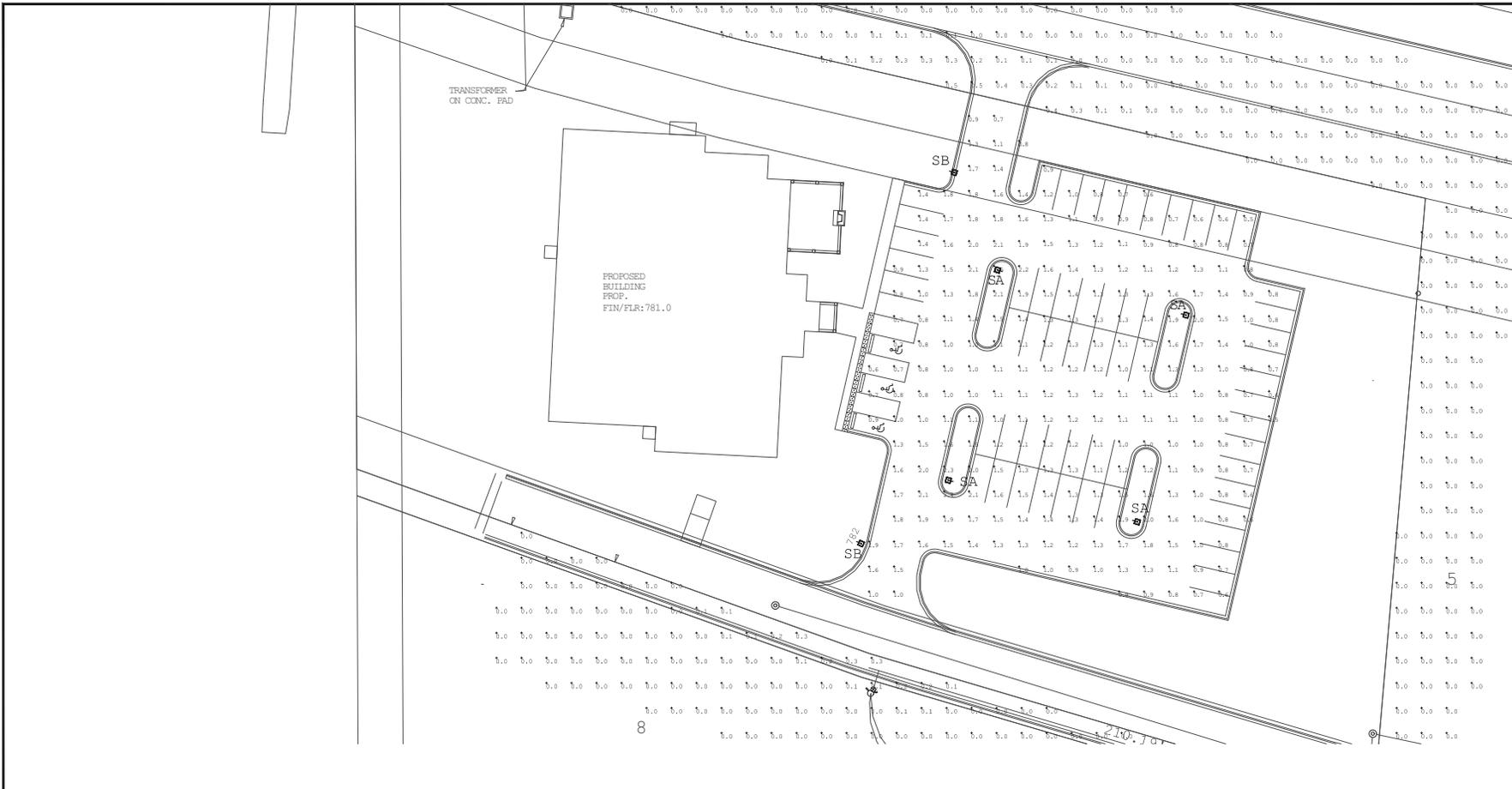
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SHEET TITLE

SITE PHOTOMETRIC PLAN

SPH101

SHEET 1 OF 1



Qty	Label	Arrangement	LLF	Description	Filename	Lum. Watts
4	SA	SINGLE	0.850	Quattro Ltg. 1 / CAS500-15-13GLEDF4.1-B2TX on a ALP Pole SNS-25-50-11-AB-BC-PCDB-D19 25' Pole on a 0.0' Base	ITL68315-13GL5.IES	138.3
2	SB	SINGLE	1.000	Quattro Ltg. 1 / CAS500-15-70LEDF4.1-B2TX on a ALP Pole SNS-25-50-11-AB-BC-PCDB-D19 25' Pole on a 0.0' Base	ITL68659.IES	69.6

BOUNDARY LINE CALCULATION IS AT 3.50 FEET ABOVE GRADE.
 PARKING AREA CALCULATION IS AT GRADE.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Boundary Line	ILLUMINANCE	Fc	0.02	0.5	0.0	N.A.	N.A.
Parking Area	ILLUMINANCE	Fc	1.22	2.5	0.5	2.44	5.00

1 SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0"