

**AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIR PETER VARGULICH**

**TUESDAY, MARCH 4, 2025 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to order**
- 2. Roll Call -**

Chair Peter Vargulich	Jeffrey Funke	Dave Rosenberg
Laurel Moad	Colleen Wiese	Gary Gruber
Gina Lawson	Zachary Ewoldt	John Fitzgerald

Auditory Members - Holly Cabel, St. Charles Park District
 - Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the December 3, 2024 meeting of the Plan Commission**
- 5. The Oaks of St. Charels Lots 7-12 (John Doherty, JMD Properties)**
Final Plat of Subdivision
- 6. Public Comment**
- 7. Additional Business from Plan Commission Members or Staff**
- 8. Weekly Development Report**
- 9. Meeting Announcements**
 - a. Plan Commission
Tuesday, March 18, 2025 at 7:00pm Council Chambers
Tuesday, April 8, 2025 at 7:00pm Council Chambers
Tuesday, April 22, 2025 at 7:00pm Council Chambers
 - b. Planning & Development Committee
Monday, March 10, 2025 at 7:00pm Council Chambers
Monday, April 14, 2025 at 7:00pm Council Chambers
- 10. Adjournment**

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



Staff Report
Plan Commission Meeting – March 4, 2025

Applicant:	John Doherty, JMD Properties
Property Owner:	Palano Property Group LLC
Location:	7-12 White Oak Circle
Purpose:	Plat lot for new townhomes
Application:	Final Plat of Subdivision
Public Hearing:	Not required
Zoning:	RM-2 Multi-Family Residential / PUD
Current Land Use:	Vacant
Comprehensive Plan:	Single-Family Attached Residential

The Oaks Lots 7-12



Subject Property

Summary of Proposal:	<p>A PUD Preliminary Plan with Preliminary Plat of Subdivision was approved for this property in August 2024 under Ord. 2024-Z-17. The approved plans include construction of 6 townhome units in two buildings on the last undeveloped lots in The Oaks of St. Charles townhome community, located off Roosevelt Street near Rt. 31.</p> <p>Proposed is replatting of the six individual lots to a single lot. Final Plat of Subdivision approval is required.</p>
Info / Procedure on Application:	<p>Final Plat of Subdivision:</p> <ul style="list-style-type: none"> • Final Plat is the actual plat document that will be recorded with the County to formally create a new lot and provide easements, etc. • Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). • A public hearing is not required for this type of application. • No findings of fact are applicable to this application.
Suggested Action:	<p>Review the Final Plat of Subdivision.</p> <p>Staff has found the application materials to be complete and the Final Plat to be in compliance with the Zoning and Subdivision Codes.</p> <p>Staff recommends approval of the Final Plat of Subdivision.</p>
Staff Contact:	Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property constitutes Lots 7-12 in The Oaks of St. Charles townhome development. The Oaks is located off Roosevelt Street near Rt. 31, with the subject property being at the development entrance. The Oaks contains 75 townhome units, attached in buildings containing two to six units, arranged around a private circular road (White Oak Circle), with common open space surrounding the units and a clubhouse/pool central to the development.

The Oaks is the last remaining remnant of the Fox Glad PUD, approved by the City under Ordinance 1967-36. A Plat of Subdivision and development plans for The Oaks were approved in 1975, after which construction began. By 1980, all townhomes in The Oaks were constructed, except the six-unit building intended on the subject property. It is unclear why these units were not constructed with the rest of the development.

In August 2024, the Plan Commission reviewed and recommended approval of a new PUD Preliminary Plan for the subject property. The plan was approved by City Council under Ord. 2024-Z-17 (attached). Approved plans include:

- Two buildings, each with three units.
- Driveways off White Oak Circle.
- Architectural style inspired by existing townhomes.
- Preliminary Plat to replat the existing lots into a single lot.

II. PROPOSAL

John Doherty of JDM Properties, representing property owner Palano Property Group, is seeking approval of a Final Plat of Subdivision to replat the subject property as “The Oaks of St. Charles Lots 7-12”. Final Engineering plans were submitted to the City and reviewed in connection with building permit review.

The Final Plat replats the subject property from six lots to one single lot. Replatting is necessary because the proposed units differ in width from the existing lots. Staff did not support allowing the units to be constructed over lot lines. The developer intends to request the County create individual tax parcels for each unit, after the plat is recorded.

The common area surrounding the lot will remain and will continue to be owned by The Oaks Homeowners Association.

A. Planning Review

The proposed lot meets the intent of the Fox Glad PUD regarding lot width and per-unit square footage. A blanket easement was established on the original Plat of Subdivision for The Oaks and will remain in place.

Staff Comments:

- ✓ Staff has no remaining comments on the Final Plat itself, however a letter is needed from The Oaks HOA stating that the HOA shall be responsible for maintaining the new storm sewers, catch basins, and infiltration trench. This letter will need to be recorded

in connection with the HOA-owned common property prior to recording of the Final Plat and issuance of building permit.

B. Engineering Review

Final Engineering plans have been reviewed and approved in connection with the building permit for this project. Engineering staff have no outstanding comments on the Final Plat.

III. DEVELOPER CONTRIBUTIONS

A. Inclusionary Housing

This development is not subject to the Inclusionary Housing Ordinance, Title 19 of the City Code, due to the property being platted as buildable lots prior to 2008 and remaining vacant for over 10 years.

B. School & Park District

This development is not subject to Ch. 16.10 “Dedications” of the Subdivision Code since the property was previously platted for the same number of residential units as now proposed.

IV. SUGGESTED ACTION

Staff recommends approval of the Final Plat of Subdivision.

V. ATTACHMENTS

- Application for Final Plat of Subdivision; received 2/11/25
- Final Plat
- Ord. 2024-Z-17 (for reference)

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



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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use

Project Name: The Oaks Lot 7-12
Project Number: 2024 -PR- 006
Cityview Project Number: PLFP202500077

Received Date

RECEIVED

FEB 11 2025

City of St. Charles
Community Development

- File this application to request approval of a Final Plat of Subdivision.
- 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 and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location: <u>7-12 White Oak Circle</u>	
	Parcel Number (s): <u>09-34-451-127, (128)(129)(130)(131)(132)</u>	
	Proposed Subdivision Name: <u>THE OAKS OF ST. CHARLES.</u>	
2. Applicant Information:	Name: <u>JOHN DOHERTY JMD Properties.</u>	Phone: <u>847-812-5022</u>
	Address: <u>1933 Wright Blvd</u> <u>Schaumburg IL 60193</u>	Email: <u>JD.countryfinancial@gmail.com</u>
3. Record Owner Information:	Name: <u>PALANO Property Group</u>	Phone: <u>847-312-7777</u>
	Address: <u>2315 N. Pine Ave</u> <u>Arlington Hts, IL 60004</u>	Email: <u>MPALANO@gmail.com</u>

4. Identify the Type of Application:

☒ **Subdivision:**

- ☒ Preliminary Subdivision Plat was previously approved by the City
☐ Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)

☐ **Planned Unit Development (PUD):**

- ☐ PUD Preliminary Plan was previously approved by the City
☐ Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
☐ PUD Final Plat Application filed concurrently

☐ *Note- This application is not required for a Minor Subdivision. File only a Minor Subdivision-Final Plat application for a subdivision which qualifies as a Minor Subdivision per City Code Section 16.04.040.*

5. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Submit 1 copy of each required item, unless otherwise noted.

☒ **APPLICATION FEE:** \$300

☒ **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

☒ **FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

☒ **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 zoning application with the City of St. Charles for the subject property.
- ☐ **STORMWATER MANAGEMENT PERMIT APPLICATION:** If application is not already filed.
- ☐ **STORMWATER REPORT:** Two (2) hard copies and PDF electronic file emailed to: cd@stcharlesil.gov
- ☐ **ENGINEER'S COST ESTIMATE SPREADSHEET:** Use the attached form.
- ☐ **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.

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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


- ☐ **FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).
- ☐ **FINAL ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Final Engineering plans that include the information listed on the Drawing Requirements Checklist-Final Engineering Plans. Also submit a completed Checklist (attached).

ITEMS REQUIRED PRIOR TO CITY SIGNING & RECORDING FINAL PLAT OF SUBDIVISION:

- ☐ **FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT:** Provide a completion guarantee collateral for Land Improvements - bond, cash, or letter of credit, and a completed Land Improvement Agreement.
 - Letter of Credit form – see City Code Title 16, Appendix C
 - Land Improvement Agreement – see City Code Title 16, Appendix D
- ☐ **FEE FOR COST OF ELECTRIC INFRASTRUCTURE IMPROVEMENTS:** Provide payment per the cost estimate provided by the St. Charles Electric Utility
- ☐ **COPIES OF THIRD PARTY PERMIT/APPROVALS:** Provide the applicable required items which may include:
 - Illinois EPA Water Pollution Control Permit for sanitary sewer extension
 - Illinois EPA Division of Public Works Supplies Permit for water mains
 - Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
 - IDNR Office of Water Resources Permit (for work in floodplain)
 - Wetlands Permit from Army Corps of Engineers
 - Kane County DOT and/or IDOT signature on Final Plat (if applicable)
 - Offsite easements and right-of-way necessary to construct the required Land Improvements

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.

 1/15/25
Record Owner PALANO Property Group LLC Date

 1/15/25
Applicant or Authorized Agent Date
JOHN DOHERTY

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

[illegible]

Subscribed and Sworn before me this 8th day of April, 2024.

 **OFFICIAL SEAL**
MICHELE MARIE SMALL
Notary Public, State of Illinois
Commission No. 987615
My Commission Expires
February 28, 2028

P.I.N. No. 09-34-451-127
09-34-451-128
09-34-451-129
09-34-451-130
09-34-451-131
09-34-451-132

FINAL PLAT OF RESUBDIVISION FOR THE OAKS OF ST. CHARLES LOTS 7-12

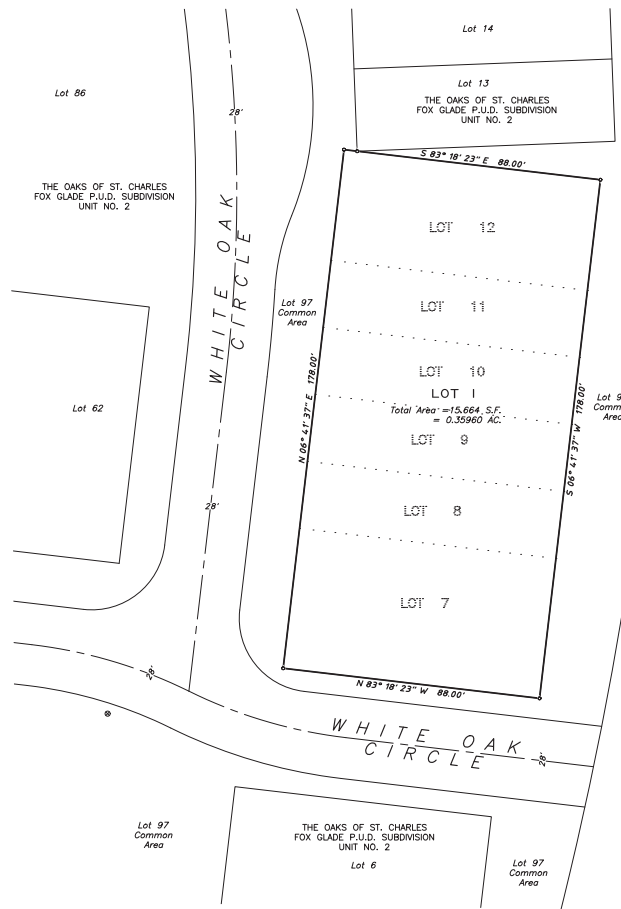
SHEET 1 OF 1

MAIL RECORDED PLAT TO:

CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174

PROPERTY OWNER:

PALANO PROPERTY GROUP LLC
2315 N. PINE AVENUE
ARLINGTON HEIGHTS, IL 60004-2544



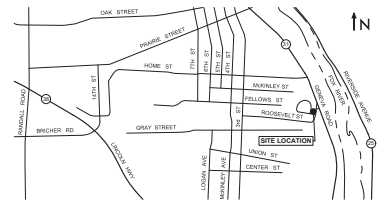
LEGEND

- Set Iron Pipe at Property Corner
- Concrete Monument
- New Subdivision Lot No.
- Building Setback Line
- Easement Line
- New Lot Line
- Boundary Line
- Road Center Line
- Underlying Subdivision Lot No.
- Underlying Lot Line

Note: Lot 1 is to be Developed with No More than Six (6) Townhome Units.

Lot 97 in The Oaks of St. Charles, Fox Glade P.U.D. Subdivision is a Common Area with Blanket Easement.

The Basis for Bearings Shown Hereon is Assumed.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THE UNDESIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVISION AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES SCHOOL DISTRICT 303.

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, A.D. 2024.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC: _____

COMMISSION EXPIRES: _____ (SEAL)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

BY: _____ COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OF UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

BY: _____ COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, A.D. 2024.

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ DIRECTOR OF COMMUNITY DEVELOPMENT

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
CITY OF ST. CHARLES) SS

APPROVED BY THE PLAN COMMISSION OF THE CITY OF ST. CHARLES, KANE COUNTY,

ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

SIGNED: _____ CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
CITY OF ST. CHARLES) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

SIGNED: _____ MAYOR

ATTEST: _____ CITY CLERK



EXPIRES 11-30-25

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNED PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ OWNER DATED _____

BY: _____ ILLINOIS PROFESSIONAL ENGINEER DATED _____ NO. _____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE AN AGENT OF THE OWNER, OR A REPRESENTATIVE FROM THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 7, 8, 9, 10, 11 AND 12 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NUMBER 2, IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (95 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECONSTRUCTION OF THE SUBDIVISION PLAT, AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-124 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 170902068J DATED JULY 20, 2021 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR KANE COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____ NOVEMBER 1, 2024

BY: _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-24

Originally Prepared: 05-15-2024

Project No. 24-007

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60195
Tel: 815.374.6400 Fax: 815.374.6608
Illinois Professional Design Firm License No. 184-001152
www.haegerengineering.com

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City of St. Charles, Illinois

Ordinance No.:
2024-Z-17

**Ordinance Granting Approval of a PUD
Preliminary Plan for The Oaks Lots 7-12, Fox
Glade PUD.**

**Adopted by the
City Council
of the
City of St. Charles
August 19, 2024**

Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, August 26, 2024.



City Clerk



City of St. Charles, Illinois
Ordinance No. 2024-Z-17

**An Ordinance Granting Approval of a PUD Preliminary Plan for The Oaks
Lots 7-12, Fox Glad PUD**

WHEREAS, on or about March 1, 2024, Palano Property Group, LLC (the “Applicant”), filed a petition for PUD Preliminary Plan for the real estate legally described in Exhibit “A” (the “Subject Property”), said Exhibit being attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission recommended approval of said petition on or about August 6, 2024; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petition on or about August 12, 2024; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute conditional approval of the PUD Preliminary Plan, incorporated herein as Exhibit “B”, such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Plat of Resubdivision; Haeger Engineering; revisions dated 8/6/2024
- Preliminary Engineering Plan; Haeger Engineering; revisions dated 8/13/2024
- Landscape Plan; Haeger Engineering; revisions dated 8/1/2024
- Building Elevations; TLH Architects & Developers LTD; revisions dated 6/27/2024

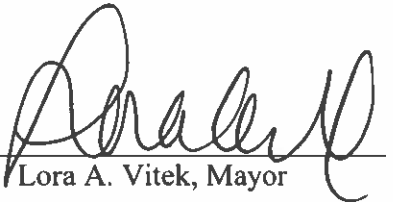
3. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

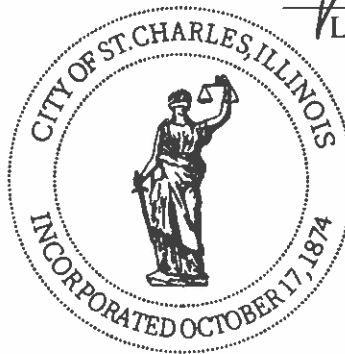
4. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of August 2024.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of August 2024.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of August 2024.


Lora A. Vitek, Mayor



Attest:


Nancy Garrison, City Clerk

Vote: 9

Ayes: 9

Nays: 0

Absent: 1

Abstain: 0

Date: 8/19/2024

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 7, 8, 9, 10, 11 AND 12 IN THE OAKS OF ST. CHARLES, FOX GLADE PUD UNIT
NUMBER 2 IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN: 09-34-451-127
09-34-451-128
09-34-451-129
09-34-451-130
09-34-451-131
09-34-451-132

EXHIBIT "B"

**PUD PRELIMINARY PLAN
(11 pages)**

P.I.N. No. 09-34-451-127
09-34-451-128
09-34-451-129
09-34-451-130
09-34-451-131
09-34-451-132

PRELIMINARY PLAT OF RESUBDIVISION FOR THE OAKS OF ST. CHARLES LOTS 7-12

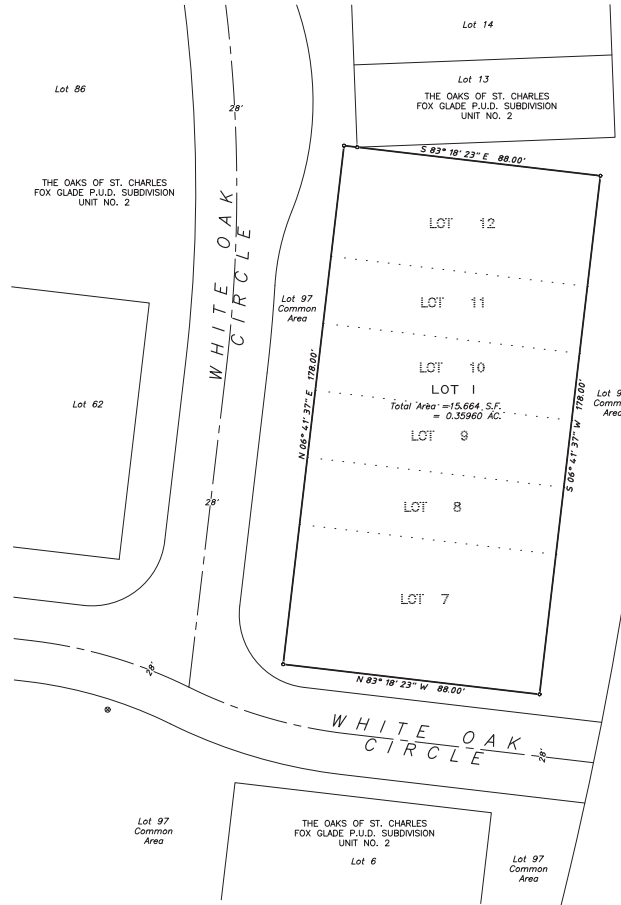
SHEET 1 OF 1

MAIL RECORDED PLAT TO:

CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174

PROPERTY OWNER:

PALANO PROPERTY GROUP LLC
2315 N. PINE AVENUE
ARLINGTON HEIGHTS, IL 60004-2544



LEGEND

- Set Iron Pipe at Property Corner
- Concrete Monument
- New Subdivision Lot No.
- Building Setback Line
- Easement Line
- New Lot Line
- Boundary Line
- Road Center Line
- Underlying Subdivision Lot No.
- Underlying Lot Line

Note: Lot 1 is to be Developed with No More than Six (6) Townhome Units.

Lot 97 in The Oaks of St. Charles, Fox Glade P.U.D. Subdivision is a Common Area with Blanket Easement.

The Basis for Bearings Shown Hereon is Assumed.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THE UNDESIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVISION AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES SCHOOL DISTRICT 303

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, A.D. 2024.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____

COMMISSION EXPIRES: _____ (SEAL)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____, A.D. 20____

BY: _____ COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

BY: _____ COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, A.D. 2024.

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ DIRECTOR OF COMMUNITY DEVELOPMENT

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
CITY OF ST. CHARLES) SS

APPROVED BY THE PLAN COMMISSION OF THE CITY OF ST. CHARLES, KANE COUNTY,

ILLINOIS THIS _____ DAY OF _____, A.D. 20____

SIGNED: _____ CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
CITY OF ST. CHARLES) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

SIGNED: _____ MAYOR

ATTEST: _____ CITY CLERK



EXPIRES 11-30-25

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNED PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ OWNER DATED _____

BY: _____ ILLINOIS PROFESSIONAL ENGINEER NO. _____ DATED _____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE AN AGENT OF THE OWNER, OR A REPRESENTATIVE FROM THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 7, 8, 9, 10, 11 AND 12 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NUMBER 2, IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (96 ILCS 200.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECDICATION OF THE SUBDIVISION PLAT, AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 9-11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 1709C0268J DATED JULY 20, 2021 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR KANE COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____ MAY 15, 2024

BY: _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-24

Originally Prepared: 05-15-2024

Project No. 24-007

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60193
Tel: 815.374.6400 Fax: 815.374.6608
Illinois Professional Design Firm License No. 184-001152
www.haegerengineering.com

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P.J.N. 09-34-451-127
09-34-451-128
09-34-451-129
09-34-451-130
09-34-451-131
09-34-451-132

PRELIMINARY ENGINEERING PLAN CONSOLIDATED LOTS 7 - 12 IN THE OAKS OF ST CHARLES PLANNED UNIT DEVELOPMENT SECTION 34 TOWNSHIP 40 NORTH RANGE 8 EAST ST CHARLES, ILLINOIS KANE COUNTY

DEVELOPER / SUBDIVIDER:

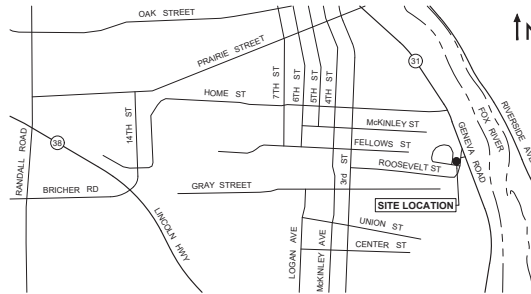
Palano Property Group LLC
2315 N. Pike Avenue
Arlington Heights, IL 60004
Tel: 847-372-7777

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

CITY OF ST CHARLES

2 E. Min Street
St Charles, IL 60174



LOCATION MAP
Not To Scale

BENCHMARKS

CP # 600 (see survey)
Description: Tag Bolt on Hydrant
Elevation: 724.18 NAVD 88 (Geoid 12A)

CP # 602 (see survey)
Description: Cross Natch
Elevation: 722.78 NAVD 88 (Geoid 12A)

CP # 603 (see survey)
Description: Cross Natch
Elevation: 721.69 NAVD 88 (Geoid 12A)

CP # 604 (see survey)
Description: Cross Natch
Elevation: 712.68 NAVD 88 (Geoid 12A)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	GEOMETRY & PARKING PLAN
C4.0	GRADING, DRAINAGE & EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	TYPICAL DETAILS

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Finish Grade	
	Garage Floor	
	Top of Foundation	
	Swale	
	Handicapped Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	



Professional Engineer Seal
State of Illinois
License No. 184-003152
Expires 11-30-25

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CONSULTING ENGINEERS
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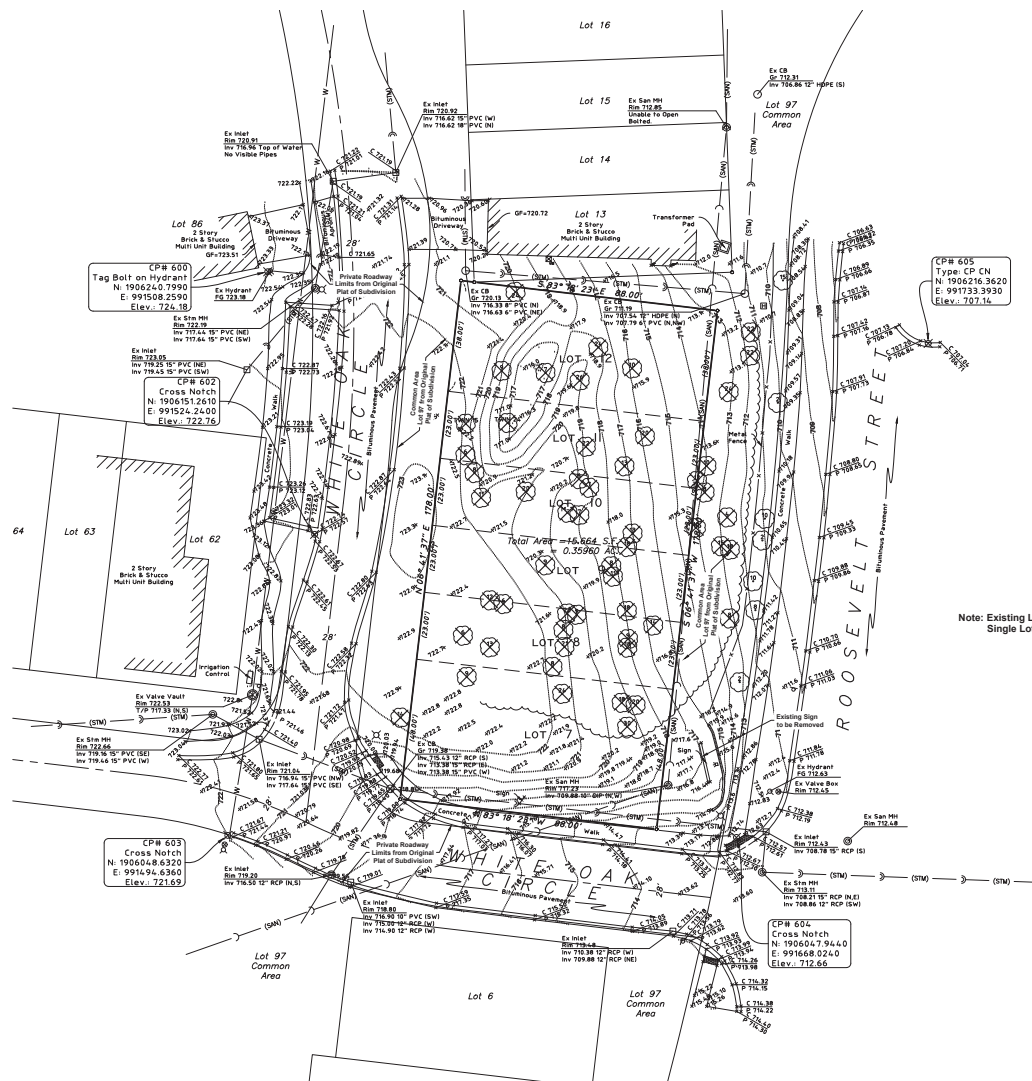
TITLE SHEET
CONSOLIDATED LOTS 7-12
THE OAKS OF ST CHARLES
ST CHARLES, ILLINOIS

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 02.16.2024
Project No. 24-007
Sheet **C1.0** of 6

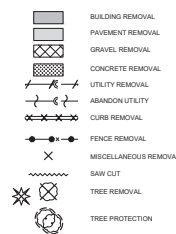


Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding
weekends and holidays, before you dig.



DEMOLITION LEGEND



Note: Existing Lots 7-12 to be Consolidated into a Single Lot via separate Plat of Subdivision

LEGAL DESCRIPTION

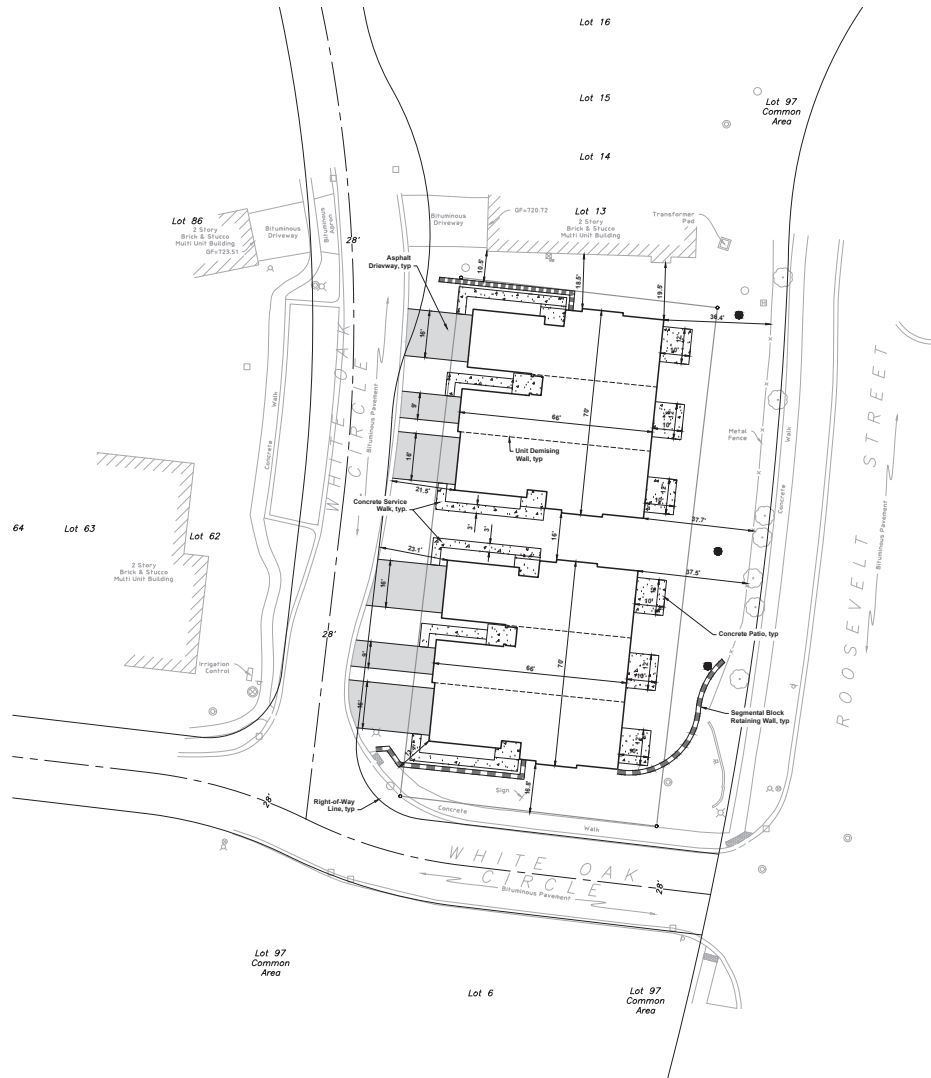
LOTS 7, 8, 9, 10, 11 AND 12 IN THE OAKS OF ST CHARLES, FOX GLADE P.U.D. UNIT NUMBER 2 IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

HAEGER ENGINEERING
CONSULTING ENGINEERS • LAND MARKERS
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Illinois Professional Engineer License No. 184605132
www.haegerengineering.com

EXISTING CONDITIONS & DEMOLITION PLAN
CONSOLIDATED LOTS 7-12
THE OAKS OF ST CHARLES
ST. CHARLES, ILLINOIS

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 02.16.2024
Project No.: 24-007
Sheet: **C2.0** of 3

Topographic Survey By Haeger Engineering LLC



Scale 1" = 20'

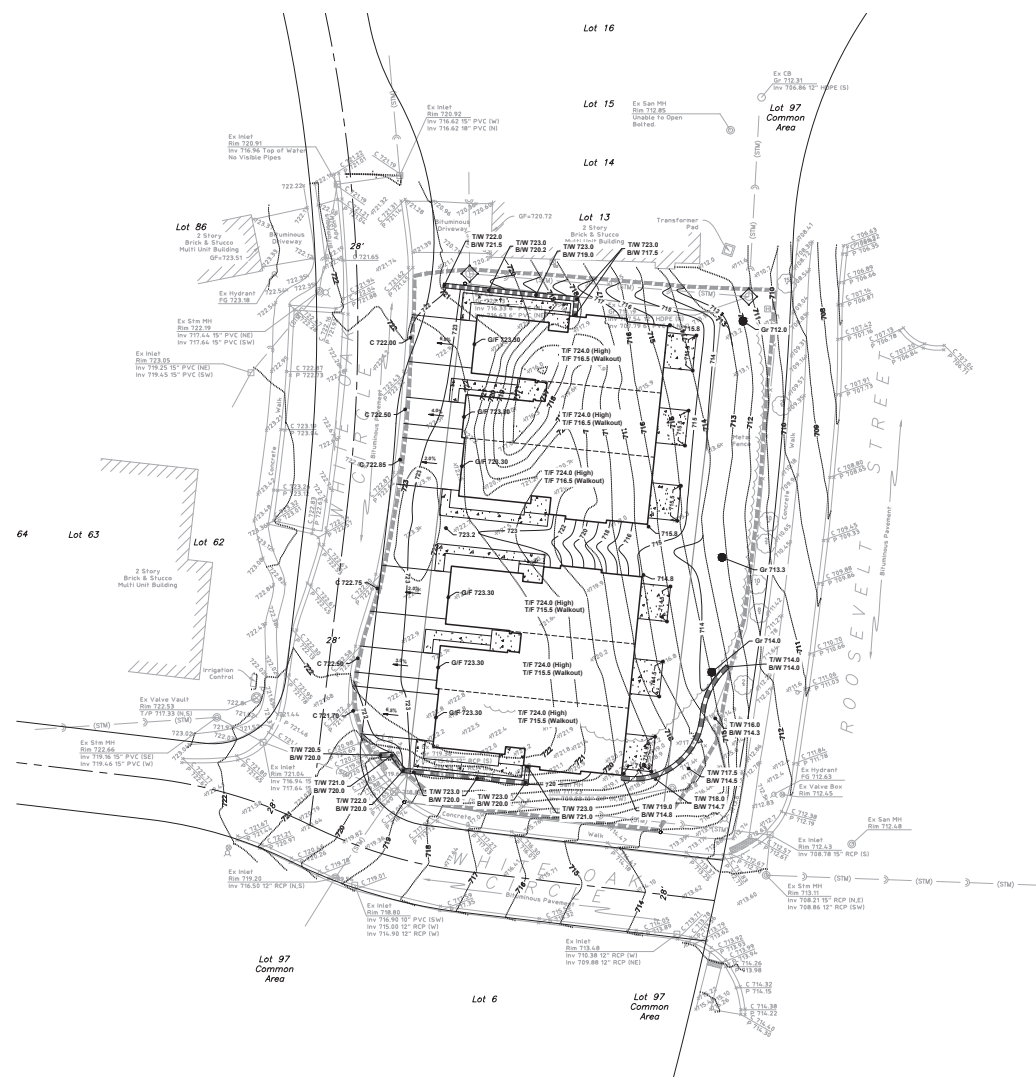
Revised per City Review
07/16/2024
Revised per City Review
07/16/2024
Revision

No. Date

HAEGER ENGINEERING
CONSULTING ENGINEERS • LAND SURVEYORS
100 East Main Street, Suite 100 • Schaumburg, IL 60196 • Tel: 847.294.6600 Fax: 847.294.6008
Illinois Professional Design Firm License No. 184-002132
www.haegerengineering.com

GEOMETRY & PAVING PLAN
CONSOLIDATED LOTS 7-12
THE OAKS OF ST CHARLES
ST CHARLES, ILLINOIS

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 02.16.2024
Project No.: 24-007
Sheet: **C3.0**
C6



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CONSULTING ENGINEERS • LAND MANAGEMENT
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www.haegerengineering.com

**GRADING, DRAINAGE &
EROSION CONTROL PLAN
CONSOLIDATED LOTS 7-12
THE OAKS OF ST CHARLES**
ST CHARLES, ILLINOIS

Project Manager:	M.L.A.
Engineer:	M.L.A.
Date:	02.16.2024
Project No.:	24-007
Sheet:	C4.0

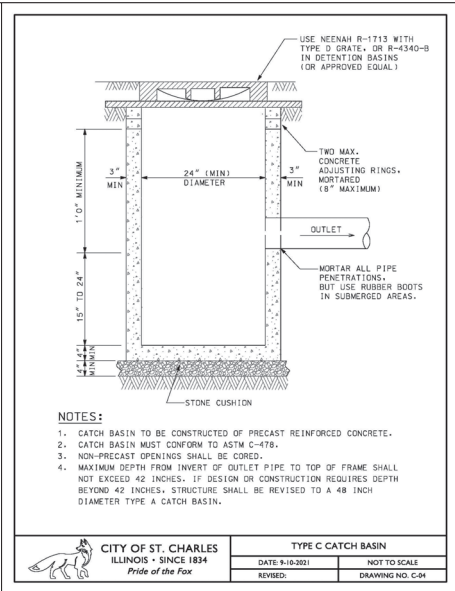
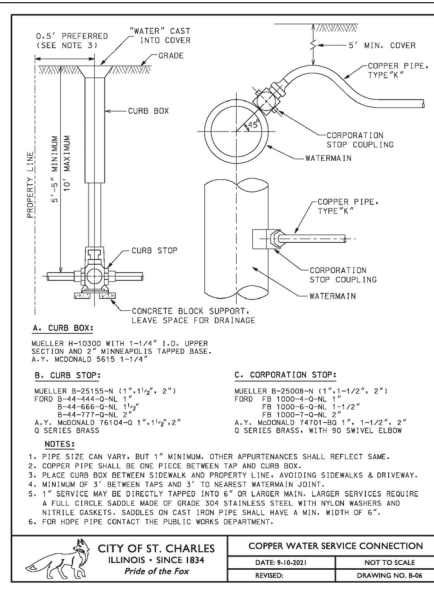
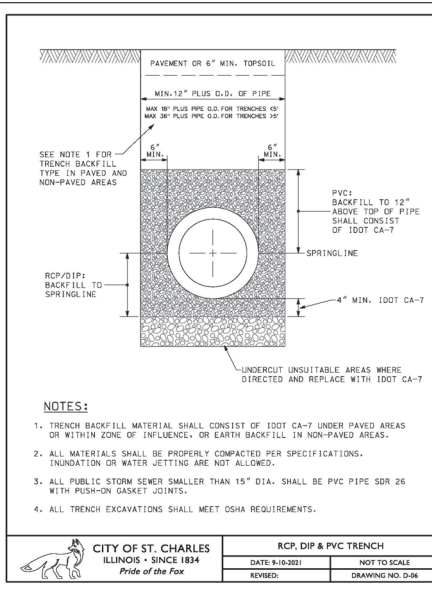
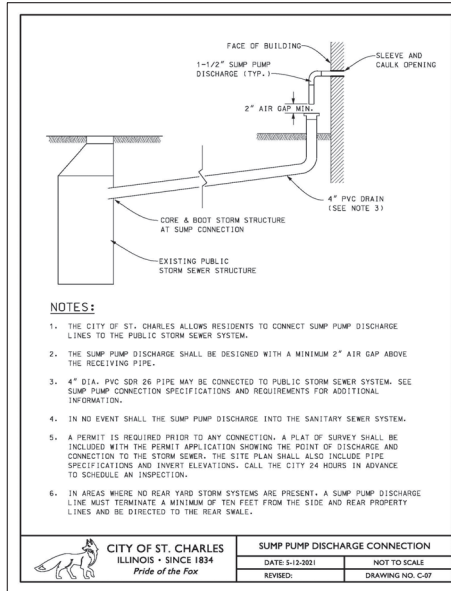
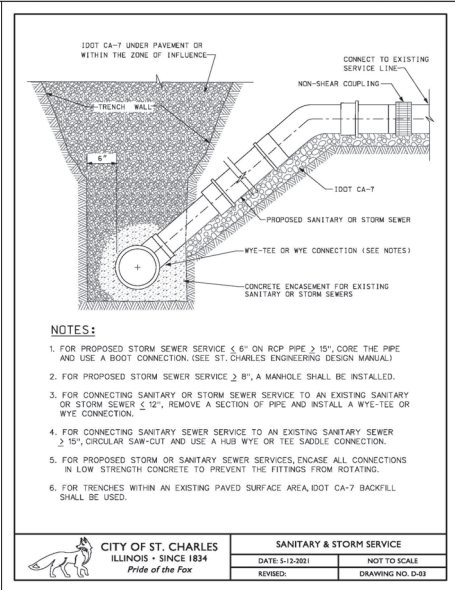
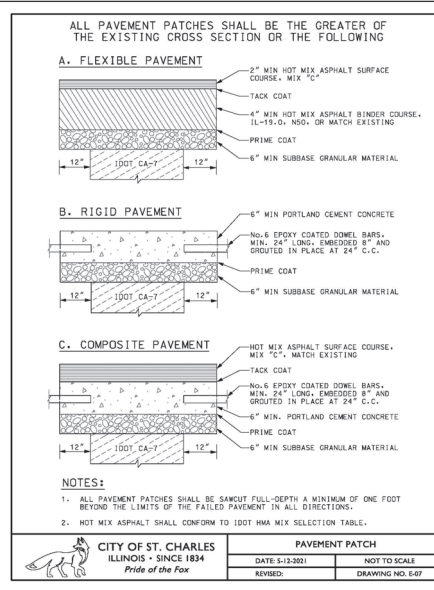
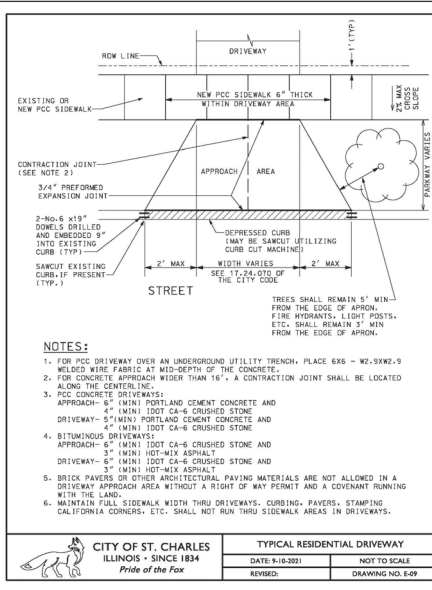
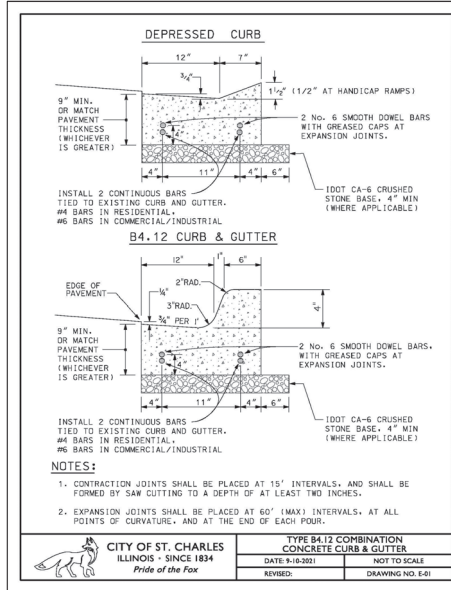


NOT TO SCALE

Required Storage Volume	
Required Storage Rate	1.0' per sf Impervious Area
Proposed Impervious Area	11,969 sf
Required Storage Volume	997.4 cf

Pipe Length	120 lf
Pipe Size	12 in
Pipe Volume	94 cf
Trench Width	4.0 ft
Trench Depth	5.5 ft
Trench Volume	2,640 cf
Trench Volume Less Pipe	2,546 cf
Stone Void Ratio	0.36
Provided Stone Storage	916 cf
Total System Storage	1011 cf







PROPOSED PLANT SCHEDULE

SYMBOL	KEY	COMMON/LATIN NAME	SIZE	CONDITION	SPACING	QUANTITY
SHADE TREES						
AL		RED-STEMMED AMERICAN LINDEN TILIA AMERICANA	2.5" CAL.	B & B	SPECIMEN	1
GP		PRINCETON SENTRY GINKGO GINKGO BILoba	2.5" CAL.	B & B	SPECIMEN	1
HL		BOYLE HONEYLOCUST GLEHITIA TRICANTHOS VAR. NERIAS	2.5" CAL.	B & B	SPECIMEN	1
ORNA/MENTAL TREES						
ER		EASTERN REDBUD CERIS CANADENSIS	6" HT.	B & B	SPECIMEN	3
FC		RED JEWEL FLOWERING CRABAPPLE MALUS SPECIES	6" HT.	B & B	SPECIMEN	2
RB		RIVER BIRCH BETULA NUDRA	6" HT.	B & B	SPECIMEN	2
SB		ALLEGANY SERVICEBERRY AMELANCHIER LEAVIS	6" HT.	B & B	SPECIMEN	2
EVERGREEN SHRUBS						
DY		DWARF YEW TAXUS X MEDIA GENIFORMIS	24"	B & B	F.O.C.	8
EA		EMERALD GREEN ANBROVITAE TILIA OCCIDENTALIS (BARKING)	9" HT.	B & B	4.5" O.C.	11
KJ		KALLAY JUNIPER JUNIPERUS CHINENSIS VAR. KALLAY'S COMPACT	24"	B & B	F.O.C.	10
DECDUOUS SHRUBS						
AC		DWARF ALPINE CURRIANT RIBES ALPNUM GREEN MOUND	24"	B & B	F.O.C.	24
AV		ARROWWOOD VIBURNUM VIBURNUM CENICUM CHICAGO LUSTRE	36"	B & B	4.5" O.C.	11
CI		ROQUOUS BEAUTY CHOKEBERRY ARONIA MELANOCARPA MORTON	24"	B & B	F.O.C.	12
DK		KODAK RED DOGWOOD DIERVILLA G228841	24"	B & B	F.O.C.	11
LM		LIGHT HYDRANGEA HYDRANGEA PANCULATA	36"	B & B	4.5" O.C.	8
ML		MISS KIM LILAC SYRINCA PATULA	24"	B & B	F.O.C.	11
SG		GOLDFLAME SPIREA SPIREA X BAMBALIA	24"	B & B	F.O.C.	20
GROUNDCOVERS AND PERENNIALS						
IC		PURPLEFLAY WHITECROPPER EUPHONIA FORTUNE VARI. COLORATUS	QT.	CONTR.	F.O.C.	480
KG		KARL FORSTER FEATHER REED GRASS CALAMAGOSTIS ACUTIFLORA	35.	CONTR.	F.O.C.	29
PM1		PERENNIAL MIX #1 STELLA DE ORO DAYLILY / HEMEROCALLIS SPECIES 60% PULSAR MIX PEROVSKIA ATROPICIFOLIA LITTLE SPIRE 40%	10.	CONTR.	1.5" O.C.	22
PM2		PERENNIAL MIX #2 AUTUMN MOOR GRASS / BELARIA AUTUMNALIS 60% HOT KAT CANTARY / NEPETA PARSIFLORA 40%	10.	CONTR.	1.5" O.C.	100
PM3		PERENNIAL MIX #3 DWARF PRAIRIE DOORSEED / SPOROCLEUS HETEROLEPSIS TARA 60% KODOLC GARDENERS / LANTIS SPICATA 40%	10.	CONTR.	2" O.C.	65
RG		ROZANNE GERANIUM GERANIUM GERANIAT	10.	CONTR.	2" O.C.	50
SOD		SOD (BLUEGRASS VARIETY)	S.Y.			

* IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE PLAN NOTES

- ALL PROPOSED SHRUB BEDS AND TREE RINGS TO RECEIVE 3" THICK SHREDDED HARDWOOD MULCH (PERENNIAL GROUNDCOVERS 1" THICK).
- REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SOD).
- LIMIT OF SOD = PROPERTY LINE (UNLESS OTHERWISE NOTED).
- THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. NO "PAIR GRADE" MATERIAL SHALL BE ACCEPTED.
- ALL PLANT MATERIAL SHALL BEAT THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF SYNTHETIC OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF SEEDING.
- IMPORTED TOPSOIL AND SPREADING BY EXCAVATING CONTRACTOR.
- ALL PROPOSED TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5" DIA. MULCH RING AROUND TRUNK.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OBLIGATION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD. IF STAKING OF TREES IS NOT PERFORMED, REMOVAL OF TOP 1/3 OF BULB AND ROOTS IS UNNECESSARY REMOVE ALL NON-BIODEGRADABLE MATERIAL.
- INFORMATION CONTAINED IN "PLAN NOTES" TAKES PRECEDENCE OVER INFORMATION IN DETAILS.
- VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY DISCREPANCIES AND/OR VARIATIONS FROM THE INFORMATION SHOWN ON THE PLAN. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNPERMITTED DISCREPANCIES.
- ALL PLANTING BED EDGES TO BE CULTIVATED.
- AMEND ALL GROUNDCOVER BEDS WITH 4" THICK SAND AND COMPOST MIX PRIOR TO PLANTING. MIX INTO THE EXIST. TOPSOIL TO A 12" DEPTH.
- PAVEMENT TREES LINES TO BE NO LOWER THAN 6" ABOVE GRADE.

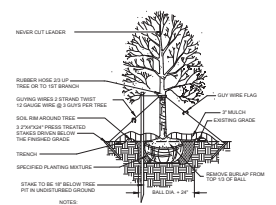


Know what's below.
Call before you dig.

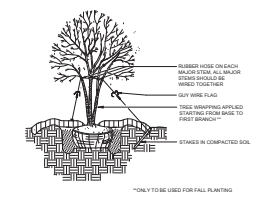


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LANDSCAPE ARCHITECTURAL DESIGN
1735 KINGSTON DRIVE
ISLAND LAKE, IL 60042
(847) 469-8787
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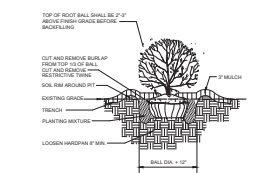
Project Manager: M.L.A.
Engineer: M.L.A.
Date: 02.05.2024
Project No. 24-007
Sheet **L1.0** / 13



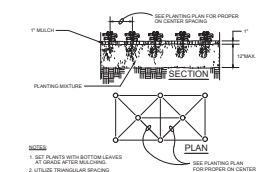
DETAIL: DECIDUOUS TREE PLANTING
NOT TO SCALE



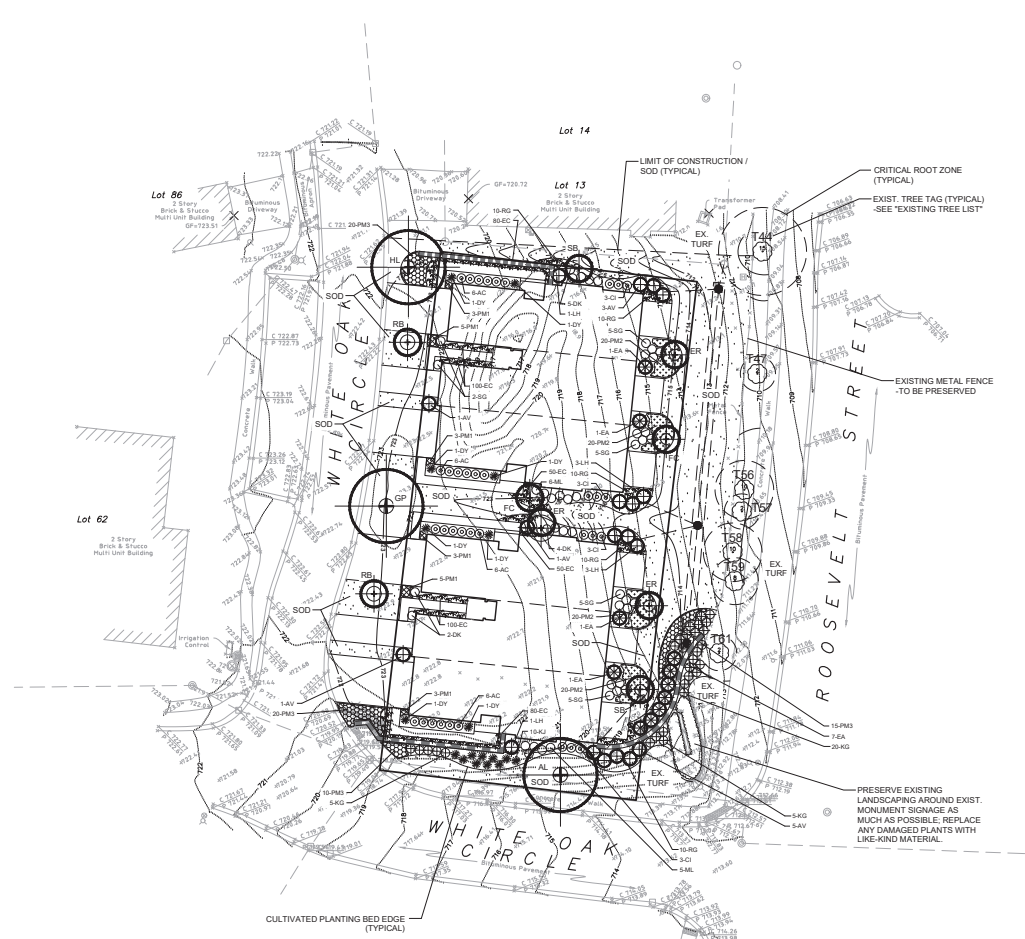
DETAIL: MULTISTEM TREE STAKING
NOT TO SCALE



DETAIL: SHRUB PLANTING
NOT TO SCALE



DETAIL: GROUNDCOVER PLANTING
NOT TO SCALE



LANDSCAPE DATA

PROPOSED SITE AREA	15,884 S.F.
PROPOSED LANDSCAPE AREA	5,240 S.F. (33%)
REQUIRED LANDSCAPE AREA	2,350 S.F. (15%)

NOTE: FOR "EXISTING TREE LIST": SEE "TREE SURVEY & PRESERVATION PLAN", SHEET L2.0

EXISTING TREE LIST

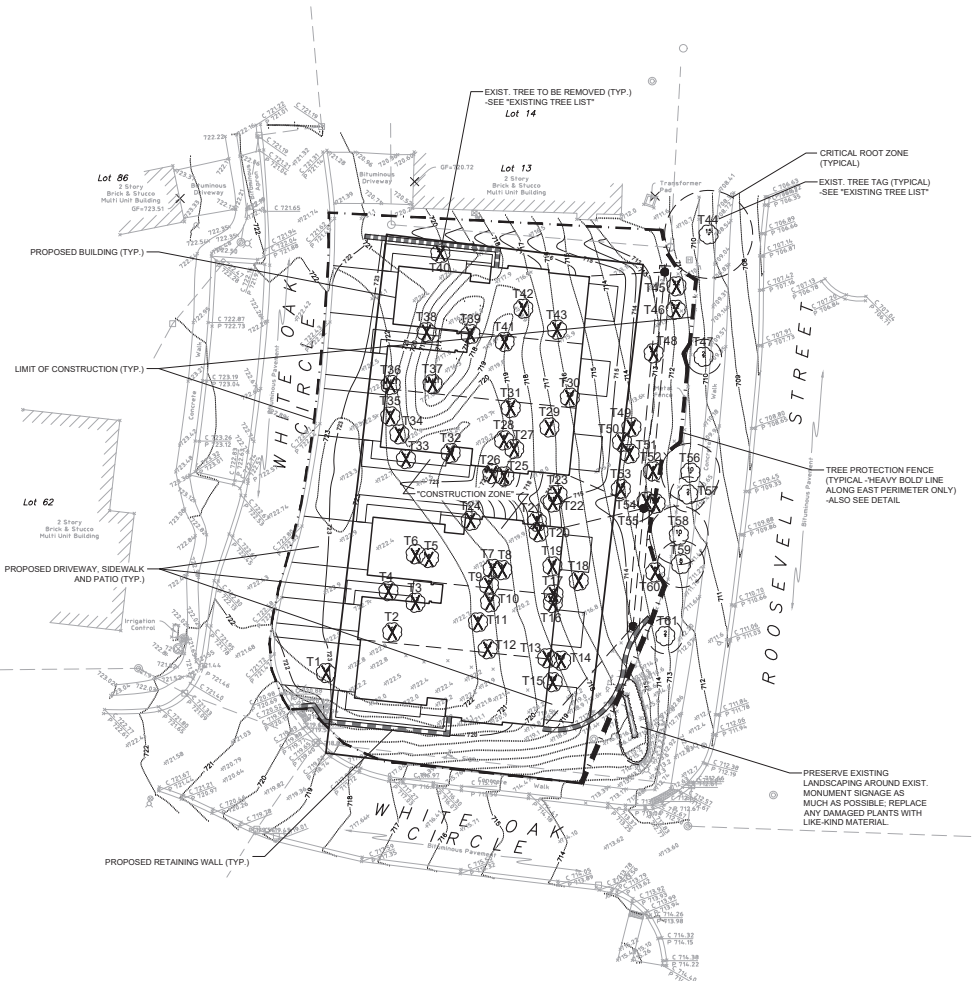
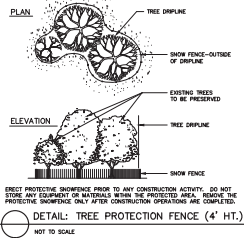
TREE #	COMMON NAME	BOTANICAL NAME	SIZE (DBH, INCHES)	CONDITION	PRESERVATION METHOD
1	PEAR	PYRUS SPECIES	14	FAR	REMOVE - CONSTRUCTION CONFLICT
2	MLBERRY	MORUS SPECIES	8	POOR	REMOVE - 10 DEAD
3	ELM SBERIAN	ULMUS PUBEA	13	FAR	REMOVE - CONSTRUCTION CONFLICT
4	ELM SBERIAN	ULMUS PUBEA	6	FAR	REMOVE - CONSTRUCTION CONFLICT
5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	6	FAR	REMOVE - CONSTRUCTION CONFLICT
6	ELM	ULMUS SPECIES	12	FAR	REMOVE - CONSTRUCTION CONFLICT
7	WHITE OAK	QUERCUS ALBA	22	FAR	REMOVE - CONSTRUCTION CONFLICT
8	COMMON HACKBERRY	CELTIS OCCIDENTALIS	9	FAR	REMOVE - CONSTRUCTION CONFLICT
9	COMMON HACKBERRY	CELTIS OCCIDENTALIS	8	FAR	REMOVE - CONSTRUCTION CONFLICT
10	BLACK WALNUT	JUGLANS NIGRA	21	FAR	REMOVE - CONSTRUCTION CONFLICT
11	BLACK WALNUT	JUGLANS NIGRA	8	FAR-POOR	REMOVE - CONSTRUCTION CONFLICT
12	MLBERRY	MORUS SPECIES	24	POOR	REMOVE - CONSTRUCTION CONFLICT
13	BOXELDER	ACER NEGUNDO	18	DEAD	REMOVE - DEAD
14	ELM AMERICAN	ULMUS AMERICANA	20	GOOD	REMOVE - CONSTRUCTION CONFLICT
15	BOXELDER	ACER NEGUNDO	30	POOR	REMOVE - CONSTRUCTION CONFLICT
16	WHITE OAK	QUERCUS ALBA	18	FAR	REMOVE - CONSTRUCTION CONFLICT
17	COMMON HACKBERRY	CELTIS OCCIDENTALIS	9	FAR	REMOVE - CONSTRUCTION CONFLICT
18	COMMON HACKBERRY	CELTIS OCCIDENTALIS	14	FAR	REMOVE - CONSTRUCTION CONFLICT
19	BLACK WALNUT	JUGLANS NIGRA	18	FAR	REMOVE - CONSTRUCTION CONFLICT
20	BUR OAK	QUERCUS MACROCARPA	11	FAR	REMOVE - CONSTRUCTION CONFLICT
21	BLACK CHERRY	PRUNUS SEROTINA	8	DEAD	REMOVE - DEAD
22	BOXELDER	ACER NEGUNDO	18	POOR	REMOVE - CONSTRUCTION CONFLICT
23	BLACK CHERRY	PRUNUS SEROTINA	13	FAR	REMOVE - CONSTRUCTION CONFLICT
24	BLACK CHERRY	PRUNUS SEROTINA	8	FAR	REMOVE - CONSTRUCTION CONFLICT
25	MLBERRY	MORUS SPECIES	7	FAR	REMOVE - CONSTRUCTION CONFLICT
26	MLBERRY	MORUS SPECIES	14	FAR	REMOVE - CONSTRUCTION CONFLICT
27	COMMON HACKBERRY	CELTIS OCCIDENTALIS	7	POOR	REMOVE - CONSTRUCTION CONFLICT
28	COMMON HACKBERRY	CELTIS OCCIDENTALIS	6	POOR	REMOVE - CONSTRUCTION CONFLICT
29	BOXELDER	ACER NEGUNDO	13	POOR	REMOVE - CONSTRUCTION CONFLICT
30	BOXELDER	ACER NEGUNDO	20	DEAD	REMOVE - DEAD
31	COMMON HACKBERRY	CELTIS OCCIDENTALIS	22	FAR	REMOVE - CONSTRUCTION CONFLICT
32	MLBERRY	MORUS SPECIES	20	FAR	REMOVE - CONSTRUCTION CONFLICT
33	MLBERRY	MORUS SPECIES	11	POOR	REMOVE - CONSTRUCTION CONFLICT
34	MLBERRY	MORUS SPECIES	8	POOR	REMOVE - CONSTRUCTION CONFLICT
35	MLBERRY	MORUS SPECIES	6	POOR	REMOVE - CONSTRUCTION CONFLICT
36	MLBERRY	MORUS SPECIES	MULTI 8	POOR	REMOVE - CONSTRUCTION CONFLICT
37	BOXELDER	ACER NEGUNDO	MULTI 18, 19	FAR	REMOVE - CONSTRUCTION CONFLICT
38	MLBERRY	MORUS SPECIES	9	POOR	REMOVE - CONSTRUCTION CONFLICT
39	COMMON HACKBERRY	CELTIS OCCIDENTALIS	7	FAR	REMOVE - CONSTRUCTION CONFLICT
40	BOXELDER	ACER NEGUNDO	24	FAR	REMOVE - CONSTRUCTION CONFLICT
41	MLBERRY	MORUS SPECIES	26	FAR	REMOVE - CONSTRUCTION CONFLICT
42	COMMON HACKBERRY	CELTIS OCCIDENTALIS	24	GOOD	REMOVE - CONSTRUCTION CONFLICT
43	BLACK WALNUT	JUGLANS NIGRA	19	FAR	REMOVE - CONSTRUCTION CONFLICT
44	MLBERRY	MORUS SPECIES	15	FAR-POOR	PRESERVE
45	BLACK WALNUT	JUGLANS NIGRA	22	FAR	REMOVE - CONSTRUCTION CONFLICT
46	COMMON HACKBERRY	CELTIS OCCIDENTALIS	22	FAR	REMOVE - CONSTRUCTION CONFLICT
47	THORNLESS HONEYLOCUST	QUERCUS ALBA	2	GOOD	PRESERVE
48	BLACK WALNUT	JUGLANS NIGRA	24	GOOD	REMOVE - CONSTRUCTION CONFLICT
49	COMMON HACKBERRY	CELTIS OCCIDENTALIS	10	FAR	REMOVE - CONSTRUCTION CONFLICT
50	COMMON HACKBERRY	CELTIS OCCIDENTALIS	12	FAR	REMOVE - CONSTRUCTION CONFLICT
51	COMMON HACKBERRY	CELTIS OCCIDENTALIS	8	FAR	REMOVE - CONSTRUCTION CONFLICT
52	ELM AMERICAN	ULMUS AMERICANA	4	FAR	REMOVE - CONSTRUCTION CONFLICT
53	BLACK CHERRY	PRUNUS SEROTINA	10	DEAD	REMOVE - DEAD
54	BOXELDER	ACER NEGUNDO	10	POOR	REMOVE - 10 DEAD
55	BLACK WALNUT	JUGLANS NIGRA	10	FAR-POOR	REMOVE - CONSTRUCTION CONFLICT
56	COMMON HACKBERRY	CELTIS OCCIDENTALIS	10	FAR	PRESERVE
57	NORTHERN CATALPA	CATALPA SPECIOSA	2	FAR	PRESERVE
58	COMMON HACKBERRY	CELTIS OCCIDENTALIS	10	FAR	PRESERVE
59	COMMON HACKBERRY	CELTIS OCCIDENTALIS	8	FAR	PRESERVE
60	BUR OAK	QUERCUS MACROCARPA	8	FAR	REMOVE - CONSTRUCTION CONFLICT
61	MAPLE FREEMAN	ACER FREEMANNI	2	FAR	PRESERVE

Tree Survey Performed by J. Davito 5/20/24

TREE PRESERVATION NOTES

1. TREE PRESERVATION PLAN NOTES

- A. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE ROOT ZONE OF A TREE TO BE PRESERVED. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
- B. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONSIDERABLY AFFECT THE HEALTH OF THE TREE.
- C. APPROPRIATE FENCING (SEE DETAIL) SHALL TEMPORARILY BE INSTALLED AT THE PERIPHERY OF THE ROOT ZONE OF TREES AND PLANT MATERIAL DESIGNATED FOR PRESERVATION AS INDICATED ON THE PLAN. IN AREAS OF HEAVY PLANTING AND ADJACENT TO EX. CURBING THAT IS TO REMAIN, INSTALL FENCING AS CLOSE TO BACK OF CURB AS POSSIBLE.
- D. ALL REQUIRED FENCING SHALL BE IN PLACE PRIOR TO CONSTRUCTION ACTIVITY. THE FENCING SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO A HARDWOOD POSTS DRIVEN INTO THE GROUND (SPACED NO FURTHER THAN 7' APART) OR CLOSER AS NECESSARY. IF A FENCE IS NOT LOCATED AT PROPERTY LINE, EXTEND FENCING OFF SITE TO ADJACENT CURB IN ORDER TO PROTECT ALL LANDSCAPE AREAS BELOW THE TREE'S CRITICAL ROOT ZONE.
- E. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, CLIPPING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
- F. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGE OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
- G. NO SOIL IS TO BE REMOVED FROM WITHIN THE ROOT ZONE OF ANY TREE THAT IS TO REMAIN.
- H. TREE PROTECTION FENCE TO BE EXTENDED POLYETHYLENE. COLOR TO BE BRIGHT SAFETY ORANGE.
- I. IN AREAS OF GRADING ACTIVITY (EXCAVATION ONLY), WHERE CRITICAL ROOT ZONES OF OFF SITE TREES CROSS THE PROPERTY LINE, A 4' DEEP TRENCH SHOULD BE EXCAVATED PARALLEL TO THE PROPERTY LINE TO HELP CLEANLY CUT THE ROOTS.



Scale 1" = 20'

REV. 07/24/2024
J. DAVITO
DATE

2

No

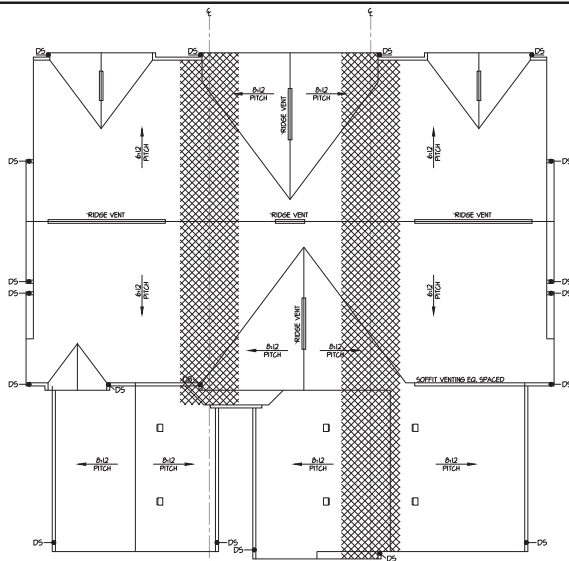
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www.haegerengineering.com

TREE SURVEY & PRESERVATION PLAN
LOTS 7-12 IN THE OAKS OF ST. CHARLES, ILLINOIS



J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
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Project Manager: M.L.A.
Engineer: M.L.A.
Date: 02.05.2024
Project No. 24-007
Sheet **L2.0**

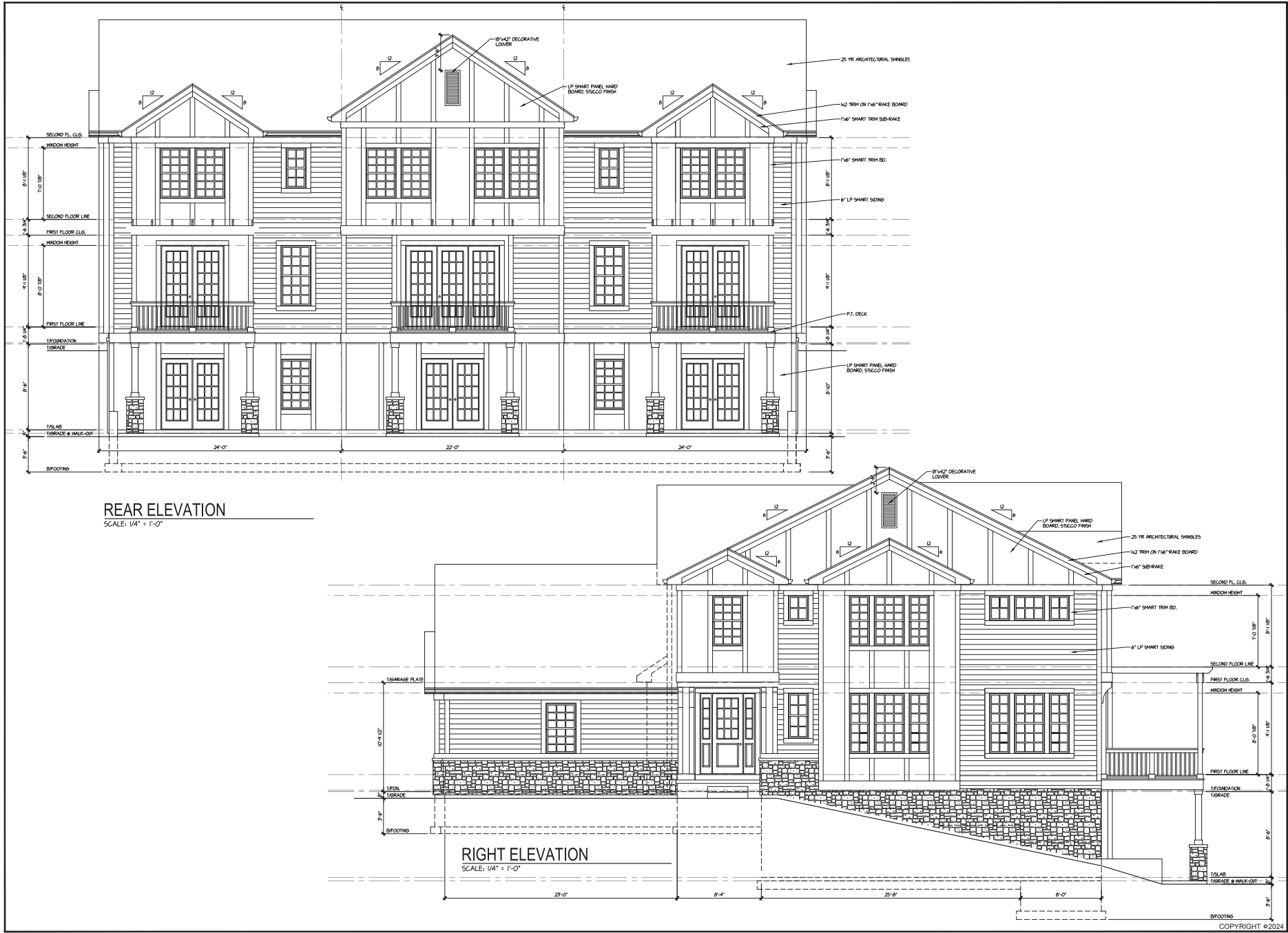


ROOF ASSEMBLY PLAN
SCALE: 1/8" = 1'-0"

DOWNSPUTS MUST NOT
DRAIN INTO OR TOWARD
ADJACENT PROPERTIES -
SEE ENGINEERING PLANS

ATTIC VENTILATION SCHEDULE (2012 IRC)														
AREA	ATTIC AREA SQUARE FEET	TOTAL NET FREE VENTILATION SQUARE FEET	MINIMUM VENTILATION REQUIRED						MAXIMUM VENTILATION PERMITTED					
			REAR		PITCH		SIDE		REAR		PITCH		SIDE	
			MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
END UNIT 1	960	418	254	261	250	25	41	254	238	41	0	0	0	
GARAGE ROOF	495	219	0	0	0	0	0	0	0	0	0	0	0	
INTERIOR UNIT	904	468	254	275	265	25	43	254	268	43	0	0	0	
GARAGE ROOF	331	82	0	41	40	4	41	0	0	0	0	0	0	
END UNIT 2	960	418	254	264	250	25	41	254	238	41	0	0	0	
GARAGE ROOF	495	219	0	0	0	0	0	0	0	0	0	0	0	

NOTES:
1. ADJUST RAFTERS AS REQUIRED TO MAINTAIN SPECIFIED
SPACING LOCATIONS. SEE FLOOR PLANS FOR LOCATIONS. (BAY)
2. INSTALL AIR BARRIERS BETWEEN ROOFES IN THE ATTIC. ABOVE
ALL SOFFIT VENTS AND AT TRANSITIONS FROM LOWER LEVELS. ATTIC
SPACES TO UPPER LEVEL ATTIC SPACES.
3. CARPENTER MUST CUT VENTILATION OPENINGS IN UNDERLAY
ROOF SHEATHING WHERE SECONDARY ROOF STRUCTURES OVERLAY
LOWER ROOF PLANS TO PROMOTE AIRFLOW AND MAINTAIN
AIR. MIN. OPENING 22"x30".
4. PROVIDE 3/4" x 6" WATER SHIELD FROM EAVE TO 24 INCHES INSIDE
EXTERIOR SIDING WALL AT ALL VALLEYS.
5. VALLEY FLASHING TO SOFFIT WITH THE WRAP-UP.
6. PROVIDE MINIMUM NET FREE CROSS VENTILATION AREA. FOR
ATTIC ABOVE AVAILABLE SPACES OF 1 TO 300 SQ. FT. FOR LOCAL
BUILDING CODES. VENTING SHOULD BE BALANCED AT SOFFIT/ROOF
WALL. AROUND THE RIDGE. LINES AND AROUND SOFFIT WALL. IN THE
SOFFITS. SEE ROOF PLAN FOR SPECIFIC QUANTITY OF RIDGE VENT,
ROOF VENTS, OR SOFFIT VENTS REQUIRED.
A. SOFFIT AND RIDGE VENTING LISTED IS NOT THE TOTAL
AVAILABLE IN ALL CASES.
B. WHERE SOFFIT VENTING REQUIRED IS LESS THAN TOTAL
AVAILABLE, EQUALLY SPACE VENTED SOFFIT.
1. SOFFIT VENT PRODUCT TO BE 1" MIN. x 12" SQ. INCH.
2. RIDGE VENT PRODUCT TO BE 1" MIN. x 12" SQ. INCH.
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6



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TRAVIS L. HODMAN
ARCHITECT

LONG GROVE, ILLINOIS
PH: (847) 772-8443

NO.	DATE	BY	ISSUED FOR
1	02/23/24	TH	PUD Plan Evaluation
2	02/23/24	TH	Building Permit Submittal
3	06/27/24	TH	Lot Configuration Change
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-
10	-	-	-

The Oaks of St. Charles TH
7-12 White Oak Circle
St. Charles, Illinois
Elevations

DATE:	02/29/2024
DRAWN BY:	K.K.
CHECKED BY:	T.H.
PROJECT NO.	-

Sheet No.

A1.2

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State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

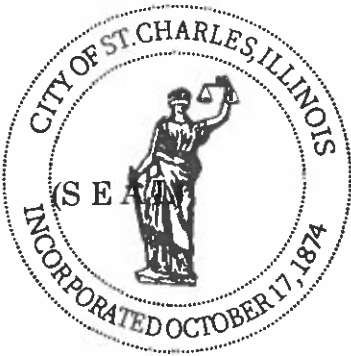
I further certify that on **August 19, 2024**, the Corporate Authorities of such municipality passed and approved **Ordinance No. 2024-Z-17** entitled:

**Ordinance Granting Approval of a PUD Preliminary Plan for The Oaks Lots 7-12,
Fox Glade PUD.**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 2024-Z-17**, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **August 19, 2024**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19th day of August 2024.



Nancy Garrison
Municipal Clerk