ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/ Address:	Concept Plan for the Corporate Reserve Development (Multi-Family Residential and Mixed Use)		
	Staff:	Matthew O'Rourke		
	Please check appropriate box (x)			
	PUBLIC HEARING		**MEETING 11/8/11**	**X**

APPLICATIONS UNDER CONSIDERATION:

Application for a Concept Plan	

ATTACHMENTS AND SUPPORTING DOCUMENTS

Staff Memo dated 11-4-11	Future Overall Site Plan; Mackie Consultants LLC.; dated 3-18-08
Concept Plan Set; BSB Design; dated 9-9-2011	

EXECUTIVE SUMMARY:

JCF Real Estate, represented by Paul Robertson, has submitted a Concept Plan Application for the Corporate Reserve Business Park. The applicant is proposing to change Lot – 8 (northwest 17.0 acres) of the property to a multi-family residential and mixed-use development. The details of this proposal are as follows:

- 2 three-story mixed use (retail and residential) buildings at the entrance to the residential development.
  - 7,000 SQ FT of retail space.
- 5 four-story multi-family residential buildings and 3 three-story multi-family residential buildings.
  - 342 total residential units (51 affordable units required).
- A fitness club use is shown along the east of the proposal area.
- 565 total off-street parking spaces.

RECOMMENDATION / SUGGESTED ACTION *(briefly explain)***:**

Discuss the Concept Plan Proposal. The following are some items to consider:

- ✓ Is this a desired land use for this location?
  - If so at the densities shown?
- ✓ Are the mixed-use buildings appropriate for this location?
- ✓ Are the proposed heights of the buildings appropriate?
- ✓ Is the architecture of the buildings appropriate?
- ✓ Should the applicant proceed with formal applications?

For office use only:	*Agenda Item Number: 5*

Community Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Memo

TO: Chairman Todd Wallace
And the Members of the Plan Commission; and

Chairman Cliff Carrignan
And the Members of The Planning & Development Committee

FROM: Matthew O'Rourke, AICP
Planner

RE: Concept Plan for Corporate Reserve (Multi-Family Residential Concept Plan)

DATE: November 4, 2011

I. APPLICATION INFORMATION:

Project Name: Corporate Reserve Concept Plan (Multi-Family)

Applicant: JCF Real Estate (Paul Robertson)

Purpose: Concept Plan Review of Proposed Changes from Office Development to Multi-Family Residential Development

General Information:

Site Information	
Location	Lot 8 located west of the existing office building and north of Woodward Drive, in the Corporate Reserves business park
Acres	17.0

Applications	**1) Concept Plan**
Applicable Zoning Code Sections	17.04.430 Changes in Planned Unit Developments 17.12.Residential Districts Table 17.12-2 Residential District Bulk Requirements
PUD ORD-2008-Z-18	"An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gate Property)"

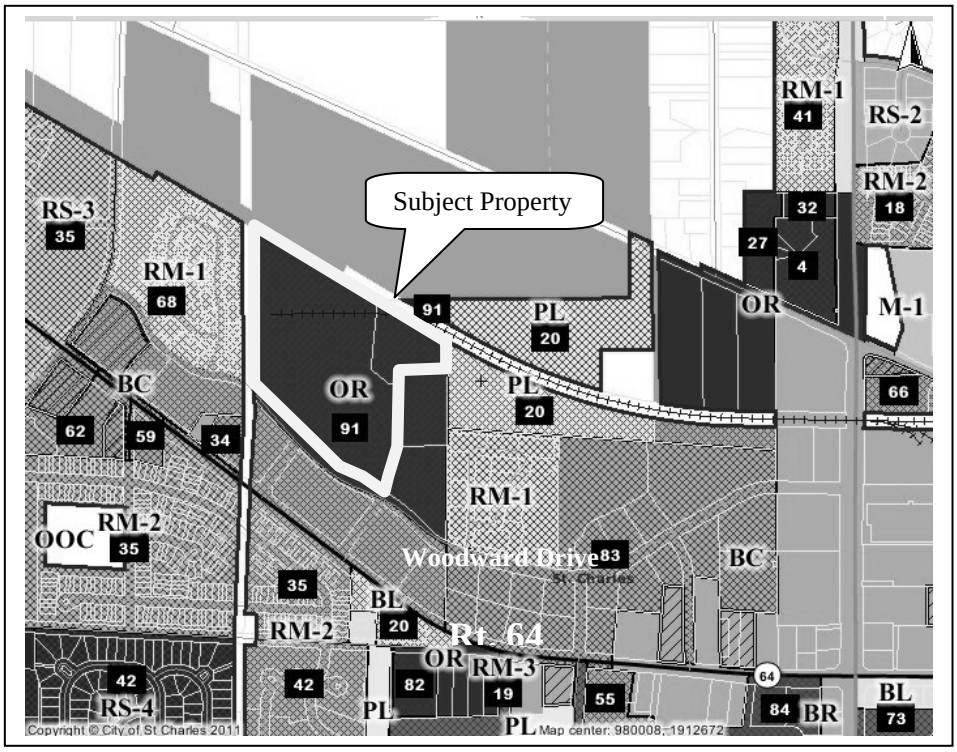
Existing Conditions	
Land Use	Vacant
Zoning	OR- Office and Research (PUD)

Zoning Summary		
North	Unincorporated Kane County/ PL Public Land	Forest Preserve
East	OR- Office and Research (PUD)	Vacant Office Land / Office Buildings
South	BC-Community Business (PUD)	Vacant
West	RM-1 Mixed Medium Density Residential District	Remington Glen Townhomes

Comprehensive Plan Designation
Business Enterprise

Aerial Photograph

Surrounding Zoning



II. PROJECT OVERVIEW:

A. PROJECT HISTORY

In 2008, the Corporate Reserve Business Park was approved by Ordinance 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway Property)" on the former Cardinal Industries property. The 50.4 acre property was rezoned as follows:

- The portion of the property north of Woodward Drive was zoned OR – Office Research PUD (29.8 acres)
- The portion of the property south of Woodward Drive was zoned BC- Community Business PUD (8.00 acres)

In addition to the rezoning of the entire property, the development of the site was bifurcated into two phases in the following manner:

Phase I

A preliminary PUD Plan was approved for lots 1, 4, 5, 6, and 7 which included:

- Lots 1, 4, and 7 are all open space/storm water retentions ponds (7.30 acres).
- Lot 5 - 1 three-story office building (3.75 acres).
- Lot 6 - 2 one-story office buildings (3.46 acres).
- The construction of Woodward Drive and Corporate Reserve Blvd. (4.78 acres).
    - A bike path on the north side of Woodward Drive is required as part of this phase.

At this time the 2 one story office buildings on lot 6, Woodward Drive, Corporate Reserve Blvd., and the retention ponds on lots 1, 4, 5, 6, and 7 have been constructed.

Phase II

Lots 2, 3, and 8 of the site were not included in the PUD Preliminary Plan approval. A potential layout for this portion of the property was included as an exhibit to the PUD Ordinance titled, "Future Overall Site Plan for Reference" (Attached to this Memo for Reference).

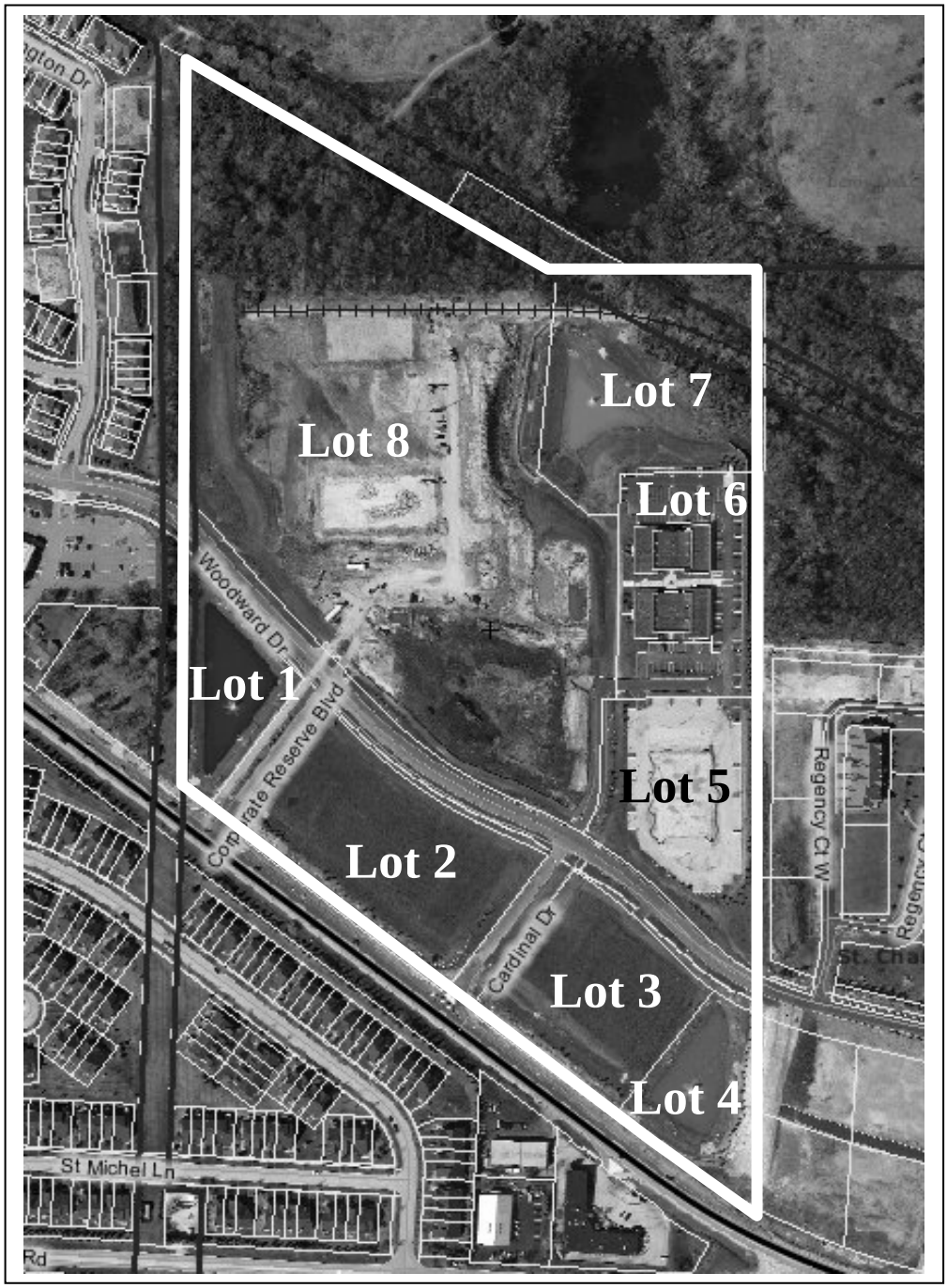
> **Per Exhibit V Section 3, Subsection C Sketch Plan** of Ordinance 2008-Z-18, *"The primary purpose of the Sketch Plan is to analyze the sufficiency of utility, transportation and infrastructure capacity to service the Subject Property when fully developed, and to ensure that utility, transportation and infrastructure capacity improvements to be constructed with Phase I shall be sufficient to serve future Development Phases. The Sketch Plan shall not be construed as approval of a preliminary plan, preliminary plat, preliminary engineering or final engineering under any provision of state law or CITY ordinance. "*

This Sketch Plan included the following:

- Lot 8 - 2 five-story office buildings and 2 one-story office buildings (22.65 acres).
- Lot 3 - 1 one-story office building (3.53 acres).
- Lot 2 - commercial/retail space along Rt.64. (4.5 acres).

The construction of a traffic signal at the intersection of Rt.64 and Corporate Reserve Blvd. and related improvements to Rt. 64 were also stipulated. The property developer is required to construct these improvements once there is a sufficient amount of building square footage developed on the site to warrant the traffic signal.

Corporate Reserve Lot Layout



B. CONCEPT PLAN PROPOSAL

JCF Real Estate, represented by Paul Robertson, has submitted a Concept Plan Application for the Corporate Reserve Business Park. The applicant is proposing to change Lot – 8 (northwest 17.0 acres) of the property to a multi-family residential and mixed-use development. The details of this proposal are as follows:

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C. COMPREHENSIVE PLAN

1. Land Use Designation

The current Comprehensive Plan Land Use designation for this property is Business Enterprise. Business Enterprise is defined as follows:

> *"Business Enterprise. Includes older manufacturing areas in transition and/or in need of rehabilitation. Uses include light assembly, processing or other uses suitable for rehabilitation of the area. The maximum Floor Area Ratio is 0.40."*

2. West Gateway Planning Component

This property is located in the West Gateway – Planning Component 18 subarea of the Chapter 13, Land Use of the Comprehensive Plan. The pertinent 2003 Future Land Use Directions from this component are:

- *Consider development of this area as a unified whole, maintaining the overall average residential density with strong relationships and transitions between different residential neighborhoods.*
- *The macro scale development pattern is retail commercial development along Randall Road; business enterprise, office and fairgrounds use in the next tier; and further west, higher density residential then lower density residential blending into county subdivisions.*
- *Behind the Randall Road frontage property west to the NiGas right of way should be developed for business enterprise uses. Support desired land uses with an interconnected network of streets west of Randall Road.*

3. Regency Estates Approval

In 2006, the City Council approved the Pine Ridge/Regency Estates PUD. The Regency Estates portion of this PUD is a residential development north of Woodward Drive.

It is important to note that the Regency Estates residential portion of that site is also designated as Business Enterprise in the Comprehensive Plan. However, the Staff

Report dated 4-8-05, composed at the time of the original project and PUD approval, indicated that the Plan Commission and City Council considered the residential component appropriate during the concept plan review of this PUD. It was further stated that, given the site's unique development challenges, that residential units would act as a catalyst and fuel retail and business enterprise development in this area.

III. ANALYSIS OF CONCEPT PLAN

Staff performed a preliminary analysis of the submitted concept plans to identify pros, cons, and any issues/challenges created by the proposed change in use. The following is a detailed description of Staff's analysis.

A. PROPOSED LAND USES

PROS

Category	**Support**
Mix of Land Uses	The Concept Plan does indicate that there will be an interesting mix of multi-family development, mixed-use development, and a fitness center. These uses will provide some services to the residents within this community and the adjacent office park buildings, as opposed to having to travel by automobile for similar services.
Rt. 64 Frontage	The Applicant is not proposing any changes to the commercial and office uses along Rt.64. This will create a consistent development pattern with the development to the east and west.
Architecture	The Applicant has submitted conceptual elevations for the development. Based on the size of the buildings, the elevations do show the required changes in building form such as; changes in the depth of the elevations, sloped roofs, changing of the roof forms, and material and color changes. These preliminary elevations do meet the standards of **Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts** of the Zoning Ordinance. However, Staff has not reviewed the plans for conformance with the **Section 17.06.050.F Building Materials** since there in not enough information at this time.

CONS

Category	**Support**
Building Height	The proposed building height is approximately one to two -stories taller than that of the surrounding residential developments. * However, the approved PUD plan did contemplate that 2 five-story office buildings could potentially be constructed on this portion of the Corporate Reserves development.

Layout	The layout as shown does not utilize the street pattern or internal greenspaces efficiently. This could be redesigned to create linkages to the surrounding greenspaces and orient the development towards the existing street patterns.

B. SURROUNDING LAND USES

PROS

Category	**Support**
Proximity to Commercial Uses	This site is located in close proximity to existing commercial and retail uses as well as a number of commercially-zoned undeveloped lots. This site will provide a convenient location for services and shopping for the residents of the proposed development. Additionally, the increase in number of residential units will increase the number of patrons/rooftops in the area to benefit existing businesses and planned commercial developments.
Location to Employment Centers	This site is in close to existing and planned employment centers such as Geneva Commons, Delnor Hospital, the Zylstra development, and the existing offices of the Corporate Reserve PUD.
Connectivity and Pedestrian connections	There is a substantial existing and planned bike path and sidewalk network around and through the proposed development. This will enable residents of the development to easily walk to existing and planned office/work areas (such as the existing and planned Corporate Reserve office buildings), surrounding forest preserves, and regional and local parks.
Existing Land use Pattern	There is a precedent with the properties to the east and west of this site for having commercial uses facing Rt. 64 and residential uses north of Woodward Drive.
Surrounding Greenspace and Proximity to Parks	Higher density multi-family developments should be located within close proximity to greenspace areas. This site is located directly south of a large forest preserve area, there is a Park District park to the west of this site, and access to regional facilities such as the James O. Breen Park facility and the Great Western Trail bike path.

CONS

Category	**Support**
Surrounding Residential Density	While there are residential developments to the west (Remington Glen) and east (Regency Estates) of this location, the densities of these two development are lower as detailed below: • Remington Glen: 11.0 units/acre* • Regency Estates: 5.6 units/acre* • Corporate Reserve Proposal: 23.5 units/acre* The proposed development may provide a stark contrast to these existing residential areas. *Based on Staff estimates and do not include retention/pond areas
Surrounding Residential Building Types	The developments to the east and west of this site are single-family and townhome construction types. The proposed buildings are taller and more massive. *Staff has suggested lowering the height of buildings 4 and 5 to create a buffer to the Remington Glen townhomes west of this site.
Loss of Office Space	The loss of the projected office spaces may impact some of the commercial areas. There will be less daytime population than originally anticipated.

C. <u>INFRASTRUCTURE</u>

Wills, Burke, Kelsey and Associates (WBK) have reviewed the proposed concept plans to identify any potential items that would need to be considered should the Applicant decide to proceed with formal applications. The following details the items that they have identified:

1. Utility Capacities

WBK identified that the change from office use to residential use will create an increase in the Sanitary Sewer system peak hour demand, and this increase may exceed the amount of sewer capacity anticipated in this area. WBK has stated that should the developer proceed with formal applications, the developer should study the capacity of the westside sewer treatment plant to verify there is adequate capacity for the proposed development and future development in the area.

2. Traffic

WBK has stated that a traffic study is warranted as part of a PUD Preliminary Plan and Preliminary Engineering review as, “the change in use will most likely cause an increase in peak trips and result in a distribution that adds to the predominant a.m. and p.m. peak hour direction.” It was assumed that the majority of traffic generated by the development would be heading west (or against) the majority of the traffic in the morning and east in the evening. The proposed change in use would generate traffic that would be heading in the same direction as the morning and evening rush hours.

This study should also examine whether the change in use will warrant the installation of the proposed traffic signal at Rt.64 and Corporate Reserves Blvd.

WBK also states that this development would benefit from the future connection of Woodward Drive to Randall Road being completed.

IV. ITEMS TO CONSIDER

- ✓ Is this a desired land use for this location?
  - o If so at the densities shown?
- ✓ Are the mixed-use buildings appropriate for this location?
- ✓ Are the proposed heights of the buildings appropriate?
- ✓ Is the architecture of the buildings appropriate?
- ✓ Should the applicant proceed with formal applications?

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

CONCEPT PLAN APPLICATION

Received Date
RECEIVED
St. Charles, IL
SEP 2 2 2011
CDD
Planning Division

CITYVIEW
Project Name: The Corporate Reserve of St. Charles
Project Number: 2077-PR-004
Application Number: 2011-AP-024

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): 09-29-326-003 09-29-330-001 09-29-384-002 09-29-326-001 09-29-326-009 09-29-331-001 09-29-326-002 09-29-327-001 09-29-384-001	
	Street Address (or common location if no address is assigned): 37W750 Illinois Route 64	
2. Applicant Information:	Name St. Charles Fairgrounds Office Park Investors, LLC	Phone 847-348-7800
	Address 1930 N. Thoreau Drive, Suite 175 Schaumburg, IL 60173	Fax 847-348-7801
		Email P-Robertson@jcfre.com
3. Record Owner Information:	Name SAME	Phone
	Address	Fax
		Email
4. Billing: *To whom should costs for this application be billed?*	Name SAME	Phone
	Address	Fax
		Email

Zoning and Use Information:

Current zoning of the property: Corporate Reserve of St. Charles PUD (A portion of the West Gateway PUD) Ordinance #2008-2-18

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

Current use of the property: Vacant Land_____

Proposed zoning of the property: Multifamily__ PUD? 2008-2-18_____

Proposed use of the property: For rent multifamily_____

Comprehensive Plan Designation: Business enterprise_____

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 ½ x 11 inch paper

- ❑ **PLAT OF SURVEY:**
  A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

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

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

  Copies of Plans:

  - Initial Submittal - 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.

Concept Plans shall show:

1. Existing Features:
   - Name of project, north arrow, scale, date
   - Boundaries of property with approximate dimensions and acreage
   - Existing streets on and adjacent to the tract
   - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
   - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
   - Name of project, north arrow, scale, date
   - Boundaries of property with approximate dimensions and acreage
   - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
   - Architectural elevations showing building design, color and materials (if available)
   - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

❑ **SUMMARY OF DEVELOPMENT:**
Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

❑ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

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

Record Owner	9-20-11 Date
Applicant or Authorized Agent	9-20-11 Date

Summary of Development
The Corporate Reserve of St. Charles
Multifamily Concept Plan Application

Proposed types and quantities of land use:
14.5 net acres of land containing two 29,000 square foot mixed use three-story buildings, four 29,000 square foot three-story residential buildings, five 53,535 square foot four-story residential buildings and one 10,000 square foot single-story clubhouse/fitness amenity building. The proposed development includes 342 total residential units, 7,000 square feet of commercial space and 613 parking spaces which consists of 232 garage parking spaces, 333 surface spaces and 48 tandem spaces. Units will average approximately 920 square feet.

Number and types of residential units:

Convertible	17 units (5%)
1 bedroom 1 bath	154 units (45%)
2 bedroom 2 bath	171 units (50%)

Building coverage:
21.42%

Floor area for nonresidential uses:
7,000 square feet

Height of proposed buildings:
At 6/12 pitch
3 story is 41'-0" to mean height
4 story is 52'-0" to mean height
Add a 9'-0" to top of ridge
Add 4'-0" to 3 story mixed use

Statement of planning objectives:
The objective of the proposed concept plan is to provide housing that is currently not available in the marketplace. The development will be a Class A luxury apartment community with modern design and abundant amenities. Changes in the housing market have created increased demand for rental units. This project will serve the upper end of that market.

The proposed use is consistent with the multifamily for sale residential to the west and the single- and multifamily residential to the east. The commercial component is designed to be a transition between the proposed multifamily and the existing commercial use within The Corporate Reserve. This project also will allow residents of the development to directly access the Great Western Trail and Leroy Oaks.

List of anticipated exceptions or departures from zoning and subdivision requirements:
None

SUMMARY OF PROPOSED DEVELOPMENT

ST. CHARLES
SINCE 1834

Name of Development The Corporate Reserve of St. Charles

Number of years expected for build out 1.5

Acreage or Square Ft. Breakdown:

Area of residential development	14.5
Area of nonresidential development	20.8
Area of private open space	.5
Area of stormwater ponds/basins	9.8
Park land dedication	n/a
School land dedication	n/a
Total Acres	45.6

Residential Breakdown:

	Number of units
Single Family Detached:	0
Attached Single Family (Townhomes):	0
Multi-Family:	342
Other:	n/a
Total Dwelling Units	342

Gross Density (Total D.U./Total Residential Acres)	23.5
Estimated Total Population (from Park Worksheet)	620.024
Estimated Student Population (from School Worksheet)	30.37

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: The Corporate Reserve of St. Charles

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #: 2008-2-18	
Minimum Lot Area		20,000 SF	
Minimum Lot Width		100 ft	
Maximum Building Coverage		50 %	
Maximum Building Height		60 ft	
Minimum Front Yard		30 ft	
Interior Side Yard		10 ft	
Exterior Side Yard		30 ft	
Minimum Rear Yard		30 ft	
Yards Adjoining Major Arterials[1]		50 ft	
% Overall Landscape Area		Per Chapter 17.26	
Building Foundation Landscaping		8 ft	
% Interior Parking Lot Landscape		Per Chapter 17.26	
Landscape Buffer Yards[2]		30 ft	
# of Parking spaces		3 per 1000 SF	

[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: The Corporate Reserve of St. Charles
Date Submitted: _____
Prepared by: St. Charles Fairgrounds Office Park Investors LLC

ST. CHARLES
SINCE 1834

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		DU x 2.392	=
➢ 4 Bedroom		DU x 3.145	=
Apartments			
➢ Efficiency	17	DU x 1.294	= 21.998
➢ 1 Bedroom	154	DU x 1.758	= 270.732
➢ 2 Bedroom	171	DU x 1.914	= 327.294
➢ 3 Bedroom		DU x 3.053	=

Totals 342 Total Dwelling Units — 620.024 Estimated Total Population

Park Site Requirements

Estimated Total Population 620.024 x .010 Acres per capita = 6.20024 Acres

Cash in lieu of requirements -

Total Site Acres 6.20024 x $240,500 (Fair Market Value per Improved Land) = $ 1,491,157

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: The Corporate Reserve of St. Charles
Date Submitted: _____
Prepared by: St. Charles Fairgrounds Office Park Investors

ST. CHARLES
SINCE 1834

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		DU x .234	=	DU x .058	=	DU x .059	=
➢ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➢ Efficiency	17	DU x .000	= 0	DU x .000	= 0	DU x .000	=
➢ 1 Bedroom	154	DU x .002	= 0.308	DU x .001	= 0.154	DU x .001	= 0.154
➢ 2 Bedroom	171	DU x .086	= 14.706	DU x .042	= 7.182	DU x .046	= 7.866
➢ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals 342 TDU 15.014 TE 7.336 TM 8.02 TH

School Site Requirements

Type	*# of students*	*Acres per student*	*Site Acres*
Elementary (TE)	15.014	x .025	= 0.37535
Middle (TM)	7.336	x .0389	= 0.2853704
High (TH)	8.02	x .072	= 0.57744

Total Site Acres 1.2381604

Cash in lieu of requirements -

1.2381604 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 297,777.58

INCLUSIONARY HOUSING ORDINANCE WORKSHEET

Name of Development: The Corporate Reserve of St. Charles
Date Submitted: _____
Prepared by: St. Charles Fairgrounds Office Park Investors LLC

ST. CHARLES
SINCE 1834

Inclusionary Housing Calculation

Inclusionary Housing Ordinance Affordable Units Required	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 10 Units		X	5%	=	
11 to 50 Units		X	10%	=	
More Than 50 Units	342	X	15%	=	51

Fee In-Lieu Calculation

Inclusionary Housing Ordinance Affordable Units Required	# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
1 to 10 Units *(Maximum 100% of Required Affordable Units)*			X	$140,000	=	
11 to 50 Units *(Maximum 50 % of Required Affordable Units)*			X	$140,000	=	
More Than 50 Units *(Maximum 50 % of Required Affordable Units. Only allowed with a recommendation from the Housing Commission)*	51		X	$140,000	=	

Totals

_____ **Total Number of Affordable Units Required**

_____ **Total Number of Affordable Units Proposed to Pay Fee-In-Lieu**

Fee-In-Lieu
Estimated Total Fee-in-Lieu Units _____ x ***$140,000 per unit*** = _____ Dollars

North

Scale: 1" = 60'

0 60 120 240

Conceptual Site Plan
The Corporate Reserve of St. Charles

JCF REAL ESTATE

BSB DESIGN

09-09-2011

Proposed Entry Elevation: Scheme B

scale: 3/16" = 1'-0"

Proposed Entry Elevation: Scheme A

scale: 3/16" = 1'-0"

JCF REAL ESTATE

Entrance Feature

The Corporate Reserve of St. Charles

St. Charles, IL

BSB DESIGN

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

09-09-2011

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Front Elevation
scale: NTS

Left Elevation
scale: NTS

Right Elevation
scale: NTS

Rear Elevation
scale: NTS

JCF REAL ESTATE

The Corporate Reserve of St. Charles

St. Charles, IL

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

07-01-2011

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BSB DESIGN

Front Elevation: 4 Story Over Parking Garage
scale: NTS

Front Elevation: Mixed Use "Gateway" Building
scale: NTS

JCF REAL ESTATE

Character Elevations - Sheet 2

The Corporate Reserve of St. Charles

St. Charles, IL

BSB DESIGN

09-09-2011

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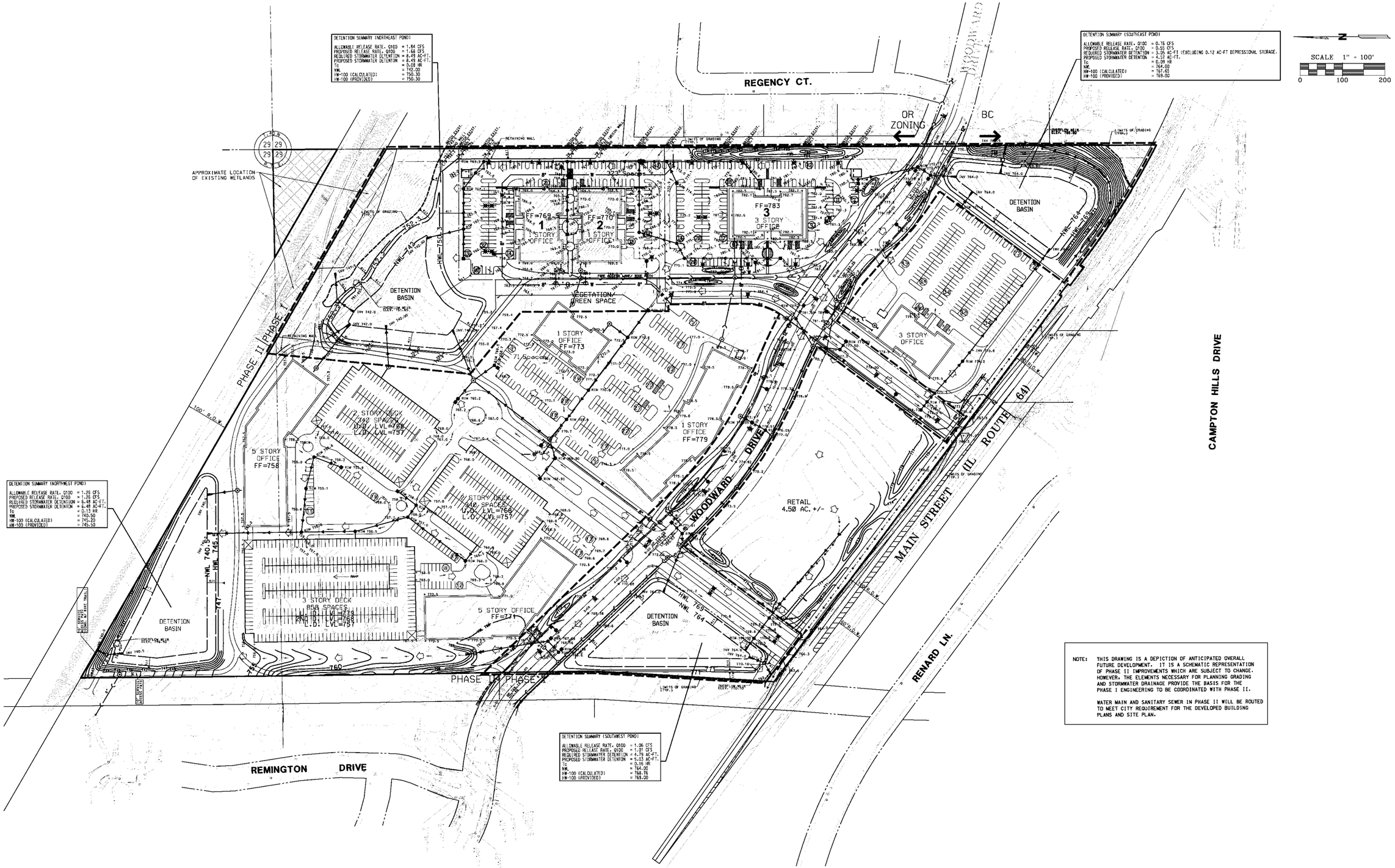

NOTE: THIS DRAWING IS A DEPICTION OF ANTICIPATED OVERALL FUTURE DEVELOPMENT. IT IS A SCHEMATIC REPRESENTATION OF PHASE II IMPROVEMENTS WHICH ARE SUBJECT TO CHANGE. HOWEVER, THE ELEMENTS NECESSARY FOR PLANNING GRADING AND STORMWATER DRAINAGE PROVIDE THE BASIS FOR THE PHASE I ENGINEERING TO BE COORDINATED WITH PHASE II.

WATER MAIN AND SANITARY SEWER IN PHASE II WILL BE ROUTED TO MEET CITY REQUIREMENT FOR THE DEVELOPED BUILDING PLANS AND SITE PLAN.

MACKIE CONSULTANTS LLC
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CLIENT:
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8608 W. CATALPA AVENUE, SUITE 806
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DATE	DESCRIPTION OF REVISION	BY
3-18-08	CITY COMMENTS	WRP
12-27-07	CITY COMMENTS	WRP
11-02-07	CITY COMMENTS	WRP

DESIGNED	WRP
DRAWN	WRP/CGT
APPROVED	DAS
DATE	10-01-07
SCALE	1"= 100'

FUTURE OVERALL SITE PLAN FOR REFERENCE

SUBDIVISION PRELIMINARY PLAN
THE CORPORATE RESERVE OF ST. CHARLES
MAIN STREET (IL ROUTE 64)
ST. CHARLES, ILLINOIS

SHEET 4 OF 9

PROJECT NUMBER: 1521
FILE: .../E/P/SUB-PRELIMENG.PLT

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