



Applicant:	Julie Salyers, J&B Builders, Inc.
Property Owner:	River 504 LLC
Location:	NE corner of S. 1 st & Prairie Streets
Purpose:	Feedback on a townhome development
Application:	Concept Plan
Public Hearing:	Not required
Zoning:	CBD-1 / PUD
Current Land Use:	Vacant
Comprehensive Plan:	Mixed Use

River 504 Townhomes



Summary of Proposal:	<p>Julie Salyers, on behalf of J&B Builders, Inc. has filed a Concept Plan proposing 8 8 townhomes on the remaining vacant lot in the Brownstone PUD. Details:</p> <ul style="list-style-type: none"> • 8 townhome units in 4 buildings; 2 units in each building • Units facing S 1st Street, with attached garage access at the rear • 16 on-street parking spaces on S 1st Street • No commercial use proposed
Info / Procedure on Application:	<ul style="list-style-type: none"> • 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.
Suggested Action:	Provide feedback on the Concept Plan. Staff has provided questions Commissioners should use to guide their feedback to the applicant.
Staff Contact:	Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property constitutes three parcels at the northeast corner of S. 1st and Prairie Streets on the west side of downtown. The parcels are known as Lot 14, Lot 15, and Parcel 9 in the Brownstone Subdivision, recorded in 2001. The subject property is the final undeveloped portion of the Brownstone PUD, which includes the Brownstone townhomes along the riverfront and the mixed-use Milestone Row building fronting S 1st at Indiana St.

The Brownstone PUD was approved under Ordinance 2000-Z-23 to enable redevelopment of the former Piano Factory site for residential townhomes. The townhomes were constructed by 2005. Plans also included two townhome buildings on the subject property (2 buildings with 5 townhome units each).

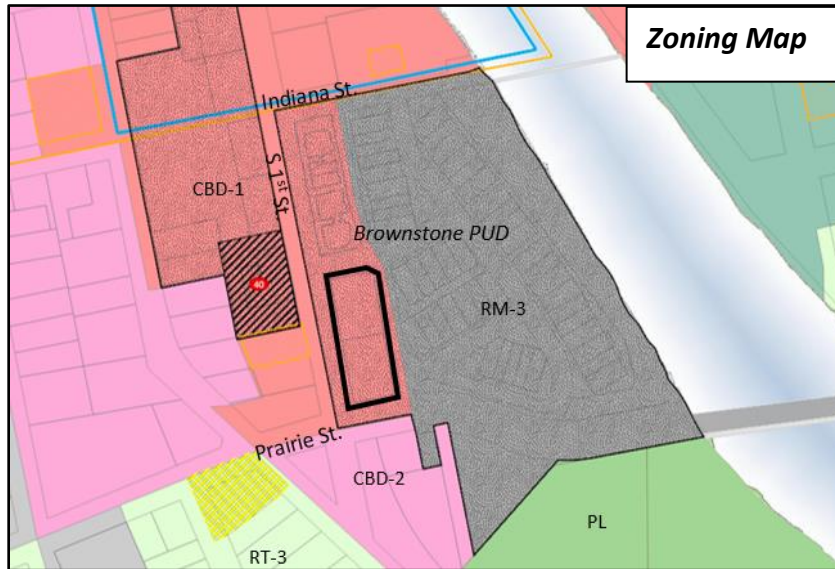
In 2005, the City approved an amendment to the Brownstone PUD under Ordinance 2005-Z-23, which changed the intended use of the subject property from townhomes to a mixed-use building, along with the property to the north, and created development standards for the two buildings, known as Milestone Row. The northern Milestone Row building was constructed in 2006 and contains first floor office space and 22 condominium units on floors 2-4, with underground parking for residents. The same building was approved for the subject property but was never constructed.

In 2022, a Concept Plan was submitted by J&B Builders (same as current applicant) to construct a mixed-use building on the subject property. The proposed building was 50 ft. in height, with first floor commercial space/parking and residential condo units on floors 2-4. Feedback on the Concept Plan was favorable from Plan Commission and Planning & Development Committee. The applicant filed applications for PUD Amendment and PUD Preliminary Plan following Concept review. However, the applicant withdrew the applications prior to Plan Commission review, citing financial concerns.

B. Zoning

The subject property is the southernmost property in the CBD-1 Central Business District, with CBD-2 zoning across Prairie Street and multi-family residential adjacent to the east.

	Zoning	Land Use
Subject Property	CBD-1 Central Business District / Brownstone PUD	Vacant
North	CBD-1 Central Business District / Brownstone PUD	Mixed-Use building (Milestone Row)
East	RM-3 General Residential District / Brownstone PUD	Townhomes (Brownstones)
South	CBD-2 Mixed Use Business District	Commercial- Sammy’s Bikes
West	CBD-1 Central Business District / 1 st Street Redevelopment PUD	BMO Harris/apartment bldg; mixed commercial uses



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Mixed Use”, as is the rest of the downtown core.



The Mixed Use land use is described as follows:

The Land Use Plan designates Downtown St. Charles as Mixed Use, characterized by land uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment.

Mixed use areas should have strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian generating uses on the ground floor, and other uses above. Mixed use areas should provide a balance of uses unique to each site based on its location. Retail, entertainment, and dining uses are ideally suited for the ground floor with residential, educational, medical and/or office uses located on the upper floors. The primary objective is to provide an

appropriate and compact mix of uses to foster an active and interesting district. Parking in the mixed use areas should be provided on-street, or in subtly located parking garages or parking lots.

Built form is a critical consideration within Mixed Use areas. Within mixed use areas, buildings should be located at, or near, the front property lines fronting the street to create a “street wall” – a continuous row of buildings and storefronts that encourages walkability and helps to establish a safe and attractive pedestrian environment.

The subject property is also located within the Downtown Subarea. The Downtown Subarea Plan includes recommendations aimed at preserving and enhancing the downtown area (Ch. 8).

The plan identifies 1st Street, along which the subject property is located, as a Gateway Corridor, along with other streets that offer primary entry into Downtown. The following recommendations are made for Gateway Frontage properties:

- **Building Massing & Placement.**

Buildings should be generally located on the front lot line, although small setbacks could accommodate gateway landscaping. To the extent possible, buildings should be built to the side lot lines to create a continuous streetwall.



Gateway Frontage

- **Building Façade Orientation & Design.**

Facades should have strong orientation to the public sidewalk, or angled toward key gateway intersections, with welcoming entrances. Attractive and safe rear entrances from rear parking areas or public walks should also be provided where appropriate.

- **Architectural Style & Design.**

Buildings should use traditional building materials and design elements, and generally align with surrounding buildings in terms of horizontal elements and vertical rhythm. However, more flexibility and creativity should be encouraged within this general framework.

- **Vehicular Access & Parking.**

Parking should be located to the rear of the lot, and minimal curb cuts should be provided from the public street. Development should share curb cuts and provide access from side streets instead of gateway streets wherever possible.

- **Bicycle Access & Pedestrian Mobility.**

All buildings should provide an attractive and discernable public entry from the sidewalk, and to the extent possible, bicycle parking should be provided at the rear or sides of buildings, near parking areas or other pedestrian accessible areas.

- **Land Use.**

Uses should be mixed, comprised of traditional downtown mixed use activities such as retail, restaurant, and local services, as well as secondary uses including offices and services with less customer visitation. Multi-story mixed use buildings should also be encouraged. Multi-family may also be appropriate on the fringe areas of Downtown.

The subject property is also located within Catalyst Site “M”, along with other properties near the intersections of 1st/2nd and Prairie Streets. Catalyst sites are those parcels where redevelopment could have a catalytic impact on the surrounding area. Site M is described as follows:



This area represents the southern gateway to Downtown, and existing uses and character around the intersection contrast with the community’s vision for Downtown. Comprehensive redevelopment of this key intersection should transform the gateway into an attractive announcement of arrival into Downtown St. Charles. 1st Street and 2nd Street frontage could include mixed use or multi-family development, though viewsheds to important buildings and features, such as the historic Victorian house at 411 S. 2nd St. or Mount St. Mark Park, should be preserved. This opportunity may warrant further study to ensure that several urban systems are adequately planned for, such as open space linkages throughout Downtown and to the Fox River, bicycle pathways, traffic engineering, and signage and wayfinding.

II. PROPOSAL

Julie Salyers of J&B Builders, Inc. is now proposing to develop residential townhomes on the subject property. A Concept Plan has been filed to solicit feedback from City Staff, Plan Commission, and Planning & Development Committee prior to moving forward to the zoning entitlement phase.

Details of the Concept Plan are as follows:

- 8 townhome units in 4 buildings
 - 2 units in each building; no “interior units”.
 - Units facing S 1st Street, with attached garage access at the rear.
 - Brick as predominant façade material.
 - 3 ½ story buildings
 - 4,500 sf of interior finished space
 - 2-car garage & flex space on the ground level
 - Living space on the 2nd and 3rd levels
 - Flex space & rooftop terrace on the 4th level
 - Exterior courtyards at fronts and sides of each unit
 - Entry from front courtyard to allow for home-based businesses
- 16 on-street public parking spaces on S 1st Street.
- Standard public sidewalk along S 1st Street & Cobblestone Drive.
- No commercial use proposed, aside from the possibility of home-based occupations.

The Concept Plan marks a change in use from the mixed-use building planned for the subject property under the 2005 PUD Amendment. The current proposal eliminates commercial uses and reverts back to the original 2000 Brownstone PUD which planned for townhomes on this property (2 buildings with 5 units each), with garages access from the rear, similar to the proposed layout.

III. CONCEPT PLAN REVIEW PROCESS

The purpose of the Concept Plan review is to enable the applicant 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.

IV. PLANNING ANALYSIS

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning Ordinance and Brownstone PUD Ordinance. The plan was reviewed against the following code sections:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening
- PUD Ordinances: 2000-Z-23; 2005-Z-9

A. Proposed Uses

The Concept Plan proposes 8 residential units, constructed in 4 buildings of 2 units each. Technically, the proposed units meet the Zoning Ordinance definition of “Two-Family Dwelling”, as opposed to “Townhouse Dwelling”:

Dwelling, Two-Family: A building containing 2 dwelling units attached either vertically or horizontally.

Dwelling, Townhouse: A building with 3 or more 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 1 individual exit to the outdoors.

The proposed use is not permitted under the existing PUD. The 2005 PUD Ordinance allowed only commercial uses on the first floor of the mixed-use building planned for the subject property. Multi-family dwellings were permitted on the upper floors.

Neither Two-Family Dwellings nor Townhouse Dwellings are permitted uses in the CBD-1 Central Business District, which is the zoning of the subject property. The only types of residential uses allowed in the CBD-1 District are artist live/work space, upper level dwellings above commercial use, and multi-family. This reflects the purpose of the CBD-1 District which is to provide for a mixed-use, compact district of retail, service, office and higher density residential uses in the central area of the City.

The subject property is adjacent to CBD-2 zoning to the south. Two-Family and Townhouse dwellings are permitted in the CBD-2 District.

The Summary of Development submitted with the Concept Plan application indicates the units were designed with first floor access from 1st Street with the intention of allowing for potential home-based businesses. Home Occupations are permitted in any dwelling unit in the City. The Zoning Ordinance definition and use standards for Home Occupations are attached.

Staff Comments

- ✓ The change in use of the property from mixed-use with first floor commercial to residential is the most significant aspect for review of this Concept Plan.
- ✓ A PUD Amendment would be needed to allow the change in use to townhomes/two-family dwellings.

B. Bulk Standards / Parking

The table below compares the Concept Plan with the bulk standards applicable to the property per the 2005 PUD Ordinance and the underlying CBD-1 District. It does not appear that any bulk standard deviations would be required to accommodate the development as proposed.

Category	2005 PUD Ordinance	CBD-1 District	Concept Plan
Type of Residential Unit	Upper level multi-family	Upper level dwelling, multi-family	Townhome/Two-family
Number of Residential Units	22 units	29 units max. (based on 1,000 sf of lot area per unit)	8 units
Max. Gross Floor Area per Building	Approved building is approx. 60,000 sf (PUD ordinance does not specifically limit GFA; underlying CBD-1 District max. GFA is 40,000 sf)	40,000 sf	Approx. 6,800 sf GFA per building, 36,000 sf GFA total
Max. Building Height	49 ft.	50 ft.	TBD
Front Yard	5 ft. from 1 st St. ROW (architectural features can encroach up to 2 ft.)	None required; max. 5 ft.	8 ft. from 1 st St. ROW (6 ft. after 2' ROW dedication)
Exterior Side Yard	4.7 ft. from north lot line (Cobblestone Dr) 5 ft. from south lot line (Prairie St)	None required; max. 5 ft.	12'4" from north lot line 10 ft. from south lot line
Rear Yard	0 ft.	None	18 ft.
Parking	1 per residential unit (20 required) 33 spaces on 1 st St. for both Milestone Row bldgs.	1 per residential unit	2-car driveway/garage per unit; 16 public spaces on 1 st St.

Staff Comments:

- ✓ Proposed driveways are 18 feet in length. A minimum driveway length of 20 feet is needed to allow for vehicle parking.
- ✓ Maximum building height in the underlying CBD-1 District is 50 ft., however the allowable building height for Milestone Row was reduced to 49 ft. under the 2005 PUD Ordinance. Proposed height is not indicated.
- ✓ The PUD Ordinance requires an additional 2 ft. right-of-way (ROW) dedication for 1st Street along the subject property. Once this ROW is dedicated, the proposed front setback is approx. 6 ft., which meets the 5 ft. setback requirement per the PUD.

- ✓ The PUD Ordinance requires a total of 33 on-street parking spaces along 1st St. for the two Milestone Row buildings. 17 spaces exist along the northern Milestone Row building, resulting in 16 spaces being required on 1st Street along the subject property frontage. These spaces are shown on the Concept Plan.

C. Site Access / Connectivity

The Concept Plan depicts attached garages accessed from the rear (east side) via driveways off Limestone Drive. Connection of Limestone Drive to Prairie Street is not proposed and is likely not permissible due to the proximity of the 1st & Prairie intersection.

Public sidewalk exists south of the building along Prairie Street. Sidewalk is proposed along the 1st Street frontage which will close a sidewalk gap in the downtown area. Sidewalk is also proposed along Cobblestone Drive (north side). Sidewalk is not proposed on the east side where the driveways are located.

Staff Comments

- ✓ A Traffic Impact Study was prepared for the mixed-use development. The study will need to be revised for the current proposal, at the time of PUD Preliminary Plan.
- ✓ An off-site sidewalk connecting the north side Prairie Street sidewalk to the Fox River trail, south of the Brownstones, will be required in connection with this development. Plans for the sidewalk connection will be required with the PUD Preliminary Plan.

D. Landscaping / Streetscape

There is no minimum landscaping requirement in the CBD-1 District. Building foundation landscaping is required only within a setback of 5 ft. or more from the building wall to the property line. The Concept Plan indicates intended locations for greenspace; plantings are not identified. Greenspace is contemplated around the front, rear and sides of the building. Courtyards between the buildings would be walled off and divided so that half of each courtyard is available for each unit, except the two exterior-most units. Front courtyards are shown for each unit.

The City approved a Streetscape and Landscape Plan for Milestone Row under Ord. 2007-Z-12 (attached). Plans depict landscaping around the intended mixed-use building and along 1st Street. Streetscaping per the approved plan was installed along the existing Milestone Row building to the north when it was constructed.

The Concept Plan depicts a minimal ROW design along 1st Street with standard 5 ft-wide public sidewalk. No brick pavers, planting beds, etc. are shown.

Staff Comments

- ✓ The Plan Commission needs to decide if the applicant will be required to provide a streetscape design similar to Milestone Row and the 1st Street Redevelopment project (10' to 12' wide, brick pavers, planters, etc), or if the City will accept a standard public sidewalk without additional streetscape improvements. Factors to consider include:
 - 5' sidewalk exists across 1st Street along the first three buildings north of Prairie Street. These properties are not part of the 1st Street Redevelopment, but are zoned CBD-1.
 - This project proposes public angled parking within 1st Street along the width of the property, as required by the 2005 PUD.

- All of the existing angled parking along 1st Street is adjacent to a fully executed streetscape, as opposed to standard 5' wide concrete sidewalk.
- Staff suggests that, at a minimum, a wider sidewalk, such as 7', should be provided to allow for vehicle bumper overhang.
- ✓ A revised Streetscape Plan will need to be approved by the City in connection with this development. If the narrow sidewalk proposed by the applicant is deemed acceptable by the City, then at a minimum the Plan would need to show the 1st Street angled parking and plantings within the landscape bump-outs on either side of the parking row. Per the PUD Ordinance, the Streetscape Plan will need to be approved and landscaping installed prior to issuance of a Certificate of Occupancy.
- ✓ The proposed sidewalk along Cobblestone Drive should be shifted south to provide a parkway between the sidewalk and the street. A parkway width of at least 6 feet is suggested for consistency with the sidewalk/streetscape on the north side of Cobblestone Drive and elsewhere within Brownstone.
- ✓ Building foundation landscaping will be required in accordance with Section 17.26.080.
- ✓ Street trees will be required within the Cobblestone Drive parkway. Additional trees will be needed between driveways along Limestone Drive.

E. Building Design

A front elevation rendering has been provided. Brick is the primary façade material. Front-gabled roofs with cornice returns are shown. Pergolas are incorporated over the front courtyards of each unit.

Buildings in the CBD-1 District are subject to the Design Review standards and guidelines contained in Ch. 17.06. In this case, it may also be appropriate to apply the Design Review standards and guidelines applicable to the multi-family zoning districts, as they are specific to multi-family and townhomes.

Note the property is outside of the Central Historic District and is therefore not subject to review by the Historic Preservation Commission.

Staff Comments:

- ✓ The side and rear facades should be designed with the same materials and detailing as the front façade.
- ✓ Additional façade articulation should be considered per the guidelines for attached single-family buildings.

F. Subdivision

The subject property was subdivided as part of the Brownstone Subdivision, recorded in 2001. The property was platted as Lot 14, Lot 15, and Parcel 9. There is a blanket public utility easement over the property.

Staff Comments:

- ✓ A Plat of Subdivision to replat the lots/parcel as a single lot will be required.
- ✓ An additional 2 ft. of 1st ROW will need to be dedicated, as required under the 2005 PUD Ordinance. This may be done on the Plat of Subdivision or a separate Plat of Dedication.

V. DEVELOPER CONTRIBUTIONS**A. Inclusionary Housing**

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement is 0.4 units (10% of the total number of units). A fee worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing 1 affordable unit. Based on a fee in-lieu amount of \$36,718 per required affordable two-family unit, a total fee in-lieu amount of \$14,687 would be due at the time of building permit.

B. School & Park Districts

The developer of the Brownstone townhomes previously paid for 15 attached single-family units on the subject property. As such, credit granted will be granted for up to 15 units. This exceeds the 8 proposed units; therefore, no School or Park fees will be due.

VI. DEPARTMENTAL REVIEWS**A. Engineering Review**

Engineering staff has reviewed the Concept Plan and has provided high-level comments to the applicant, advising on items that will need to be addressed in a future preliminary engineering submittal should the project move forward. One item of note that could impact the site plan is that a sanitary sewer main running through the property will need to be relocated. A separation distance of up to 20 ft. from the building wall to the relocated sanitary sewer may be required, as to be determined by Public Works. Options for locating the main within ROW can be explored.

B. Fire Dept. Review

The Fire Dept. has reviewed the Concept Plan and has noted that site access, water supply, and hydrant locations appear to be adequate. Fire sprinklers are not required for duplexes, but a 1-hour fire wall will be required between units.

VII. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning applications will need to be approved by City Council:

1. Special Use requesting PUD Amendment- To amend the 2005 PUD Ordinance to accommodate the change in use, and potentially other deviation.
2. PUD Preliminary Plan- To approve the physical development of the property, including site, engineering, landscape plans, and architectural elevations.
3. Streetscape Plan- To replace the 2007 streetscape plan to reflect the public streetscape improvements that will be required to be installed in connection with this development.
4. Preliminary/Final Plat of Subdivision- To consolidate the lots and dedicate the required ROW.

VIII. SUGGESTED ACTION

Review the Concept Plan and provide comments to the applicant. Staff requests Commissioners provide feedback on the following:

- ✓ Change in land use from mixed-use to residential townhomes.
- ✓ Streetscape improvements – standard sidewalk vs. streetscape design consistent with Milestone Row or the 1st Street Redevelopment.
- ✓ Site layout.
- ✓ Building architecture.
- ✓ Amending the PUD to accommodate this project would require the City to find that the project is in the public interest. Do you anticipate this finding could be made for this project?

IX. ATTACHMENTS

- Home Occupation information
- Aerial photo for streetscape discussion
- Milestone Row 1 Streetscape Photos
- Approved Streetscape Plan from 2007
- Approved Site Plan from 2005 PUD Ordinance
- Application for Concept Plan; received 9/17/24
- Plans
- Public comment letters

Attachment: Definition & Use Standards for Home Occupations (Section 17.20.030):

Definition of Home Occupation. The conduct of a business or profession within a dwelling unit by one or more members of the family residing therein, which is incidental and secondary to the residential use. Home Occupation includes, but is not limited to, the following: the practice of medicine, dentistry, law, engineering, architecture, and accounting; brokerage; business offices; instruction in or the practice of art, photography, music, language, or dance; computer services; hair cutting and styling; and day care homes. The following occupations, as well as others which do not have a character similar to those listed above, are specifically excluded from the definition of home occupation: restaurants, bed-and-breakfast establishments, nursing homes, mortuary establishments, and retail sales establishments with stock displayed and/or sold on the premises.

Use Standards for Home Occupations. Home occupations are permitted in any dwelling unit. The purpose of home occupation standards is to allow home occupations to be conducted in a manner which is compatible with the neighborhoods in which they are located and which do not interfere with the rights of the surrounding property owners to enjoy the residential character of the neighborhood. Home occupations shall conform to the following standards, which are intended to preserve the residential character of neighborhoods:

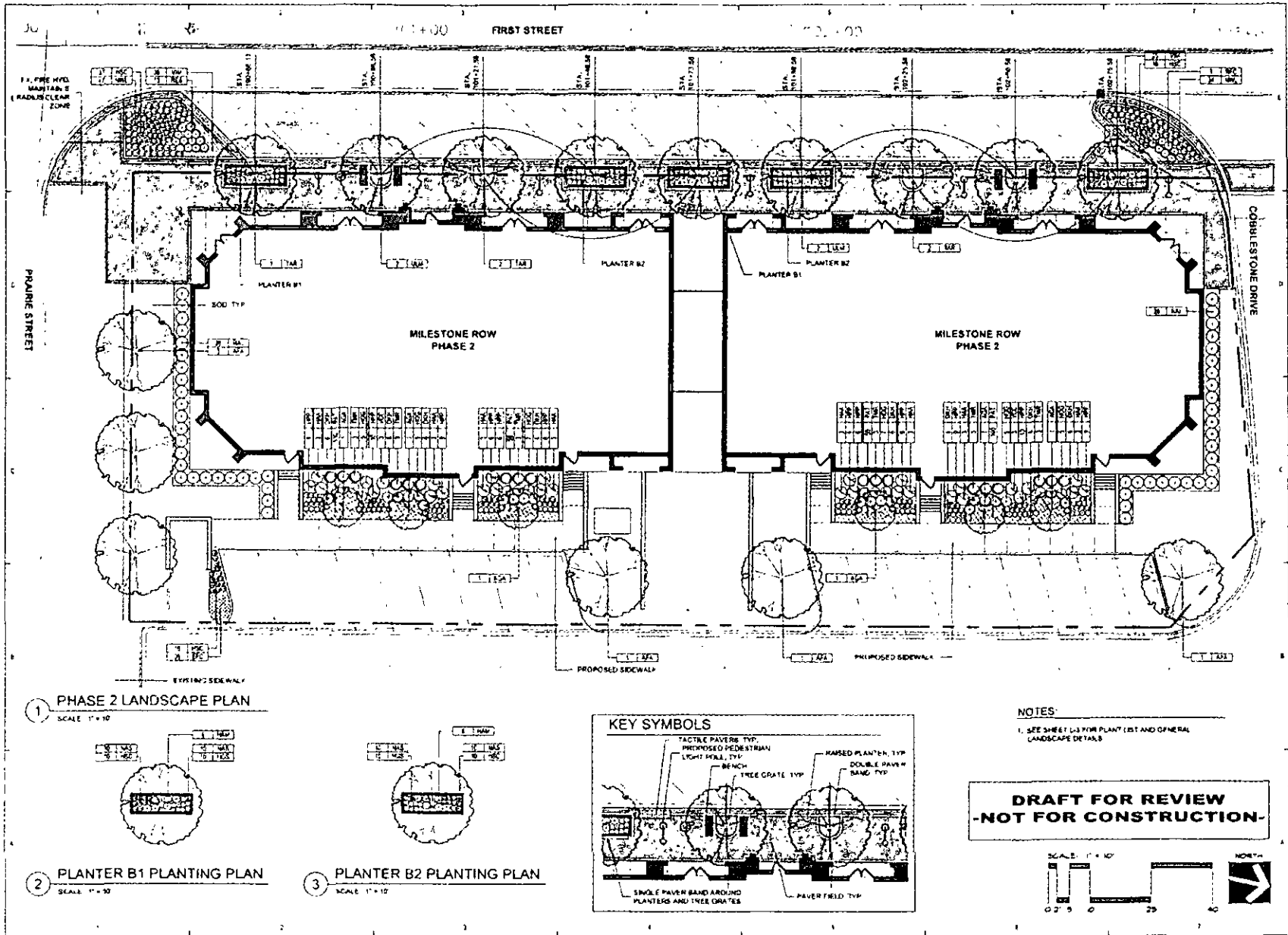
1. The home occupation shall be incidental to the residential use of the dwelling unit.
2. A home occupation shall not be established prior to the member(s) of the family conducting the home occupation taking possession of, and residing in, the dwelling unit.
3. The home occupation shall be conducted entirely within the dwelling unit and shall be limited to the lesser of five hundred (500) square feet or twenty-five percent (25%) of the gross floor area of the dwelling unit, including any basement and attached garage.
4. Only one (1) person who does not reside on the premises may be employed to work at the home occupation, with the exception that day care homes may have more than one (1) non-resident employee, to the extent required by State of Illinois licensing requirements.
5. Exterior building signs shall be permitted only as authorized by the sign regulations for the district.
6. No exterior storage or display of business equipment, materials, merchandise, inventory or heavy equipment shall be permitted.
7. A home occupation shall not generate noise, vibration, glare, fumes, odors or electrical interference discernible at the property line.
8. The home occupation shall not generate vehicular or pedestrian customer traffic between the hours of 9:00 p.m. and 8:00 a.m.
9. The receipt or delivery of merchandise, goods, or supplies for use in a home occupation shall be limited to the U.S. Postal Service, similar parcel delivery service, or private passenger automobile.
10. The use of an accessory building for a home occupation shall be permitted provided the occupation is conducted wholly within the accessory building and the use does not exceed five hundred (500) square feet in area.
11. There may be more than one (1) home occupation permitted per dwelling unit; however, the total combined home occupations for any single dwelling unit shall not exceed any of the standards set forth in this title.
12. No home occupation shall cause the rate of water usage (gallons per minute) to exceed the maximum rate capable of being produced by the existing water service.

Attachment: Aerial Photo for Streetscape Discussion



Milestone Row 1 Streetscape



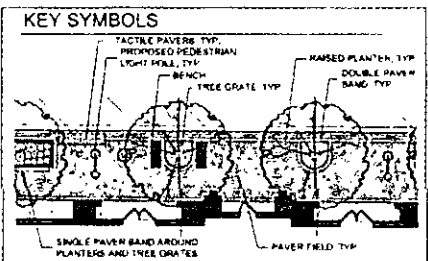


1 PHASE 2 LANDSCAPE PLAN
SCALE: 1" = 10'



2 PLANTER B1 PLANTING PLAN
SCALE: 1" = 10'

3 PLANTER B2 PLANTING PLAN
SCALE: 1" = 10'



NOTES:
1. SEE SHEET L-3 FOR PLANT LIST AND GENERAL LANDSCAPE DETAILS

**DRAFT FOR REVIEW
-NOT FOR CONSTRUCTION-**



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No.	Date	Description
1	6/14/2009	Revised by Review
2	7/11/2009	Issued for Review

Milestone Row
St. Charles, IL

LANDSCAPE PLAN

Date: 07/11/2009
Project: ZENOS
In Charge: RCH
Approved by: RCH
Checked by: LJA
Designed by: SALAMAN
Drawn by: SALAMAN

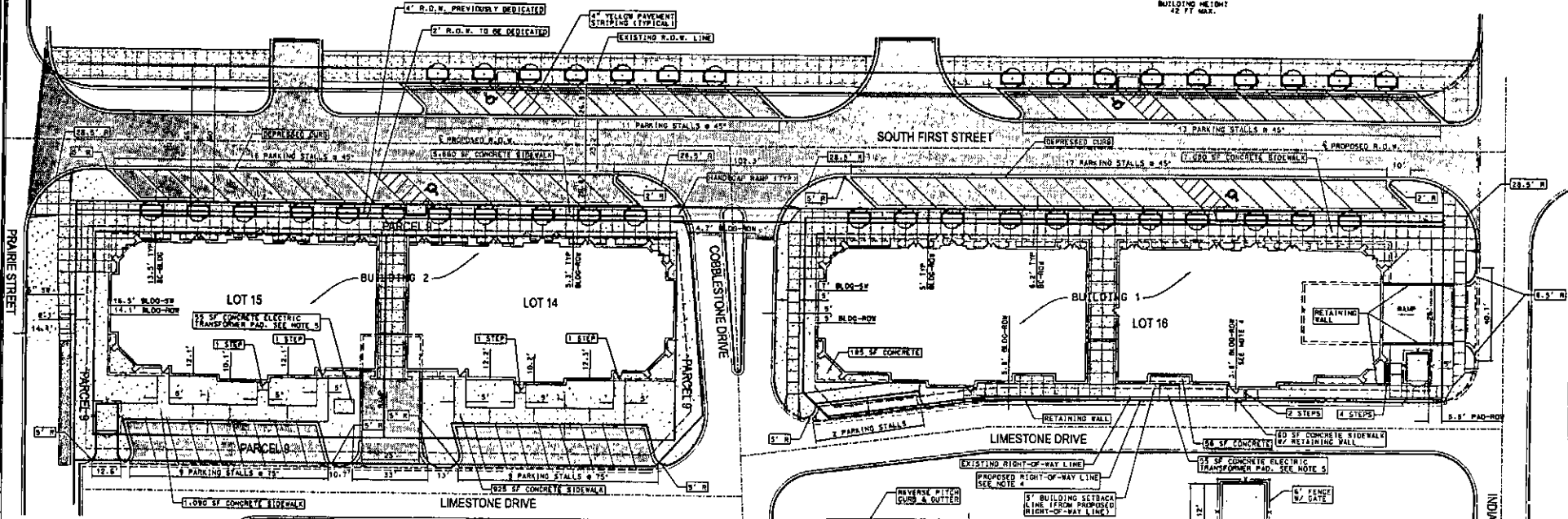
Approved Site Plan

ROADWAY, LANDSCAPING AND STREETSCAPE ELEMENTS FROM WEST OF BUILDING LINE TO THE WEST RIGHT OF WAY LINE OF FIRST STREET SHALL BE INCLUDED AS A PART OF THE FUTURE FIRST STREET PROJECT AND ARE SUBJECT TO FURTHER REVIEW BY THE CITY OF ST. CHARLES. THESE ELEMENTS ARE NOT PART OF THIS CONTRACT.

ZONING CLASSIFICATIONS
 EXISTING: R-2 W/ R-2C(1) LAMB FOR P.U.O.
 PROPOSED: R-2 W/ R-2C(1) LAMB FOR P.U.O.
 SURROUNDING ZONING
 NORTH: R-2C
 EAST: R-2 P.U.O.
 SOUTH: M-1
 WEST: M-1

DEVELOPMENT STANDARDS
 MINIMUM LOT AREA:
 PER DWELLING UNIT:
 LOT 14 & 15: 2,100 SF
 27.18' MIN. WID.
 NONRESIDENTIAL: NO MINIMUM
 LOT WIDTH:
 50 FT MIN.
 BUILDING HEIGHT:
 42 FT MAX.

BUILDING SETBACKS
 FRONT YARD (MIN):
 FROM LOT LINE: 5' #4
 GARAGE DOOR TO CURB: 18' #4
 SIDE YARDS (MIN):
 INTERIOR: 5' #4
 FACING STREET: 5' #4



* IMPROVEMENTS OF LIMESTONE DRIVE WILL BE INCLUDED IN THE CONTRACT FOR THE ADJACENT BUILDING.

- NOTES:**
1. ALL CURB & CUTTER SECTIONS ARE 8'-6" 12" COMBINATION CONCRETE UNLESS OTHERWISE NOTED AS 6" BARRIER CURB.
 2. EXISTING 8'-6" 12" CURB & CUTTER SECTIONS SHALL HAVE CURB SAWCUT & REMOVED, LEAVING CUTTER SECTION IN PLACE.
 3. ALL CURB RETURN RADIUS SHOWN ARE DIMENSIONED TO BACK OF CURB UNLESS NOTED OTHERWISE.
 4. 1-3 FEET OF LIMESTONE DRIVE RIGHT-OF-WAY TO BE VACATED & TURNED OVER TO PROPERTY OWNER IN RETURN FOR 2' RIGHT-OF-WAY DEDICATION ALONG FIRST STREET.
 5. CITY OF ST. CHARLES ELECTRIC DEPARTMENT SHALL RELOCATE TRANSFORMERS AND RE-WIRE.

LOT 14 & 15 PARKING REQUIREMENTS

SPACE TYPE	AREA (SQ FT)	REQUIRED PARKING SPACES PER 1000 SF	SPACES REQUIRED
RETAIL OFFICE	11,680	0.916	33
RESIDENTIAL			
2 BEDROOM	20	1.7	34
3 BEDROOM	2	2.0	4
LOT 14 & 15 TOTAL PARKING SPACES REQUIRED			73

LOT 14 & 15 TOTAL PARKING PROVIDED

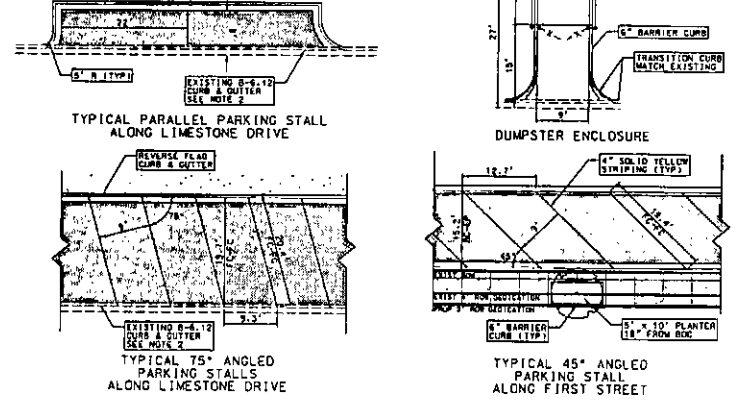
LOWER LEVEL GARAGE PARKING	32
FIRST STREET PARKING (EAST SIDE)	15
LIMESTONE DRIVE PARKING	18
LOT 14 & 15 TOTAL PARKING SPACES PROVIDED	66

LOT 16 PARKING REQUIREMENTS

SPACE TYPE	AREA (SQ FT)	REQUIRED PARKING SPACES PER 1000 SF	SPACES REQUIRED
RETAIL OFFICE	11,931	1.155	36
RESIDENTIAL			
2 BEDROOM	20	1.7	34
3 BEDROOM	2	2.0	4
LOT 16 TOTAL PARKING SPACES REQUIRED			74

LOT 16 TOTAL PARKING PROVIDED

LOWER LEVEL GARAGE PARKING	33
FIRST STREET PARKING (EAST SIDE)	17
LIMESTONE DRIVE PARKING	2
LOT 16 TOTAL PARKING SPACES PROVIDED	52



K+ K-Plus Engineering, Ltd
 1979 N. MISSOURI ST.
 ST. CHARLES, MO 63305
 P.O. BOX 3677
 ST. CHARLES, MO 63308
 TEL: 636.225.1700
 WWW.K-PLUS.COM

STC DEVELOPMENT
 P.O. BOX 3677
 ST. CHARLES, MO 63308
 TEL: 636.225.1700

NO.	DATE	DESCRIPTION
1	05/11/2008	PRELIMINARY DEVELOPMENT PLAN
2	05/11/2008	FINAL DEVELOPMENT PLAN

PROJ. NO: 08-043-03-01-02-00
 FILE NAME: 08110
 DATE: MAY 8, 2008
 CHECKED BY: M

MILESTONE ROW
 ST. CHARLES
 KANF COUNTY
 63108

SITE PLAN
 4 of 16

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



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:

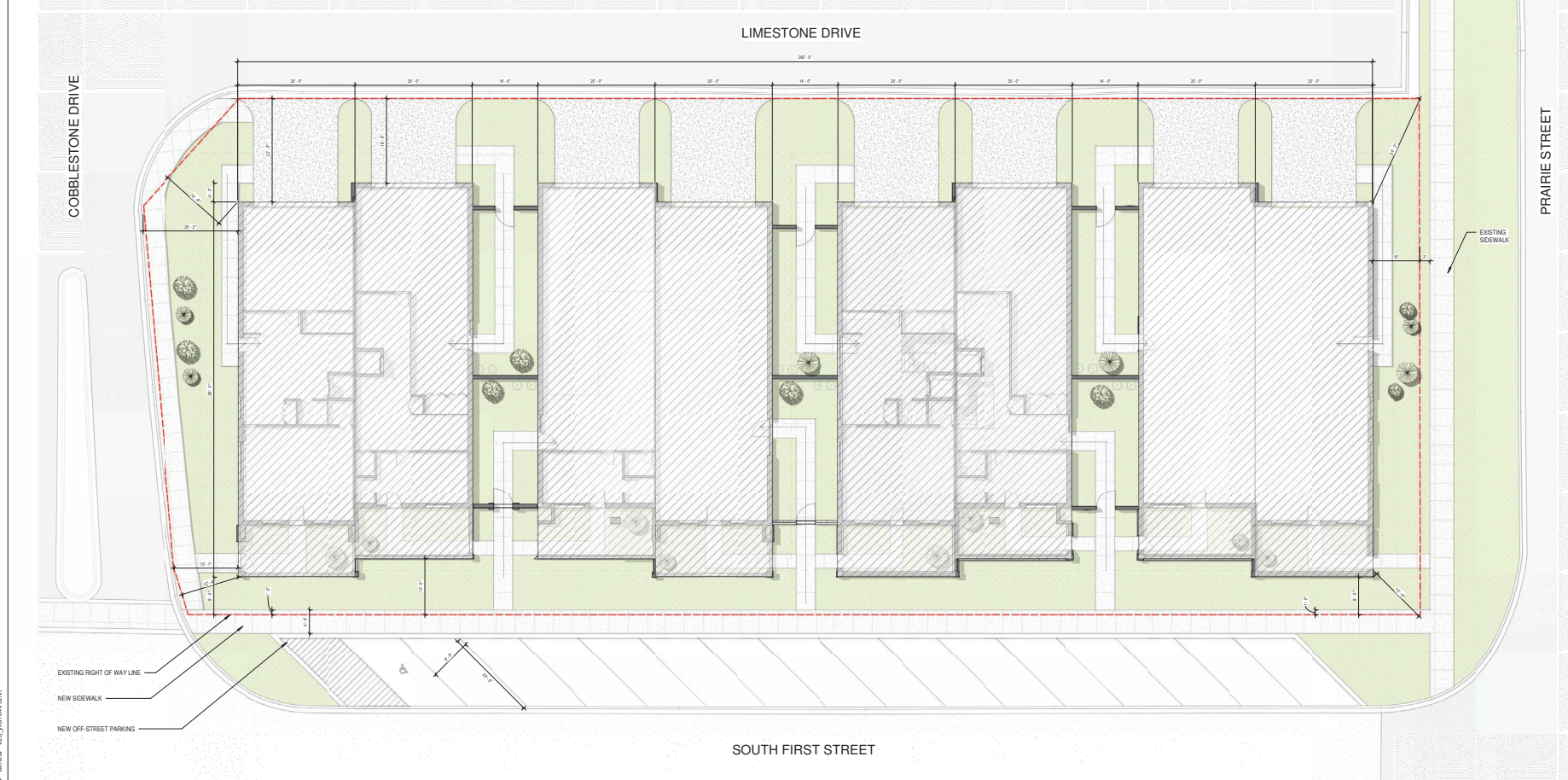
# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$52,454	=	

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	=	



1 SCHEMATIC SITE PLAN
 3/32" = 1'-0"

C:\Users\jdoyle\Documents\24-013 River 504 - General - V03_240924\03.dwg

ALLEN PEPA
 ARCHITECTS
 INFO@ALLENPEPA.COM
 TEL: (850) 578-1100
 215 FULTON ST., GENEVA, IL 60134

ENGINEERS

RIVER 504 ROW HOMES
 ST CHARLES, IL

Schematic Design		
Design Development		
Bidding		
Permit		
ISSUE DATE:	8/28/24	
POST BID PERMIT REVISIONS:		
No.	Date	Description

PROJECT NO.	24-019
DRAWN BY	YL
CHECKED BY	EP
SHEET	1 OF 1

SITE PLAN



SD 9/16/24

