

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



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

CONCEPT PLAN APPLICATION

For City Use	
Project Name:	<u>River 504 Townhomes</u>
Project Number:	<u>2022</u> -PR- <u>010</u>
Cityview Project Number:	<u>PLCP202400031</u>

Received Date
RECEIVED
 SEP 17 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.

1. Property Information:	Location: 402 - 542 S 1st Street	
	Parcel Number (s): 09-34-136-003, 09-34-136-002, 09-34-136-001	
	Proposed Name: River 504	
2. Applicant Information:	Name: Julie Salyers	Phone: 630-587-9900
	Address: 2000 W. Main Street, Unit H St. Charles, IL 60174	Email: julie@jbuilders.com
3. Record Owner Information:	Name: River 504 LLC	Phone: 630-587-9900
	Address: 2000 W. Main Street, Unit H St. Charles, IL 60174	Email: brian@jbuilders.com

4. Identify the Type of Application:

- PUD Concept Plan** Proposed PUD Name: River 504
- Subdivision Concept Plan** Proposed Subdivision Name:
- Other Concept Plan**

5. Zoning & Use Information:

Current zoning of the property: CBD-1 Central Business District

Current use of the property: Vacant Land

Comprehensive Plan designation of the property: Single Family Attached Residential

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

Proposed zoning of the property: Select

PUD? Yes

Proposed use of the property: Single family attached residential row homes

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
- 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

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.

B. Bury 9/17/24
Record Owner Date

[Signature] 9/17/2024
Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Brian Buoy, being first duly sworn on oath depose and say that I am
Manager of River 504, 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.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: *Brian Buoy*, Manager

Subscribed and Sworn before me this 17th day of
September, 2024.

Sharon M Buoy
Notary Public



LEGAL DESCRIPTION

PARCEL 1: LOT 14, 15 AND PARCEL 9 IN BROWNSTONE IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 DOCUMENT 2001K000149. PARCEL 2: LOT 4 IN THE PIANO FACTORY OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1984 AS DOCUMENT 1706757.

SUMMARY OF DEVELOPMENT

Development Name: River 504

Location: 402 – 542 S 1st Street

Proposed Land Use:

The development will consist of four freestanding buildings with two units in each building. The buildings will be oriented on the site to provide a private courtyard along S 1st Street at the front elevation of each unit. A two-car garage with a private driveway will be located at the rear of each unit that can be accessed from Limestone Drive. The green space located between the buildings will provide an additional exterior space for six of the units. Public parking spaces will be provided along S 1st Street. Improved landscaping will be provided along First Street and around the perimeter of the site. In addition, landscaping will be focused at the entrances on the side elevations of the northern and southernmost units to provide screening from Prairie Street and Cobblestone Drive.

The 3 ½ story units with up to 4,500 sf of interior finished space will provide a flex space and a two-car garage on the ground level, living space on the second and third floor levels and additional flex space with a rooftop terrace on the fourth level. The building exteriors will be designed to complement the adjacent Brownstone Development adjacent to the property.

Planning Objectives:

The proposed development will complete the south end of the previously approved Brownstone PUD – Milestone Row development and is currently vacant land. Originally, the lots were included in the Brownstone PUD and were approved for the development of two free standing buildings with 5 units in each building. Based on current market conditions, we are proposing to revert to this original development concept but with changes to enhance and update the previously approved site layout and building design. Our concept eliminates all interior units by providing two-unit standalone buildings. The number and width of the buildings were chosen to offer a two-car garage while still meeting separation requirements of a RM3 district. With additional buildings and the additional green space between them, we can offer private exterior courtyard space for the units while decreasing the bulk of the building elevation. In addition, the front elevation courtyard spaces provide an alternate entry into the unit and adjoining first level interior flex space, providing an opportunity for a home business. Any home businesses within the development would meet the Home Occupation Zoning code requirements.

This development will appeal to an ever (fast) changing demographic looking for proximity to downtown amenities and recreation. With the flexibility of customized interior floor plans as well as private outdoor living this development will complement and blend with the existing residential properties that surround it.

INCLUSIONARY HOUSING WORKSHEET

Name of Development: River 504

Date Submitted:

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	8	X	5%	=	0.40
More than 15 Units		X	10%	=	

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
 - o # of affordable units to be provided:
 - o 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
		X	\$52,454	=	

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
0.40	0.40	X	\$36,718	=	14,687.20


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	=	

New Development

"River 504"

Legend

 St. Charles

 St. Charles

Google Earth

Image Landsat/Copernicus

1000 ft

