



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

| | | | |
|----------------------------------|----------------------------------|---------------------------|---|
| Project Title/Address: | Concept Plan for 1337 Geneva Rd. | | |
| City Staff: | Ellen Johnson, Planner | | |
| PUBLIC HEARING 3/3/15 | | MEETING 3/3/15 | X |

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

| | |
|---|----------------|
| Staff Report | Plan documents |
| Concept Plan Application, received 2/2/15 | |

SUMMARY:

The subject property, 1337 Geneva Rd., is a vacant parcel near the St. Charles/Geneva border.

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

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

SUGGESTED ACTION:

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

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

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

Community & Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: 1337 Geneva Rd. Concept Plan

DATE: March 3, 2015

I. APPLICATION INFORMATION:

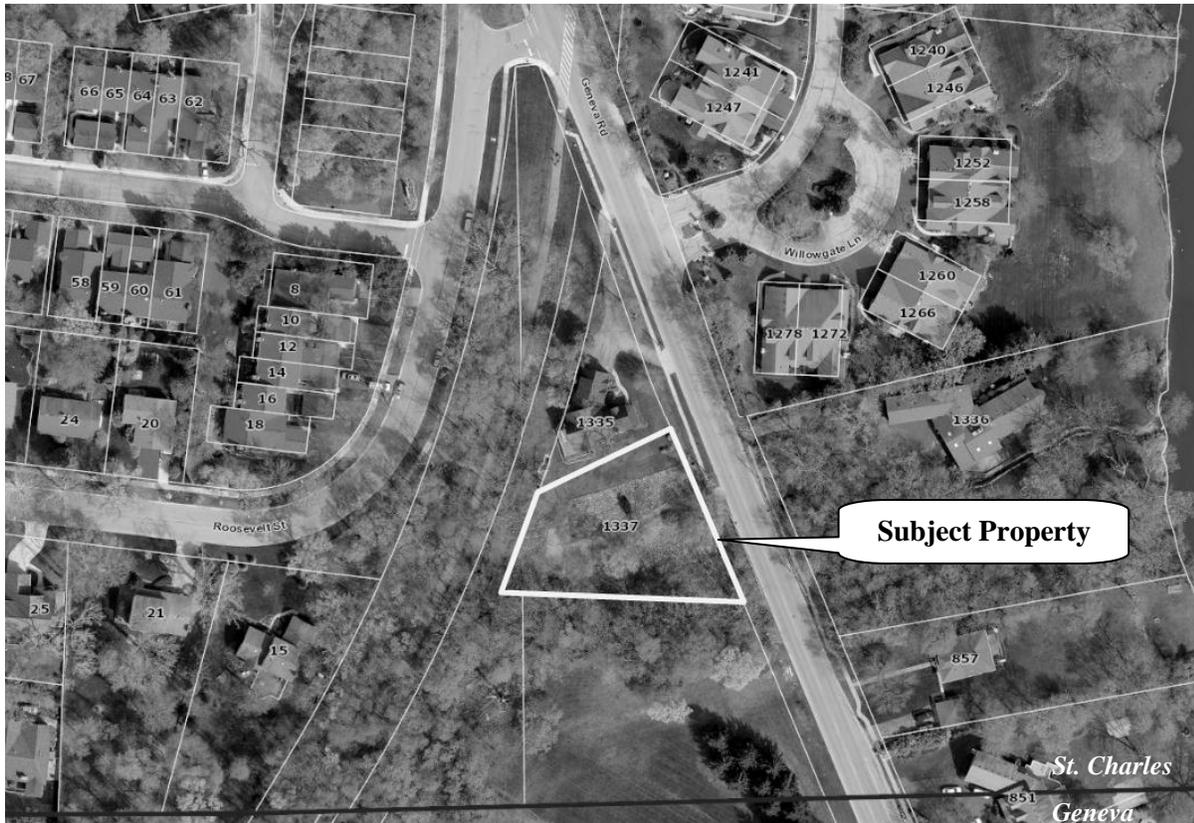
Project Name: 1337 Geneva Rd. – Concept Plan

Applicant: Grandview Capital, LLC

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

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

Aerial Photo



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

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

B. PROPOSAL

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

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

C. REVIEW PROCESS

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

III. ANALYSIS

A. COMPREHENSIVE PLAN

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

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

Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. There are however, existing townhomes and/or duplexes scattered among the areas which are designated in the Plan as single-family detached residential. Within the single-family areas, it is the overall single-family character that serves as the rationale for the Plan’s designation. Single-family residential areas must remain flexible and consider context. There may be

situations where single-family attached and multi-family uses are considered appropriate within predominately single-family detached areas. For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.

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

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

Other relevant Comprehensive Plan recommendation (p. 122):

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

B. ZONING REVIEW

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

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

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

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

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

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

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

C. SITE LAYOUT

- The existing access point off of Geneva Rd. will be utilized. Because Geneva Rd. (Rt. 31) is a state highway, an IDOT permit will be needed for any work done in the right-of-way, including widening the access drive as shown on the site plan.
- Each townhome unit will have a front-loaded, two-car garage. Three guest parking spaces are provided at the northeast corner of the site.
- The front entrance for each unit faces Geneva Rd. Each unit has a rear sliding door at grade. Two rear sliding doors are shown for the center unit.
- A landscape plan has been submitted. If the applicant seeks PUD approval, a full landscape plan will be required.

D. BUILDING DESIGN

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

- Uniform exterior building materials are required on all facades. As shown, this requirement is not met as siding is used on the rear and side elevations and a mixture of stone and stucco is used on the front elevation.

- Horizontal siding is shown on the side and rear elevations. Note that vinyl and aluminum siding is prohibited. Siding must be wood or fiber-cement.
- Thin-set stone veneer is a prohibited material.

E. ENGINEERING REVIEW

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

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

See attached memo for the complete engineering comments.

F. INCLUSIONARY HOUSING

Based on the most recent Affordable Housing Update, the requirement to provide affordable units is set a zero. Therefore, no additional units or fees are currently required for the development.

G. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been completed and submitted. A copy of the Concept Plan has been forwarded to the school and park districts for any comments.

IV. **APPROVAL PROCESS**

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

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

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

V. **SUGGESTED ACTION**

Review the Concept Plan and provide comments to the developer.

Staff is recommending providing feedback on the following:

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

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

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

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

A. Conforming to the requirements would inhibit creative design that serves community goals,

or

B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

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

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.

5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 2/27/15

To: Ellen Johnson

From: Christopher Tiedt, P.E.

RE: 1337 Geneva Rd- Concept Plan

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

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

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

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

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

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

Public Works Comments:

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

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

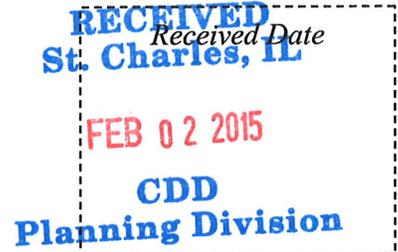
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

CONCEPT PLAN APPLICATION



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

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

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

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

| | | |
|---|--|---|
| 1. Property Information: | Parcel Number (s): <u>09-34-476-002.000</u> | |
| | Street Address (or common location if no address is assigned): <u>1337 Geneva Rd.</u> | |
| 2. Applicant Information: | Name <u>Grandview Capital, LLC.</u> | Phone <u>630-513-1966</u> |
| | Address <u>36w995 Red Gate Rd. St. Charles, IL 60175</u> | Fax <u>630-377-3812</u> |
| | | Email <u>jessica.sus@gvcproperty.com</u> |
| 3. Record Owner Information: | Name <u>Grandview Capital, LLC.</u> | Phone <u>630-513-1966</u> |
| | Address <u>36w995 Red Gate Rd. St. Charles, IL 60175</u> | Fax <u>630-377-3812</u> |
| | | Email <u>jessica.sus@gvcproperty.com</u> |
| 4. Billing: <i>To whom should costs for this application be billed?</i> | Name <u>Serben Custom Homes, LLC</u> | Phone <u>630-377-7767</u> |
| | Address <u>36w995 Red Gate Rd. St. Charles, IL 60175</u> | Fax <u>630-377-3812</u> |
| | | Email <u>jessica.sus@gvcproperty.com</u> |

Zoning and Use Information:

Current zoning of the property: RS-3 Suburban

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

Current use of the property: Vacant

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

Proposed use of the property: multi-family townhomes

Comprehensive Plan Designation: RS-3

Attachment Checklist

APPLICATION: Completed application form signed by the applicant

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

PLAT OF SURVEY:

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

AERIAL PHOTOGRAPH:

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

PLANS:

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

Copies of Plans:

- Initial Submittal - Fifteen ¹²(15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

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

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

By: [Signature], Manager

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

[Signature]

Notary Public



RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: 1337 Geneva Road

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

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

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Date Submitted:
Prepared by:

1337 Geneva Pk.
2/3/15
Sebern Custom Homes



| Type of Dwelling | # Dwelling Units (DU) | Population Generation per Unit | Estimated Population |
|-------------------------------|-----------------------|--------------------------------|----------------------|
| Detached Single Family | | | |
| ➤ 3 Bedroom | | DU x 2.899 | = |
| ➤ 4 Bedroom | | DU x 3.764 | = |
| ➤ 5 Bedroom | | DU x 3.770 | = |
| Attached Single Family | | | |
| ➤ 1 Bedroom | | DU x 1.193 | = |
| ➤ 2 Bedroom | | DU x 1.990 | = |
| ➤ 3 Bedroom | <u>3</u> | DU x 2.392 | = <u>7.176</u> |
| ➤ 4 Bedroom | | DU x 3.145 | = |
| Apartments | | | |
| ➤ Efficiency | | DU x 1.294 | = |
| ➤ 1 Bedroom | | DU x 1.758 | = |
| ➤ 2 Bedroom | | DU x 1.914 | = |
| ➤ 3 Bedroom | | DU x 3.053 | = |

Totals 3 Total Dwelling Units 7.176 Estimated Total Population

Park Site Requirements

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

Cash in lieu of requirements -

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

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted:

Prepared by:

1337 Geneva Rd.
2/13/15
Sebern 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 | | DU x .369 = | DU x .173 = | DU x .184 = |
| ➤ 4 Bedroom | | DU x .530 = | DU x .298 = | DU x .360 = |
| ➤ 5 Bedroom | | DU x .345 = | DU x .248 = | DU x .300 = |
| Attached Single Family | | | | |
| ➤ 1 Bedroom | | DU x .000 = | DU x .000 = | DU x .000 = |
| ➤ 2 Bedroom | | DU x .088 = | DU x .048 = | DU x .038 = |
| ➤ 3 Bedroom | 3 | DU x .234 = .702 | DU x .058 = .174 | DU x .059 = .177 |
| ➤ 4 Bedroom | | DU x .322 = | DU x .154 = | DU x .173 = |
| Apartments | | | | |
| ➤ Efficiency | | DU x .000 = | DU x .000 = | DU x .000 = |
| ➤ 1 Bedroom | | DU x .002 = | DU x .001 = | DU x .001 = |
| ➤ 2 Bedroom | | DU x .086 = | DU x .042 = | DU x .046 = |
| ➤ 3 Bedroom | | DU x .234 = | DU x .123 = | DU x .118 = |

Totals 3 TDU .702 TE .174 TM .177 TH

School Site Requirements

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

Total Site Acres .038

Cash in lieu of requirements -

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

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

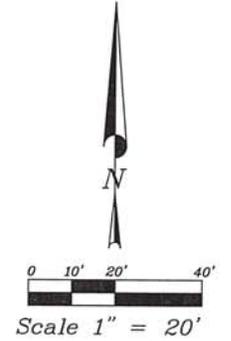
PLAT OF SURVEY

LEGAL DESCRIPTION:

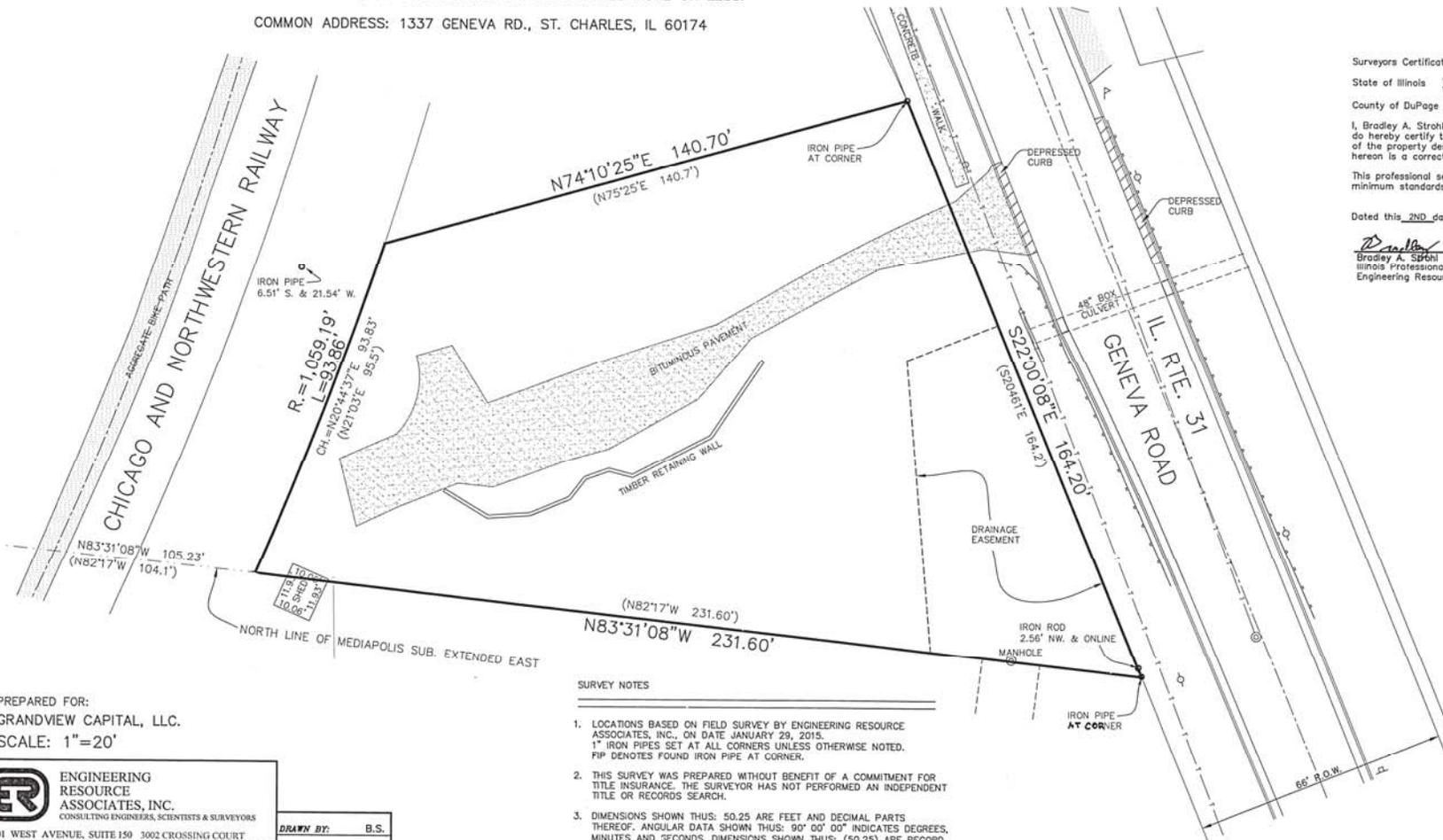
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MEDIAPOLIS ADDITION TO ST. CHARLES AND GENEVA, ILLINOIS; THENCE SOUTH 82 DEGREES 17 MINUTES EAST ALONG THE NORTHERLY LINE OF SAID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

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

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



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



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



- SURVEY NOTES**
1. LOCATIONS BASED ON FIELD SURVEY BY ENGINEERING RESOURCE ASSOCIATES, INC., ON DATE JANUARY 29, 2015. 1" IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED. FIP DENOTES FOUND IRON PIPE AT CORNER.
 2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT TITLE OR RECORDS SEARCH.
 3. DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATES DEGREES, MINUTES AND SECONDS. DIMENSIONS SHOWN THUS: (50.25) ARE RECORD DATA. (R) DENOTES RADIUS (A) DENOTES ARC AND (CH.) DENOTES CHORD BEARING

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

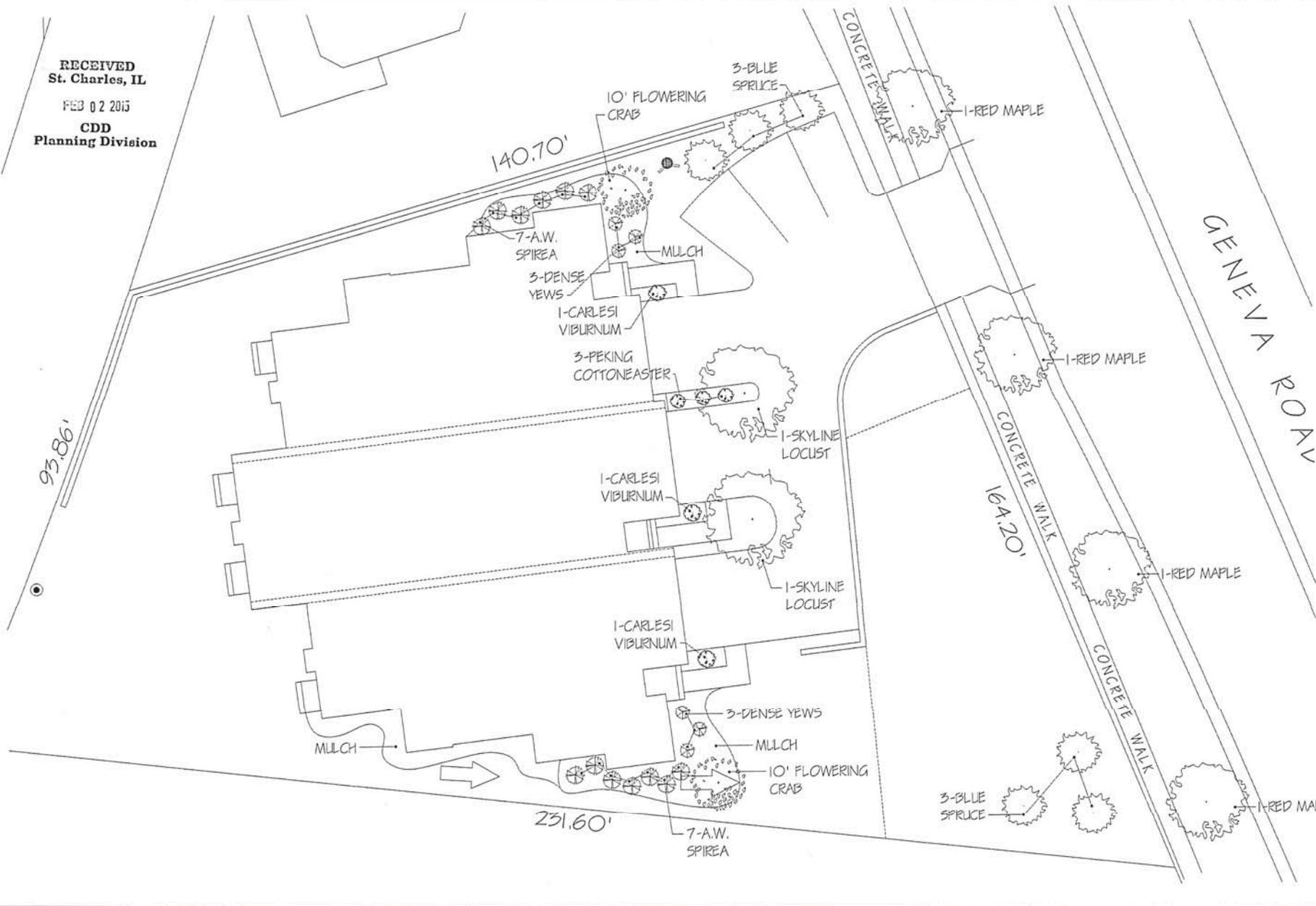
ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
38701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060 FAX (630) 393-2152
3002 CROSSING COURT CHAMPAIGN, ILLINOIS 61822
PHONE (217) 351-6268 FAX (217) 355-1902

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

ERA JOB # 130209.00

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

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St. Charles, IL
FEB 02 2015
CDD
Planning Division



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





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

MATERIAL LEGEND:

| | | | |
|--|-------|--|-------|
| | BRICK | | STONE |

END UNIT - "A"
4'-0" FIRST FLOOR
4'-0" SECOND FLOOR

INTERIOR UNIT - "B"
10'-0" FIRST FLOOR
4'-0" SECOND FLOOR

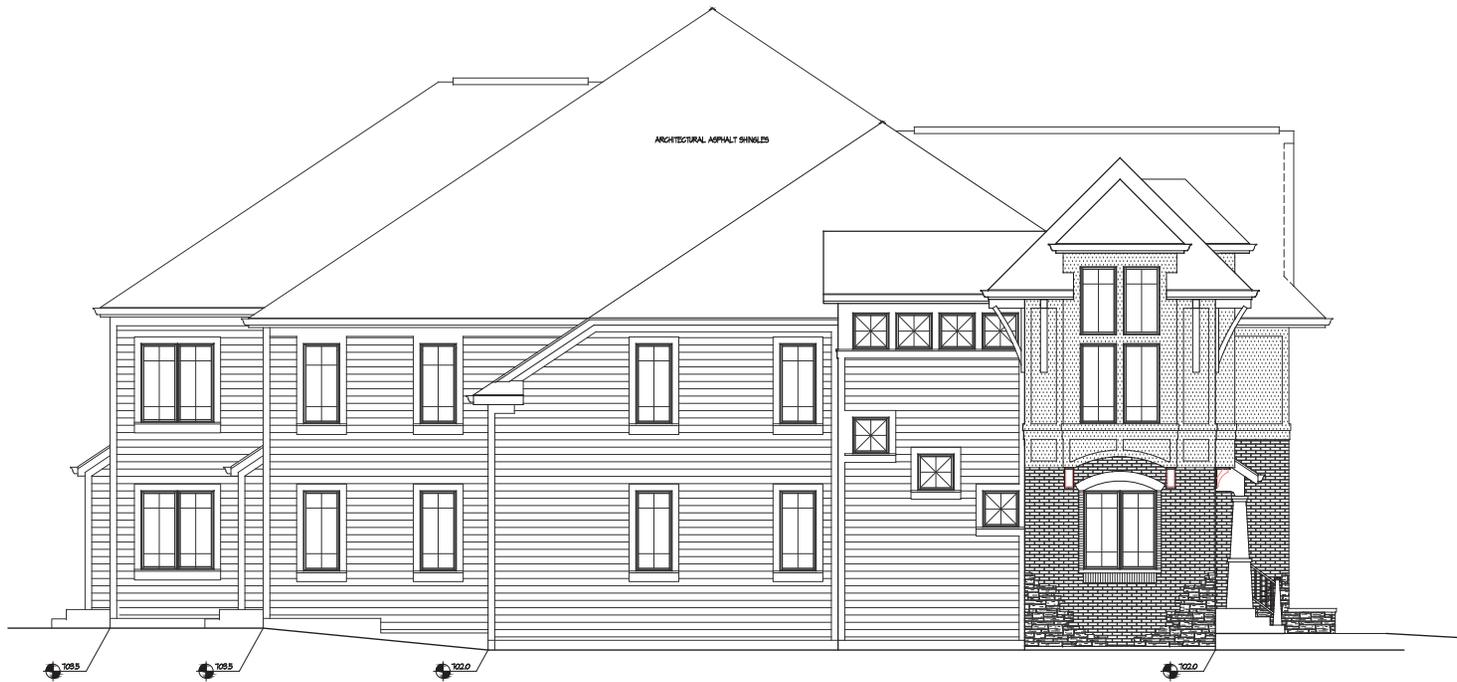
END UNIT - "A"
4'-0" FIRST FLOOR
4'-0" SECOND FLOOR

SeBern
CUSTOM HOMES

30995 Red Oak Road St. Charles, Illinois 60175 PH. 630.571.7181

1337 GENEVA ROAD
St. CHARLES, ILLINOIS





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

MATERIAL LEGEND:

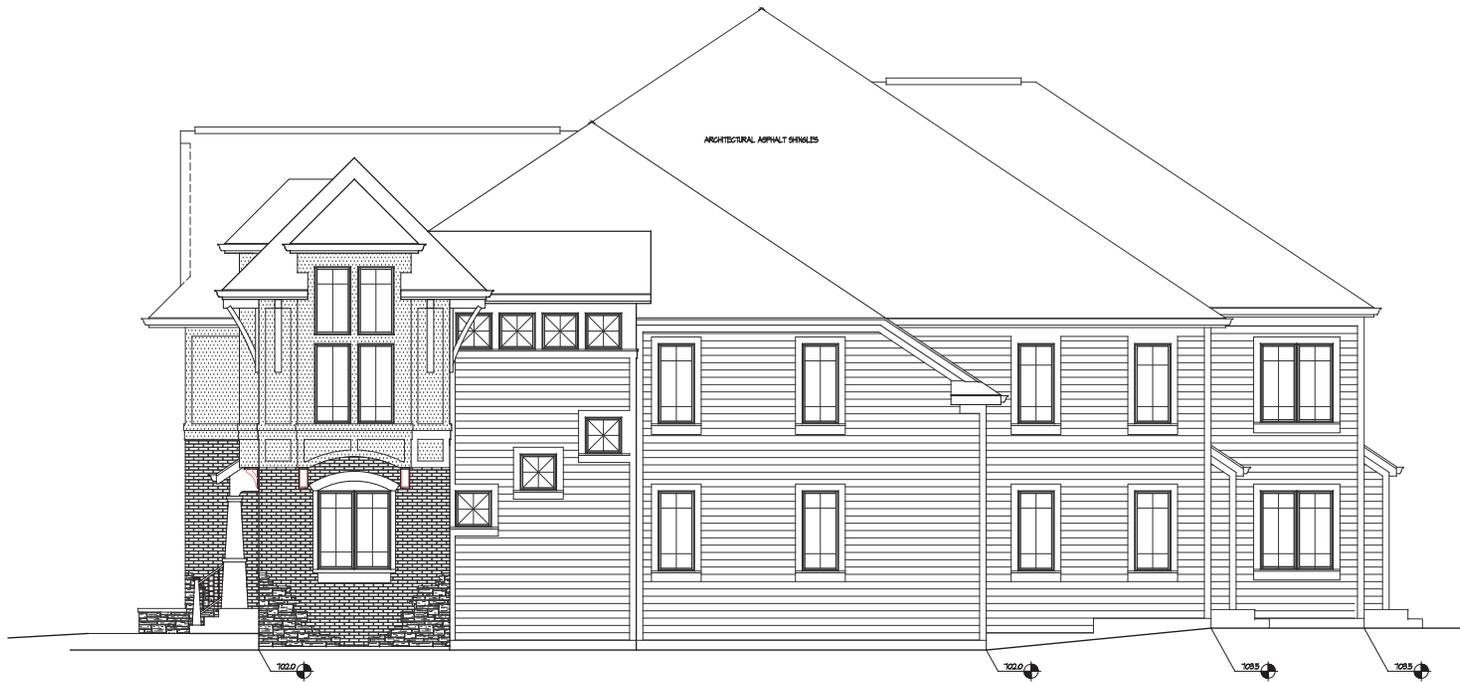
| | |
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| | |

SeBern
— CUSTOM HOMES —

36995 Red Oak Road St. Charles, Illinois 60175 PH: 630.571.1761

1337 GENEVA ROAD
St. CHARLES, ILLINOIS





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

MATERIAL LEGEND:

| | |
|--|--|
| | |
| | |
| | |
| | |

SeBern
— CUSTOM HOMES —

30995 Red Oak Road St. Charles, Illinois 60175 PH: 630.571.1761

1337 GENEVA ROAD
St. CHARLES, ILLINOIS





ARCHITECTURAL ASPHALT SHINGLES

REAR ELEVATION
SCALE: 1/2" = 1'-0"

END UNIT - "A"
1/4" FIRST FLOOR
1/4" SECOND FLOOR

INTERIOR UNIT - "B"
1/4" FIRST FLOOR
1/4" SECOND FLOOR

END UNIT - "A"
1/4" FIRST FLOOR
1/4" SECOND FLOOR

MATERIAL LEGEND:

| | | | |
|--|-----------------|--|-------------------|
| | BRICK | | HORIZONTAL SIDING |
| | VERTICAL SIDING | | HORIZONTAL SIDING |
| | BRICK | | HORIZONTAL SIDING |
| | BRICK | | HORIZONTAL SIDING |

SeBern
CUSTOM HOMES

36995 Red Oak Road St. Charles, Illinois 60175 PH. 630.377.1761

1337 GENEVA ROAD
St. CHARLES, ILLINOIS



2844 Devonport Drive
West Chicago, IL
630.651.1766
arch@koganecgobal.net



END UNIT - "A"

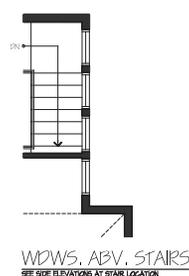
SCALE NTS.
FIRST FLOOR 1360 sq. ft.
SECOND FLOOR 1254 sq. ft.
TOTAL 5266 sq. ft.
10'-0" C.L.S. HIGHT.

INTERIOR UNIT - "B"

SCALE NTS.
FIRST FLOOR 1822 sq. ft.
SECOND FLOOR 1491 sq. ft.
TOTAL 5313 sq. ft.
10'-0" C.L.S. HIGHT.

END UNIT - "A"

SCALE NTS.
FIRST FLOOR 1360 sq. ft.
SECOND FLOOR 1254 sq. ft.
TOTAL 5266 sq. ft.
10'-0" C.L.S. HIGHT.



WILLOWGATE ON THE FOX HOMEOWNERS ASSOCIATION

February 26, 2015

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

Attention: Ellen Johnson

Dear Ms. Johnson:

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

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

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

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

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

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

WILLOWGATE ON THE FOX HOMEOWNERS ASSOCIATION

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

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

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

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

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

Sincerely,

Willowgate on the Fox
Homeowners Association

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

February 26, 2015

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

Attention: Ellen Johnson

Dear Ms. Johnson:

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

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

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

A Concerned Townhome Owner,

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

February 26, 2015

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

Attention: Ellen Johnson

Dear Ms. Johnson:

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

Please register our objections.

Sincerely

Henry and Judy Dienst

Feb 26 at 6:51 PM

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

Attention: Ellen Johnson

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

Re: Concept Plan for Zoning Variance next to Wheeler Park

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

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

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

Carmen and Stan Drab

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

February 26, 2015

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

Attention: Ellen Johnson

Dear Ms. Johnson:

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

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

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

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

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

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

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

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

Sincerely,

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

February 26, 2015

Good morning Kathy,

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

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

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

Regards,
Randi Hussey

February 26, 2015

Dear Kathy,

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

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

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

Respectfully,

Jill Dickens