

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>Charles Farm - Pulte</u>
Project Number:	<u>2024 -PR- 003</u>
Cityview Project Number:	<u>PLCP202400025</u>

Received Date
RECEIVED
 AUG 01 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:	Approximately 970 acres, located at Lincoln Hwy and Brundige Rd., Unincorporated Kane County	
	Parcel Number (s):	See attached	
	Proposed Name:	Charles Farm	
2. Applicant Information:	Name:	Pulte Home Company, LLC, a Michigan limited liability company	Phone: 630-777-2973
	Address:	1900 E. Golf Rd., Suite 300, Schaumburg, IL 60173	Email: matt.brolley@pultegroup.com
3. Record Owner Information:	Name:	North First I, LLC, an Illinois limited liability company	Phone:
	Address:	13925 Old Coast Rd., Naples, FL 34110	Email:

Additional owner: Midwest Bank and Trust Company, as Trustee under Trust Agreement dated December 2, 1999 and known as Trust No. 99-1-7615

4. Identify the Type of Application:

- PUD Concept Plan** Proposed PUD Name: Charles Farm
- Subdivision Concept Plan** Proposed Subdivision Name: Charles Farm
- Other Concept Plan**

5. Zoning & Use Information: PUD - unincorporated Kane County

Current zoning of the property: Select

Current use of the property: Agricultural

Comprehensive Plan designation of the property: Select

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: Mixed-Use

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.

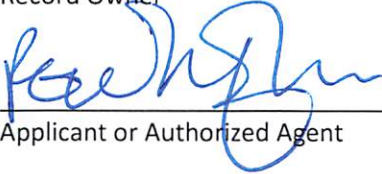
Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

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.

Record Owner	Date
	7-31-24
Applicant or Authorized Agent	Date

Parcel Numbers for Subject Property

08-35-200-012
08-36-300-006
08-35-400-004
08-36-100-006
08-36-300-010
11-01-100-011
11-01-100-012
11-01-100-013
11-01-100-014
11-01-100-015
11-02-100-035
11-01-300-009
11-01-300-010
11-02-100-029
11-02-100-030
11-02-100-033
11-02-100-034
11-02-100-043
11-02-100-045
11-02-100-047
11-02-100-048
11-02-200-006
11-02-200-007
11-02-300-001
11-02-300-009
11-02-326-013
11-02-326-014
11-02-376-027
11-02-400-001
11-03-200-014
11-03-400-012
11-03-400-013

July 23, 2024

Russell Colby
Director of Community Development
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Re: Owner's Consent – North First 1, LLC, an Illinois limited liability company
for approximately 970 acres located at Lincoln Hwy and Brundige Rd.,
Unincorporated Kane County

Dear Mr. Colby,

MICHAEL J RYAN, as Manager of North First 1, LLC, an Illinois limited liability company ("North First") is the owner of a portion of the above referenced property (the "Subject Property"). The Subject Property is currently under contract for purchase by Pulte Home Company, LLC, a Michigan limited liability company ("Purchaser").

Please allow this letter to serve as evidence of North First 1, LLC's authorization for Purchaser to submit an application for zoning entitlements with respect to the Subject Property (the "Entitlements").

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,
North First 1, LLC, an Illinois limited liability company

By: 

Its: Manager



July 23, 2024

Russell Colby
Director of Community Development
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Re: Owner's Consent – Midwest Bank and Trust Company, as Trustee under Trust Agreement dated December 2, 1999 and known as Trust No. 99-1-7615 for approximately 970 acres located at Lincoln Hwy and Brundige Rd., Unincorporated Kane County

Dear Mr. Colby,

MICHAEL J. RYAN *Manager* as Beneficiary of Midwest Bank and Trust Company, as Trustee under Trust Agreement dated December 2, 1999 and known as Trust No. 99-1-7615 ("Midwest Bank") is the owner of a portion of the above referenced property (the "Subject Property"). The Subject Property is currently under contract for purchase by Pulte Home Company, LLC, a Michigan limited liability company ("Purchaser").

Please allow this letter to serve as evidence of Midwest Bank's authorization for Purchaser to submit an application for zoning entitlements with respect to the Subject Property (the "Entitlements").

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

Midwest Bank and Trust Company, as Trustee under Trust Agreement dated December 2, 1999 and known as Trust No. 99-1-7615

By:  Its: Beneficiary



**PETITIONER/APPLICANT
DISCLOSURE OF BENEFICIARIES**

PETITIONER: Pulte Home Company, LLC, a Michigan limited liability company
ADDRESS: 1900 E. Golf Road, Suite 300
Schaumburg, IL 60173

BENEFICIARY: PulteGroup, Inc., a publicly traded company – 100%

**NAME, ADDRESS AND CAPACITY OF PERSON MAKING THIS DISCLOSURE ON
BEHALF OF THE PETITIONER:**

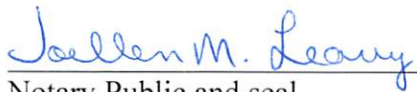
Russell G. Whitaker, III, Attorney for Petitioner
Rosanova and Whitaker, Ltd.
445 Jackson Ave., Suite 200
Naperville, IL 60540

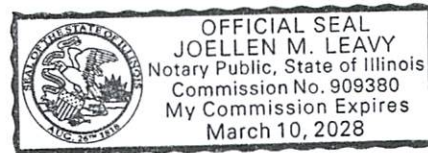
VERIFICATION:

I, Russell G. Whitaker, III, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature:  _____

Subscribed and Sworn to before me by Russell G. Whitaker, III this 29th day of July, 2024.

 _____
Notary Public and seal



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

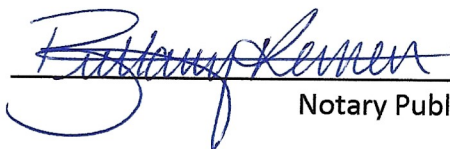
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Michael J. Ryan, being first duly sworn on oath depose and say that I am
Manager of North First LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|---------------------------|-------|
| <u>Mary R. Buddig</u> | _____ |
| <u>Michael J. Ryan</u> | _____ |
| <u>Eileen R. Seyfarth</u> | _____ |
| <u>Therese R. Rooney</u> | _____ |
| <u>Donna R. Ryan</u> | _____ |
| _____ | _____ |
| _____ | _____ |

By:  _____, Manager

Subscribed and Sworn before me this 23rd day of
July, 20 24.

 _____
Notary Public



**OWNERSHIP DISCLOSURE FORM
LAND TRUST**

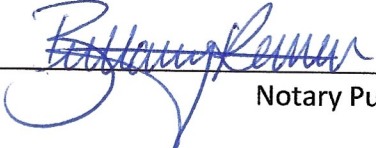
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Michael J. Ryan, being first duly sworn on oath depose and say that I am a Beneficiary of Midwest Bank and Trust Company, as Trustee under Trust Agreement dated December 2, 1999 and known as Trust No. 99-1-7615, and that the following persons are all of the beneficiaries of Land Trust No. 99-1-7615:

- | | |
|---------------------------|-------|
| <u>Mary R. Buddig</u> | _____ |
| <u>Michael J. Ryan</u> | _____ |
| <u>Eileen R. Seyfarth</u> | _____ |
| <u>Therese R. Rooney</u> | _____ |
| <u>Donna R. Coffey</u> | _____ |

By: , Beneficiary

Subscribed and Sworn before me this 30th day of July, 20 24.


Notary Public

"OFFICIAL SEAL"
BRITTANY ROMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/24/2025

Geneva Parks Calculation (incl. Pulte and Del Webb)

City of St. Charles Land/Cash Worksheet

Instructions: Enter unit counts in yellow boxes; blue boxes automatically calculate required land donation & cash contribution

Dwelling Type/ Bedroom Count		# of Units	Park Multiplier	Estimated Park Population	Elementary School Multiplier	Estimated Elementary Population	Middle School Multiplier	Estimated Middle School Population	High School Multiplier	Estimated High School Population
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Detached Single Family	2 bedroom	499	2.017	1006.483	0.136	67.864	0.048	23.952	0.02	9.98
	3 bedroom	674	2.899	1953.926	0.369	248.706	0.173	116.602	0.184	124.016
	4 bedroom	134	3.764	504.376	0.53	71.02	0.298	39.932	0.36	48.24
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0

Attached Single Family (Townhomes)	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
	3 bedroom	198	2.392	473.616	0.234	46.332	0.058	11.484	0.059	11.682
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0

Multi Family (Condo/Apartment)	Efficiency	0	1.294	0	0	0	0	0	0	0
	1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
	2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
	3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0

Estimated Population		1505		3938.401		433.922		191.97		193.918
Park Acreage @ 10 acres per 1,000 population				39.38401	acres					
Park Land Dedication				0	acres					
Park Cash in Lieu @ \$240,500 per acre				\$9,471,854.41						
Elementary School Acreage @ .025 acres per student						10.84805				
Middle School Acreage @ .0389 acres per student							7.467633			
High School Acreage @ .072 acres per student									13.962096	
Total School Acreage										
Total School Cash in Lieu @ \$240,500 per acre										

1 1/2 Mile Jurisdiction Park Cash in Lieu
1 1/2 Mile Jurisdiction School Cash in Lieu

N/A

(Not for development within City of St. Charles)
(Not for development within City of St. Charles)

Geneva Schools Calculation (incl. Pulte only)

City of St. Charles Land/Cash Worksheet

Instructions: Enter unit counts in yellow boxes; blue boxes automatically calculate required land donation & cash contribution

Dwelling Type/ Bedroom Count		# of Units	Park Multiplier	Estimated Park Population	Elementary School Multiplier	Estimated Elementary Population	Middle School Multiplier	Estimated Middle School Population	High School Multiplier	Estimated High School Population
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Detached Single Family	2 bedroom	0	2.017	0	0.136	0	0.048	0	0.02	0
	3 bedroom	412	2.899	1194.388	0.369	152.028	0.173	71.276	0.184	75.808
	4 bedroom	134	3.764	504.376	0.53	71.02	0.298	39.932	0.36	48.24
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0

Attached Single Family (Townhomes)	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
	3 bedroom	198	2.392	473.616	0.234	46.332	0.058	11.484	0.059	11.682
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0

Multi Family (Condo/Apartment)	Efficiency	0	1.294	0	0	0	0	0	0	0
	1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
	2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
	3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0

Estimated Population		744		2172.38		269.38		122.692		135.73
Park Acreage @ 10 acres per 1,000 population					acres					
Park Land Dedication					acres					
Park Cash in Lieu @ \$240,500 per acre										
Elementary School Acreage @ .025 acres per student						6.7345				
Middle School Acreage @ .0389 acres per student							4.7727188			
High School Acreage @ .072 acres per student									9.77256	
Total School Acreage										
Total School Cash in Lieu @ \$240,500 per acre										\$5,117,786.80

1 1/2 Mile Jurisdiction Park Cash in Lieu
1 1/2 Mile Jurisdiction School Cash in Lieu

N/A

(Not for development within City of St. Charles)
(Not for development within City of St. Charles)

St Charles Parks Calculation (incl. Pulte and Del Webb)

City of St. Charles Land/Cash Worksheet

Instructions: Enter unit counts in yellow boxes; blue boxes automatically calculate required land donation & cash contribution

Dwelling Type/ Bedroom Count		# of Units	Park Multiplier	Estimated Park Population	Elementary School Multiplier	Estimated Elementary Population	Middle School Multiplier	Estimated Middle School Population	High School Multiplier	Estimated High School Population
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Detached Single Family	2 bedroom	137	2.017	276.329	0.136	18.632	0.048	6.576	0.02	2.74
	3 bedroom	277	2.899	803.023	0.369	102.213	0.173	47.921	0.184	50.968
	4 bedroom	92	3.764	346.288	0.53	48.76	0.298	27.416	0.36	33.12
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0

Attached Single Family (Townhomes)	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
	3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0

Multi Family (Condo/Apartment)	Efficiency	0	1.294	0	0	0	0	0	0	0
	1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
	2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
	3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0

Estimated Population		506		1425.64		169.605		81.913		86.828
Park Acreage @ 10 acres per 1,000 population				14.2564	acres					
Park Land Dedication				0	acres					
Park Cash in Lieu @ \$240,500 per acre				\$3,428,664.20						
Elementary School Acreage @ .025 acres per student						4.240125				
Middle School Acreage @ .0389 acres per student							3.1864157			
High School Acreage @ .072 acres per student									6.251616	
Total School Acreage										
Total School Cash in Lieu @ \$240,500 per acre										

1 1/2 Mile Jurisdiction Park Cash in Lieu
1 1/2 Mile Jurisdiction School Cash in Lieu

N/A

(Not for development within City of St. Charles)
(Not for development within City of St. Charles)

St Charles Schools Calculation (incl. Pulte only)

City of St. Charles Land/Cash Worksheet

Instructions: Enter unit counts in yellow boxes; blue boxes automatically calculate required land donation & cash contribution

Dwelling Type/ Bedroom Count		# of Units	Park Multiplier	Estimated Park Population	Elementary School Multiplier	Estimated Elementary Population	Middle School Multiplier	Estimated Middle School Population	High School Multiplier	Estimated High School Population
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Detached Single Family	2 bedroom	0	2.017	0	0.136	0	0.048	0	0.02	0
	3 bedroom	208	2.899	602.992	0.369	76.752	0.173	35.984	0.184	38.272
	4 bedroom	92	3.764	346.288	0.53	48.76	0.298	27.416	0.36	33.12
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0

Attached Single Family (Townhomes)	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
	3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0

Multi Family (Condo/Apartment)	Efficiency	0	1.294	0	0	0	0	0	0	0
	1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
	2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
	3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0

Estimated Population		300		949.28		125.512		63.4		71.392
Park Acreage @ 10 acres per 1,000 population					acres					
Park Land Dedication					acres					
Park Cash in Lieu @ \$240,500 per acre										
Elementary School Acreage @ .025 acres per student						3.1378				
Middle School Acreage @ .0389 acres per student							2.46626			
High School Acreage @ .072 acres per student										5.140224
Total School Acreage										
Total School Cash in Lieu @ \$240,500 per acre										\$2,584,000.30

1 1/2 Mile Jurisdiction Park Cash in Lieu
1 1/2 Mile Jurisdiction School Cash in Lieu

N/A

(Not for development within City of St. Charles)
(Not for development within City of St. Charles)

CITY OF ST. CHARLES INCLUSIONARY HOUSING REQUIREMENTS

Background:

St. Charles Municipal Code Title 19 “Inclusionary Housing”, requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

Development Cost Offsets:

Developments that provide affordable housing units may be eligible for the following:

- Density Bonus equivalent to one bonus unit for each affordable unit constructed, up to 120% of base density.
- Waiver of building permit, demolition, plan review, and sewer/water connection fees for the required affordable units.
- Waiver of School and Park cash contributions (when required in lieu of park and land dedications) for the required affordable units.

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, “Inclusionary Housing”. **Use the Inclusionary Housing Worksheet** to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

City Council Determination:

City Council will review the proposal to comply with the requirements of Title 19 “Inclusionary Housing” and will determine whether affordable units, fee in-lieu, or a mix of affordable units and fee in-lieu will be accepted.

INCLUSIONARY HOUSING WORKSHEET

Name of Development:

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		X	5%	=	
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

- # 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
		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
		X	\$36,718	=	

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	=	