

City of St. Charles  
 Community Development Division  
 2 E. Main Street  
 St. Charles, IL 60174



Phone: (630) 377-4443  
 Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

### CONCEPT PLAN APPLICATION

<b>For City Use</b>	
Project Name:	<u>Emblem St. Charles</u>
Project Number:	<u>2024 -PR- 016</u>
Cityview Project Number:	<u>PLCP202400034</u>

Received Date  
**RECEIVED**  
  
 SEP 27 2024  
  
 City of St. Charles  
 Community Development

- File this application to request review of a Concept Plan for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

<b>1. Property Information:</b>	Location: Lincoln Hwy (Route 38) / West of Randall Rd	
	Parcel Number (s): PIN:09-32-400-029 & PIN:09-32-400-031	
	Proposed Name: Emblem St Charles	
<b>2. Applicant Information:</b>	Name: Quarterra Multifamily Communities	Phone: 312-342-7704
	Address 300 Park Blvd., Suite 355, Itasca IL 60143	Email: Jeff.Woll@Quarterra.com
<b>3. Record Owner Information:</b>	Name: Dempsey, Todd L DCLRN of TR, Trustee	Phone: 630-879-3680
	Address: Batavia Enterprises Inc, 140 First St. Batavia, IL 60510	Email: ADempsey@beicre.com

**4. Identify the Type of Application:**

- PUD Concept Plan**                      Proposed PUD Name: TBD
- Subdivision Concept Plan**              Proposed Subdivision Name:
- Other Concept Plan**

**5. Zoning & Use Information:**

Current zoning of the property: BR Regional Business District - PUD

Current use of the property: Farmland / Agriculture

Comprehensive Plan designation of the property: Industrial/Business Park

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

Proposed zoning of the property: RM-3 General Residential District PUD? Yes

Proposed use of the property: 72-For Sale-Townhomes (Lennar) & 288 For-Rent Flats (Quarterra)

**6. Required Attachments:**

*Provide 1 copy of each required item, unless otherwise noted.*

- 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 subject property:

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:** a) A current title policy report; or  
b) A deed and a current title search

*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.*

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
  - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
  - Planning objectives to be achieved and public purposes to be served by the development
  - Explanation of the rationale behind the proposal
  - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)
- AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable 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.

**Copies:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

**Concept Plans shall show the following information:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Property boundaries with approximate dimensions and acreage
  - Existing streets on and adjacent to the subject property
  - 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 serve the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Property boundaries 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 serve the development.

**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.**

*Todd Dempsey as Agent for Todd Dempsey* 9/23/24

Todd Dempsey

Record Owner

Date

Signed by:

*Jeffrey Woll* 9/25/2024

Jeff Woll

Applicant's Authorized Agent

Date

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September 27, 2024

Russell Colby  
Director of Community Development  
City of St. Charles  
2 E. Main Street,  
St. Charles, Illinois, 60174-1984  
[rcolby@stcharlesil.gov](mailto:rcolby@stcharlesil.gov)

***RE: Concept Plan Review – Emblem St Charles***

Dear Mr. Colby,

Quarterra Multifamily Communities, a Lennar Company, (“Quarterra”) hereby requests concept review of its proposed development to be known as Emblem St. Charles pursuant to Section 17.04.140 of the Municipal Code of the City of St. Charles. In addition to this summary letter, please find the following materials which comprise our concept review application for St. Charles:

1. Concept Plan Application form;
2. Letter of Authorization(s) from owner the Property;
3. Disclosure of Beneficiaries (owner and petitioner);
4. Proof of Ownership (vesting deeds)
5. Legal Description of the Property;
6. Plat of Survey for the Property;
7. Park and School Land/Cash Worksheets;
8. Inclusionary Housing Worksheet;
9. List of Property owners within 250’ of the Property;
10. Aerial Photo of the Property;
11. Concept Plan for Emblem St Charles (“Site Plan”);
12. Proposed Building Elevations Emblem St Charles

Quarterra is the contract purchaser of the approximately 30-acre property generally located south of Lincoln Highway (IL Route 38) and west of Randall Road, located in Kane County, Illinois (the “Property”). The Property is currently within the City’s corporate boundary and is a part of the previously approved Bricher Commons PUD. Despite the original Bricher Commons PUD approval back in 1999 allowing for commercial uses, the Property does not appear viable for commercial purposes due to lack of visibility and competition from other properties better suited for commercial uses with frontage on Randall Road. As a result, the Property has been sitting vacant, underperforming and contributes very little to the surrounding area. Accordingly, in 2006 the City amended the Bricher Commons PUD to allow for residential uses.

Looking at the character of the area, the surrounding land uses consist of commercial uses to the east (Meijer and Lowe’s), residential uses to the south (Prairie Winds Apartments), Kane County services to the west, and the Kane County Fairgrounds to the north. Given the nature of the surrounding area, this

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property is transitional in nature as it serves as a buffer area from the high intensity commercial uses to the east to the residential to the south and west. Therefore, incorporating residential uses at this location would serve several important functions, including enhancing the City's housing supply to appeal to a wider range of future residents, providing more housing options to existing residents as well as creating additional local spending to support the commercial areas along Randall Road and preserve the vibrancy of this important corridor while also increasing the city's real estate tax base and creating economic opportunities.

The proposed development would include two distinct, but complementary areas including for-sale townhomes and for-rent apartments to serve a broad range of potential residents which will include young professionals looking to move to the St. Charles community as well as active adults who are looking for maintenance-free options and many in between. The new community will be a collaborative venture between Quarterra and Lennar as both companies are under the Lennar umbrella. By way of background, Quarterra is a well-respected multi-family developer, builder, and manager that has been building multi-family communities in the Midwest for thirteen years, completing ten Chicagoland communities, including in Oswego, Naperville, and Bolingbrook. Quarterra's vertical integration with in-house development, construction and property management is critical to long term quality of each of its communities. Lennar, who will build the townhomes, has been building homes since 1954, is a publicly traded company, and was largest national home builder by revenue in 2023 as well as the largest builder in the Chicagoland market. Together, Quarterra and Lennar bring a wealth of experience, quality reputation and ability to this new endeavor in St. Charles.

### **Lennar Townhomes – 72 Urban Style Homes**

The townhome area will consist of seventy-two townhomes designed to appear more urban in style as a transition from the nearby commercial areas. The townhome area will be comprised of approximately 7 acres of land on the west side of the Property. All townhomes will be three-stories and will offer a designer level of finishes, which features include vinyl plank flooring, quartz countertops, 42" cabinets among other features that are consistent with current consumer trends. The rear loaded townhomes provide for attractive streetscapes with a variety of materials featured in the façade along with other design features such as non-linear roof pitches and non-uniform plan setbacks. The townhomes feature a finished lower level and open floorplans which appeal to young professionals as well as young professionals with children who can use the flex space in a variety of manners. Lennar's townhomes are also maintenance free for homeowners resulting in an elegant and well-maintained community. Each townhome will range from 1,764 to 2,221 square feet, will have 3-bedrooms, 2 ½ bathrooms and 2 car garages standard.

### **Quarterra – 288 Residential Flats**

The multi-family area will consist of 288 homes and will be comprised of approximately fourteen (14) acres on the east side of the property. There will be a total of twelve (12) residential buildings with twenty-four (24) homes per building. The goal is to combine attractive architectural design,



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on-site amenities and active management. Accordingly, the development will appeal to a variety of individuals looking to live in a safe and well-regarded suburb that offers high quality residences in an intelligently designed work, play and live environment. This area is appealing to the

renters by choice segment which is composed of predominantly young professionals and empty nesters or young seniors looking to avoid the daily responsibilities of home ownership, but who require an upscale living environment and associated amenities in close proximity to employment opportunities and transportation systems. The proposed development is ideal for these renters by choice due to Randall Road being one of the City's major arterial roadways, and the variety of retail, entertainment, and convenience uses in the area. On-site recreational amenities, including activity areas, health facilities, and a pool are central to the operation of the community and will be located in the resident center adjacent to Route 38 which also will be a social hub for the community. The residences will consist of one hundred forty-four (144) one-bedroom units, one hundred thirty-two (132) two-bedroom units, and twelve (12) three-bedroom units.

The proposed architecture, examples of which are enclosed, will ensure lasting value utilizing quality materials that all require low-maintenance and will withstand the test of time. Landscape treatments will also be utilized to enhance the visual appeal. Landscape buffers will be incorporated throughout the perimeter of the community to create the feel of a separate residential enclave. The landscape design enhancements will also include foundation plantings, common area plantings and decorative plantings around the on-site stormwater management facility along the west property line. An upscale entrance monument is anticipated at the entrance along Route 38. Public sidewalks, including along Route 38, and path connections are also anticipated to offer future residents both a recreational and social opportunity. Other open space areas as well as a gazebo feature on the west side of the property are anticipated. The development will comply with all applicable Kane County Stormwater management requirements.

Collectively, the proposed townhomes and multi-family community will create an optimum use of the Property by providing a quality housing opportunity appealing to many demographics, enhancing the local economy, supporting local business, enhancing the City's real estate tax base, and infusing the local economy with additional income and improving the work force. We appreciate the City's time and consideration of what we believe is an exciting development and a very positive addition to the St. Charles community. We look forward to your feedback.

Sincerely

Jeff Woll, Senior Director, Midwest  
312-342-7704  
[Jeff.Woll@Quarterra.com](mailto:Jeff.Woll@Quarterra.com)  
Quarterra

## OWNER'S CONSENT TO DEVELOPMENT APPLICATION

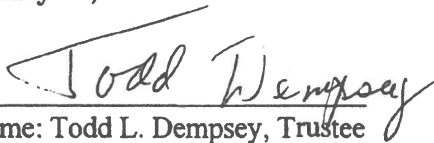
To: City of St. Charles, Illinois

Re: Concept Plan Application  
Applicant / Petitioner: Quarterra Multifamily Communities

The undersigned Todd L. Dempsey, as Trustee under The Todd L. Dempsey Declaration of Trust dated May 15, 1992 ("Owner"), and being the owner of record of the property which is legally described on Exhibit A attached hereto (the "Subject Property"), hereby consents to the filing and processing of the said Concept Plan Application by the applicant, Quarterra Multifamily Communities ("Applicant") and the administrative processing by the City of St. Charles, Illinois (the "City"), but only with the understanding that no ordinances or resolutions will be adopted by the City that bind the Subject Property unless and until (1) the Applicant takes fee simple title to the Subject Property, or (2) the Owner subsequently agrees in writing to any such action by the City.

Dated: September 18, 2024

**The Todd L. Dempsey Declaration of Trust  
dated May 15, 1992**

By:   
Name: Todd L. Dempsey, Trustee



### SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Emblem St Charles  
 Date Submitted: 09/27/24  
 Prepared by: Quarterra - Jeff Woll

Total Dwelling Units:  72 For-Sale Townhomes & 288 For-Rent Apartments

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

**Total Dwelling Units w/ Deduction:**

*\*If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.*

**Estimated Student Yield by Grades:**

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
<b>Detached Single Family</b>				
> 3 Bedroom		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 =
<b>Attached Single Family</b>				
> 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
> 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
> 3 Bedroom	72	DU x .234 = 16.848	DU x .058 = 4.176	DU x .059 = 4.248
> 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
<b>Apartments</b>				
> Efficiency		DU x .000 =	DU x .000 =	DU x .000 =
> 1 Bedroom	144	DU x .002 = .288	DU x .001 = .144	DU x .001 = .144
> 2 Bedroom	132	DU x .086 = 11.352	DU x .042 = 5.544	DU x .046 = 6.072
> 3 Bedroom	12	DU x .234 = 2.808	DU x .123 = 1.476	DU x .118 = 1.416
<b>Totals:</b>	<input type="text" value="360"/> TDU (with deduction, if applicable)	<input type="text" value="31.296"/> TE	<input type="text" value="11.34"/> TM	<input type="text" value="11.88"/> TH

**School Site Requirements:**

Type	# of students	Acres per student	Site Acres
Elementary (TE)	31.296	x .025	= 7824
Middle (TM)	11.34	x .0389	= 4411
High (TH)	11.88	x .072	= 8554
<b>Total Site Acres:</b>			<input type="text" value="2.0789"/>

**Cash in lieu of requirements:**

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

**PARK LAND/CASH WORKSHEET**

City of St. Charles, Illinois

Name of Development: Emblem St Charles

Date Submitted: 09/27/24

Prepared by: Quarterra - Jeff Woll

Emblem St Charles

09/27/24

Quarterra - Jeff Woll

Total Dwelling Units:  72 For-Sale Townhomes & 288 For-Rent Apartments

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

*\*If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.*

**Estimated Population Yield:**

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
<b>Detached Single Family</b>			
> 3 Bedroom		DU x 2.899 =	
> 4 Bedroom		DU x 3.764 =	
> 5 Bedroom		DU x 3.770 =	
<b>Attached Single Family</b>			
> 1 Bedroom		DU x 1.193 =	
> 2 Bedroom		DU x 1.990 =	
> 3 Bedroom	72	DU x 2.392 =	172.224
> 4 Bedroom		DU x 3.145 =	
<b>Apartments</b>			
> Efficiency		DU x 1.294 =	
> 1 Bedroom	144	DU x 1.758 =	253.152
> 2 Bedroom	132	DU x 1.914 =	252.648
> 3 Bedroom	12	DU x 3.053 =	36.636

Totals:  Total Dwelling Units (with deduction, if applicable)  Estimated Total Population

**Park Site Requirements:**

Estimated Total Population:  x .010 Acres per capita =  Acres

**Cash in lieu of requirements:**

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

## INCLUSIONARY HOUSING WORKSHEET

Name of Development: Emblem St Charles

Date Submitted: 09/27/2024

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

### 1) Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	360	X	10%	=	36

### 2) How will the Inclusionary Housing requirement be met?

- Provide on-site affordable units
- Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- Provide a mixture of affordable units and fee in-lieu
- # of affordable units to be provided:
  - Amount of fee in-lieu to be paid (calculate below):

#### Fee In-Lieu Payment Calculation

##### Multi-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
28.8	28.8	X	\$52,454	=	\$1,510,675.2

##### Single-Family Attached (Townhouse) / Two-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
7.2	7.2	X	\$36,718	=	\$264,369.6

##### Single-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$20,982	=	