



Applicant:	Bob Rasmussen
Property Owner:	Geneva Heights LLC
Location:	885 Geneva Road
Purpose:	Subdivide property to create two lots
Applications:	Minor Subdivision – Final Plat
Public Hearing:	N/A
Zoning:	RT-1 (Traditional Single Family)
Current Land Use:	Single-Family
Comprehensive Plan:	Single Family Detached Residential

Unit 2 St. Charles Heights Subdivision



Subject Property

Summary of Proposal: Bob Rasmussen is requesting approval to split 885 Geneva Road into two lots, one for the existing single-family home and a second buildable lot. Access to the existing house will remain off Keller Place, with access to the new lot also off Keller. Keller Place is a public street and will be reconstructed in connection with the project.

- Info / Procedure on Application:** Minor Subdivision – Final Plat:
- Final Plat approval for subdivisions with 4 or fewer lots with no required stormwater detention or utility extensions. Engineering plans are not required.
 - Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, 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: Review the Minor Subdivision – Final Plat.
Staff has found the application materials to be complete and the Plat to be in compliance with the Zoning and Subdivision Codes. Staff recommends approval.

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is 885 Geneva Road, a parcel containing 23,740 sf / 0.545 acres, located at the northwest corner of Geneva Rd / Rt. 31 & Keller Place. A single-family home constructed around 1900 is located on the parcel. The home has recently undergone an extensive renovation and building addition and is currently for sale.

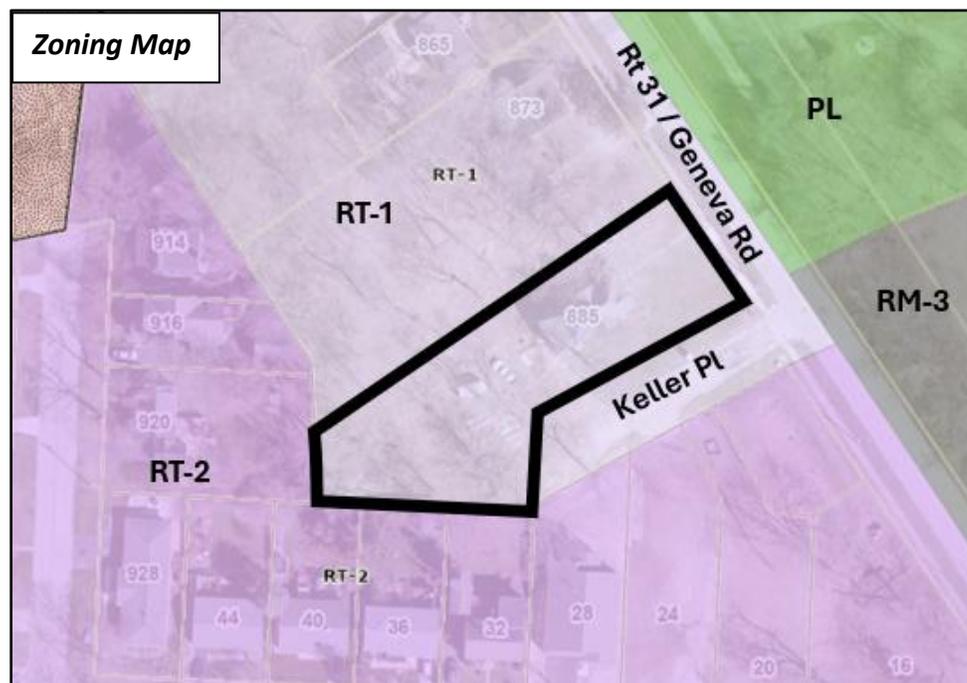
In July 2025, the City passed Ord. 2025-Z-6 which approved a Final Plat of Subdivision for St. Charles Heights Subdivision, located directly north of the subject property. That Plat created two buildable lots fronting Geneva Road, which are currently for sale. The owner of the subject property, Geneva Heights LLC, also subdivided and owns the lots to the north. Note- the City’s GIS maps have not yet been updated to reflect the new lots. The approved plat is attached for reference.

Earlier this year, Geneva Heights LLC conveyed to the subject property the southwest corner of the lot to the north (Lot 2 of St. Charles Heights Subdivision), totaling approx. 1,700 sf. The subject property now contains a total of 25,459 sf.

B. Zoning

The subject property is zoned RT-1 Traditional Single Family Residential. The same zoning exists to the north, with RT-2 zoning to the west and south, and Public Lands and RM-3 to the west.

	Zoning	Land Use
Subject Property	RT-1 Traditional Single Family Residential	SF home
North	RT-1 Traditional Single Family Residential	Vacant; buildable lot
East	PL Public Lands; RM-3 General Residential	Mt. Saint Mary Park; The View Apts
South	RT-2 Traditional Single Family Residential	SF homes (Cityview subdivision)
West	RT-2 Traditional Single Family Residential	SF homes

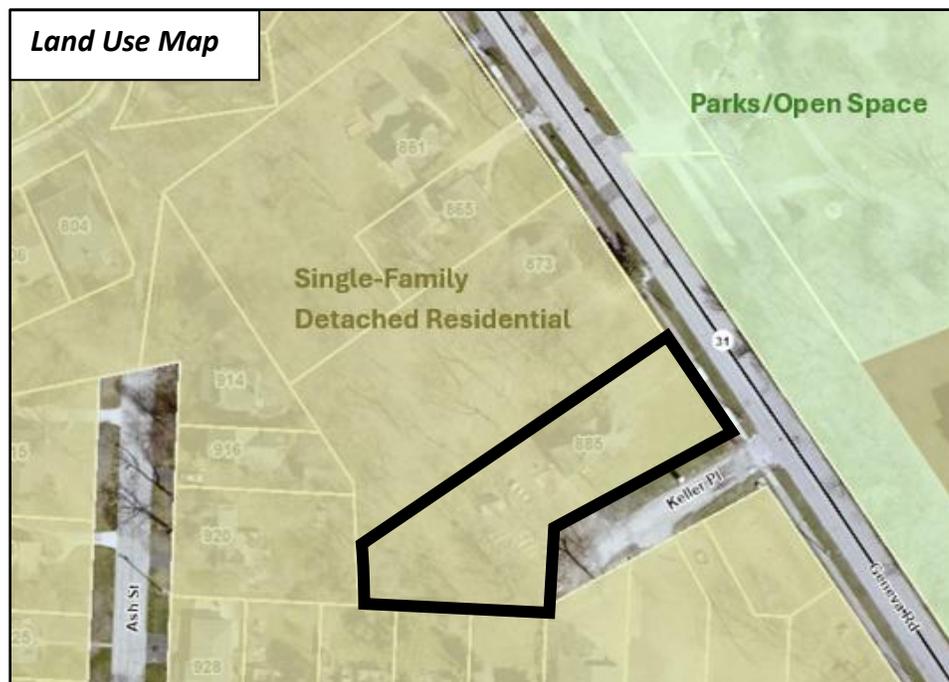


C. Comprehensive Plan

The Land Use Plan adopted as part of the [2013 Comprehensive Plan](#) identifies the subject property as “Single-Family Detached Residential”. The Land Use Plan is meant to, “provide a general assessment of land potential and recommendations for what types of land uses will best meet the needs of the community in the long term” and assist the City in making future land use and development policy decisions (p.37).

The Single-Family Detached Residential land use is described as follows:

Single family detached residential areas should consist primarily of single family detached homes on lots subdivided and platted in an organized and planned manner. Downtown, single family residential areas consist primarily of older buildings, many rehabilitated, with small yards and minimal garage space. Single family residential detached homes are the most prevalent building type in the community, and should continue to be so.



II. PROPOSAL

Bob Rasmussen of Geneva Heights LLC, property owner, is proposing subdivision of 885 Geneva Road into two lots for the purpose of creating an additional buildable lot. The existing house will remain on one of the lots. Details:

- Lot 1: New buildable lot; 11,250 sf; frontage on Keller Place
- Lot 2: Existing house; 13,209 sf; frontage on Geneva Road
- Both lots will be accessed off Keller Place
- Public Utility and Drainage easement established around lot perimeters.
- Vacation of previously dedicated PUDE through Lot 1.
- Keller Place will be improved in connection with this subdivision.

III. ANALYSIS

A. Bulk Standards

The table below compares the bulk requirements of the RT-1 District with the proposed subdivision. The proposed lots meet lot area and width standards. Building plans for the new lot will be reviewed at the time of building permit and will be subject to the listed RT-1 bulk requirements. The existing house on Lot 2 meets all bulk requirements.

	RT-1 District	Lot 1 – New Buildable Lot	Lot 2 – Existing House
Min. Lot Area	8,400 sf	11,250 sf	14,209 sf
Min. Lot Width	60 ft.	60 ft	85 ft
Max. Building Coverage	30% for structures 1 ½ stories or less; 25% for structures over 1 ½ stories	TBD	13%
Max. Building Height	Lesser of 34 ft. or 2 stories	TBD	34 ft.
Min. Front Yard	30 ft.	TBD	64.6 ft (Geneva Rd)
Min. Exterior Side Yard	25 ft.	N/A	25.3 ft (Keller Pl)
Min. Interior Side Yard	6.6 ft for 1 ½ stories or less; 8 ft. for structures over 1 ½ stories	TBD	19.4 ft (north)
Min. Rear Yard	40 ft.	TBD	40 ft

B. Design Review

Homes in the RT Traditional Residential districts are subject to Design Review Standards & Guidelines contained in Ch. 17.06. These provisions are meant to ensure new construction is compatible with traditional development patterns and incorporate design features that are found in the City’s older neighborhoods. The home to be constructed on Lot 1 will need to meet the applicable standards and guidelines. Staff will review upon submittal for building permit.

C. Tree Preservation

A tree survey and Tree Preservation Plan will be required at the time of building permit submittal for staff review. The tree survey will need to identify the species and condition of all existing trees more than 4” in diameter. The Tree Preservation Plan will need to identify the trees to be removed and preserved as well as protective measures for preserved trees.

D. Engineering Review

Lot 1 will be accessed via a driveway off Keller Place. The existing driveway off Keller Place will continue to provide access to Lot 2. Keller Place is an existing public street within public right-of-way. The pavement condition is very poor. As part of the proposed subdivision, the developer will replace the existing deteriorated pavement with new pavement that meets City

standards. The developer will also provide a carriage-style sidewalk on the north side of Keller Place, consistent with the City's goals for pedestrian facilities. Service lines for water, sanitary sewer and sump-discharge for Lot 1 will be installed within the right-of-way. Engineering plans for these improvements are under staff review and will need to be approved by City Council alongside the Plat of Subdivision.

The developer has installed a retaining wall on Lot 2 to provide a driveway into the new garage attached to the rear of the existing house. A portion of the retaining wall falls within the Keller Place right-of-way. Staff is preparing a license agreement to memorialize this encroachment into City right-of-way. The license agreement will need to be approved by City Council as well.

IV. DEVELOPER CONTRIBUTIONS

A. Inclusionary Housing

As a newly created lot, Lot 2 is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement for is 0.05 unit (5% of 1 unit). Fee in lieu will be accepted. Based on fee in-lieu amount of \$20,982 per required affordable single-family home, a total fee in-lieu amount of \$1,049.10 will be due at the time of building permit for Lot 2.

B. School District

This subdivision is subject to Ch. 16.10 "Dedications" of the Subdivision Code which requires a land or cash contribution to St. Charles CUSD 303. A credit will be granted for the existing dwelling unit. A cash contribution will be due for 1 unit. A 4-bedroom unit is anticipated, resulting in a contribution of \$12,208.31 which will be due at the time of building permit. The fee will be recalculated if the bedroom count changes with the permit submittal.

C. Park District

Also per Ch. 16.10 of the Subdivision Code, a land or cash contribution is required for the St. Charles Park District. A credit will be granted for the existing dwelling unit. A cash contribution will be due for 1 unit. A 4-bedroom unit is anticipated, resulting in a contribution of \$9,052.42 which will be due at the time of building permit. The fee will be recalculated if the bedroom count changes with the permit submittal.

V. SUGGESTED ACTION

Staff recommends approval of the Minor Subdivision- Final Plat application. There are no outstanding staff comments.

VI. ATTACHMENTS

- Applications for Minor Subdivision – Final Plat; received 8/22/25
- Unit 2 St. Charles Heights Plat of Subdivision
- St. Charles Heights Plat of Subdivision (previously approved, 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

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use	
Project Name:	St. Charles Heights Unit 2
Project Number:	2025 -PR- 007
Cityview Project Number:	PLMS202500106

Received Date
RECEIVED
AUG 22 2025
 City of St. Charles
 Community Development

- File this application to request approval of a Minor Subdivision – Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
 - 1) Compliance with subdivision design standards in the City Code;
 - 2) No more than 4 lots;
 - 3) No public utility extensions or new streets are required to serve the subdivision;
 - 4) No stormwater detention is required to serve the subdivision;
 - 5) All lots meet minimum zoning standards.
- 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 will be scheduled for Plan Commission review when staff has determined the plat is ready.

1. Property Information:	Location:	885 Geneva Road	
	Parcel Number (s):	09-34-401-020	
	Proposed Subdivision Name:	Unit #2 St. Charles Heights Subdivision	
2. Applicant Information:	Name:	Bob Rasmussen	Phone: 630-774-9101
	Address	521 Illinois Ave St. Charles, IL 60174	Email: Bob@midwestcustomhomes.com
3. Record Owner Information:	Name:	Geneva Heights, LLC	Phone: 630-774-9101
	Address:	521 Illinois Ave St. Charles, IL 60174	Email:

4. 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.
- 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).

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 8/11/25
Date



Applicant or Authorized Agent 8/11/25
Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Bob Rasmussen, being first duly sworn on oath depose and say that I am
Manager of Geneva Heights, 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.:

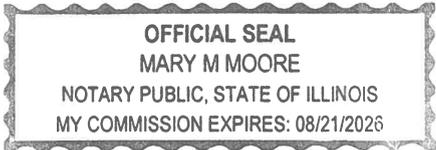
- | | |
|----------------------|-------|
| <u>Bob Rasmussen</u> | _____ |
| <u>Rich Dahl</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: [Signature], Manager

Subscribed and Sworn before me this 11th day of
August, 20 25.

[Signature]

Notary Public



PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: *Unit 2 St. Charles Heights*
 Date Submitted: *8-11-25*
 Prepared by: *Bob Rasmussen*

Total Dwelling Units:

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

Total Dwelling Units w/ Deduction:

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

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom	1	DU x 3.764	= 3.764
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

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

Park Site Requirements:

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

Cash in lieu of requirements:

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

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: *Unit 2 St. Charles City lot*
 Date Submitted: *8/11/25* 885 Geneva rd
 Prepared by: *Bob Rasmussen* .54 acres

Total Dwelling Units: 2

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

Total Dwelling Units w/ Deduction:

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

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom	1	DU x .530	= .530	DU x .298	= .298	DU x .360	= .360
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals: 1 TDU (with deduction, if applicable) .530 TE .298 TM .360 TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	.530	x .025	= .01325
Middle (TM)	.298	x .0389	= .0115922
High (TH)	.360	x .072	= .02592
Total Site Acres:			.0507622

Cash in lieu of requirements:

\$12,208.31

(Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 12,208.31

INCLUSIONARY HOUSING WORKSHEET

Name of Development: 1

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	1	X	5%	=	.05
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
		X	\$36,718	=	

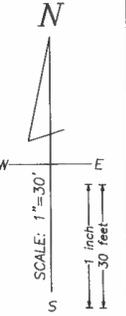
Single-Family Development:

# 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
.05	.05	X	\$20,982	=	1,049.10

PLAT OF SURVEY

PARCEL 1: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 8 OF ATWOOD'S SUBDIVISION OF BLOCK 1 OF THE RIVERVIEW ADDITION TO ST. CHARLES; THENCE NORTH 56 DEGREES 31 MINUTES EAST 239.1 FEET TO THE WESTERLY LINE OF GENEVA ROAD AT A POINT THAT IS 122.99 FEET NORTHWESTERLY OF (AS MEASURED ALONG SAID WESTERLY LINE) THE INTERSECTION OF THE NORTHERLY LINE OF KELLER PLACE WITH THE WESTERLY LINE OF GENEVA ROAD; THENCE SOUTH 34 DEGREES 28 MINUTES EAST ALONG SAID WESTERLY LINE 37.99 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 34 DEGREES 28 MINUTES EAST ALONG SAID WESTERLY LINE OF GENEVA ROAD, 85.00 FEET TO SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF KELLER PLACE TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG A NORTHWESTERLY LINE OF SAID LOT 8, 86.5 FEET TO AN ANGLE POINT IN A NORTHERLY BOUNDARY OF SAID LOT 8; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY OF LOT 8, 60.47 FEET; THENCE NORTHEASTERLY, 238.91 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2: LOT 8 OF ATWOOD'S SUBDIVISION OF BLOCK 1 OF THE RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



ATWOOD'S SUBDIVISION



STATE OF ILLINOIS } s. s.
COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 13TH DAY OF DECEMBER, A. D., 2024.

ORDERED BY: JRJ BUILDERS ORDER NO. 24 L 046 FILE NO. 241138

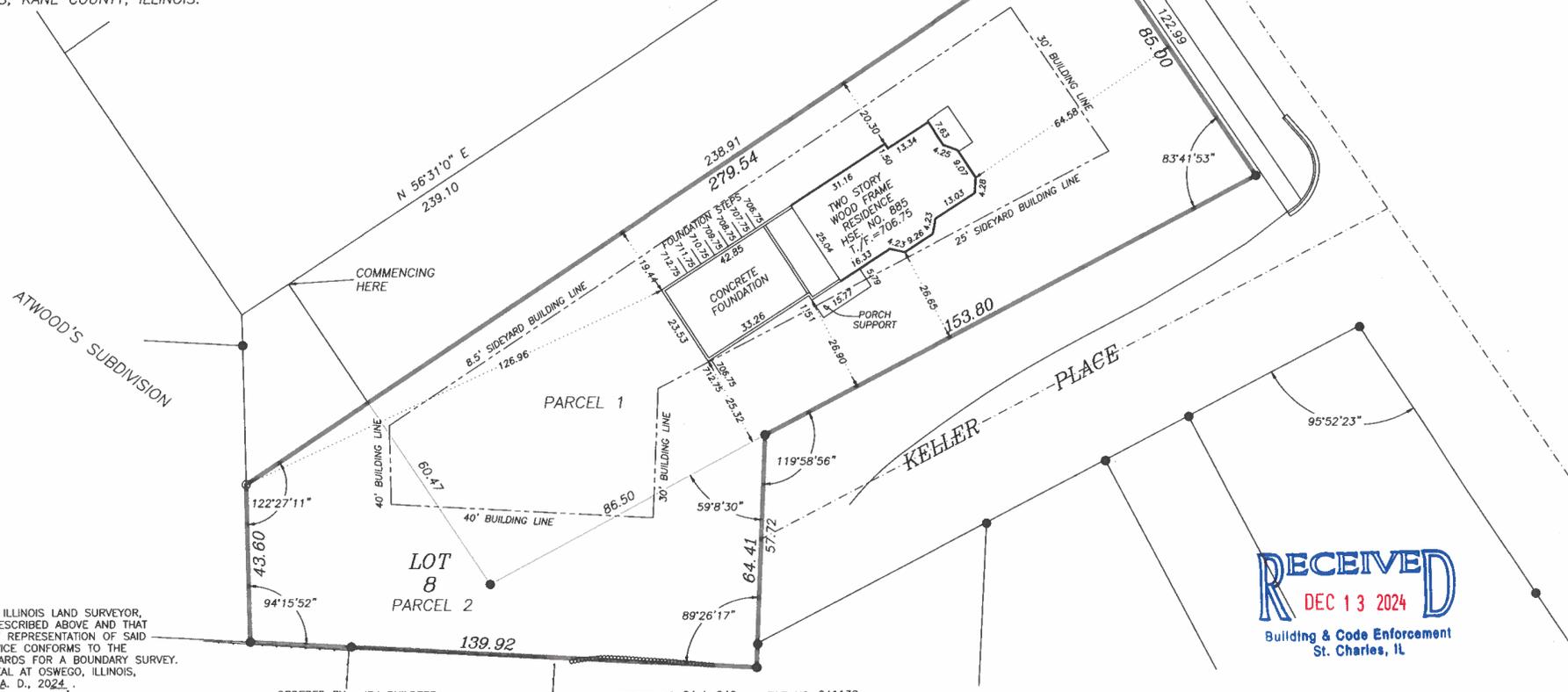
WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207
Email: Wwing@aol.com

ILLINOIS LAND SURVEYOR NO. 2675
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2026)
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON AN ASSUMED DATUM LINE.
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

885 GENEVA RD.DWG
● = found iron stake
○ = set iron stake

RECEIVED
DEC 13 2024
Building & Code Enforcement
St. Charles, IL

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 13TH OF DECEMBER, A. D., 2024.



UNIT NO. 2 ST. CHARLES HEIGHTS SUBDIVISION

Being part of Lot 2 in St. Charles Heights Subdivision and part of the Southeast Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.

Record Index Numbers
09-34-40-034 B
Pl. of 09-34-40-032

- Legend**
- Indicates Subdivision Boundary Line
 - - - Indicates Lot Line / Property Line
 - - - Indicates Center Line
 - B.S.L. Indicates Building Setback Line
 - Indicates Concrete Monument
 - Indicates 3/4" Iron Pipe
 - Indicates Found 3/4" Iron Pipe
 - P. U. & D. E. Indicates Public Utility & Drainage Easement
 - ▨ Indicates P. U. & D. E. hereby vacated



Existing Zoning Classification

ZONE: RT-1
Traditional Single Family (8,400 Square Feet)

Area Table
(More or Less)

Lot 1 = 11,250.2 Square Feet
Lot 2 = 14,209.1 Square Feet

Total Area of Subdivision
25,459.3 Square Feet or 0.584 Acres

Area of Easements

Lot 1:
P.U. & D.E. = 3,882 Square Feet
Vacated P.U. & D.E. Easement = 536 Square Feet

Lot 2:
P.U. & D.E. = 2,867 Square Feet
P.U. & D.E. Easement = 1,679 Square Feet
For Doc. # 2025K039983

Total Gross Area of Proposed Easements
6,749 Square Feet

Owner's Certificate

State of Illinois }
County of Kane } ss

This is to certify that the undersigned is the owner of the land described hereon, and that has caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under the style and title of Unit No. 2 St. Charles Heights Subdivision.

Also, this is to certify that property being subdivided is to the best of the owner's knowledge and belief, entirely within the limits of:
St. Charles Community Unit School District 303.

Geneva Heights, LLC
409 Illinois Avenue
St. Charles, IL 60174

By: _____ (Print name) _____ (Title)

(Signature) _____
Dated of _____ Illinois, this _____ day of _____ A.D. 20____

Notary Public's Certificate

State of Illinois }
County of Kane } ss

I, _____ a notary public, in and for said county and in the state aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such owner(s), appeared before me in person and acknowledged that he/she/they signed and delivered the annexed plat as their/his/hers/they) own free and voluntary act(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ A.D. 20____

Notary Public

My commission expires _____

Plan Commission Certificate

State of Illinois }
County of Kane } ss

Approved this _____ day of _____ A.D. 20____

City of St. Charles Plan Commission

Plan Commission Chairman

City Council Certificate

State of Illinois }
County of Kane } ss

Approved, and accepted this _____ day of _____ A.D. 20____

Mayor

Attest:

City Clerk

Director of Community Development Certificate

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.

Director of Community Development

Dated at St. Charles, Illinois, this _____ day of _____ A.D. 20____

Certificate as to Special Assessments

State of Illinois }
County of Kane } ss

I, _____ do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Collector of Special Assessments

Dated at St. Charles, Illinois, this _____ day of _____ A.D. 20____

Illinois Department of Transportation Certificate

State of Illinois }
County of Kane } ss

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant of Section 2 of an act to revise the law in relation to plats, as amended, a plat that meets the requirements contained in the department's "Policy on Permits for Access Driveways to State Highways" will be required by the department.

Dated this _____ day of _____ A.D. 20____

by:

Jose Rios, P.E.
Region One Engineer

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 hand and seal of the County of Geneva, Illinois, this _____ day of _____ A.D. 20____

Kane County Clerk

Surveyor's Certificate

State of Illinois }
County of Kane } ss

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property:

That part of the Southeast Quarter of Section 34, Township 40, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of Lot 1 in Alwood's Subdivision, thence South 33 degrees 30 minutes 56 seconds East along the East line of said lot, 122.80 feet; thence South 02 degrees 05 minutes 40 seconds East along the East line of Lots 1 and 2 of said Alwood's Subdivision, 46.95 feet to the Southwest corner of Lot 2 of St. Charles Heights Subdivision for the Point of Beginning; thence North 56 degrees 19 minutes 32 seconds East along the Southerly line of said Lot 2, a distance of 279.25 feet to the Southwest corner of Geneva Road; thence South 34 degrees 21 minutes 13 seconds East along said Southwestly line, 85.00 feet to the Northwestly line of Keller Place; thence South 62 degrees 18 minutes 29 seconds West along said Northwestly line, 154.16 feet to the most Northeastly corner of Lot 8 of said Alwood's Subdivision; thence South 02 degrees 17 minutes 29 seconds West along the Easterly line of said lot, 64.04 feet to the Southeastly corner of said lot; thence North 86 degrees 57 minutes 51 seconds West along the Southerly line of said lot, 129.82 feet to the Southwestly corner of said lot; thence North 02 degrees 05 minutes 40 seconds East along the westerly line of said lot, 43.60 feet to the Point of Beginning, and also that part of Lot 2 in St. Charles Heights Subdivision, being part of the Southeast Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded October 23, 2025 as document number 2025K041777, in Kane County, Illinois, further described as follows: Beginning at the Southwestly corner of said Lot 2; thence North 56 degrees 19 minutes 52 seconds East along the Southerly line of said Lot 2, a distance of 85.03 feet; thence South 89 degrees 49 minutes 15 seconds West, 72.48 feet to an angle point on the Westerly line of said lot 2; thence South 02 degrees 05 minutes 40 seconds West along the westerly line of said lot, 46.95 feet to the Point of Beginning, all in the City of St. Charles, Kane County, Illinois.

I further certify that the described property lies within Zone "X", as designated by the Flood Insurance Rate Map for the City of St. Charles, Illinois Community Panel Number 170330, the Federal Emergency Management Agency Firm Map Number 1703B025643, with an effective date of July 20, 2021.
Zone "X" is an area with minimum flood hazard.

I further certify that the foregoing described tract is located within the corporate limits of the city of St. Charles, Kane County, Illinois which has adopted an official comprehensive plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois municipal code as amended.

Given under my hand and seal of Batavia, Illinois this _____ day of _____ A.D. 20____

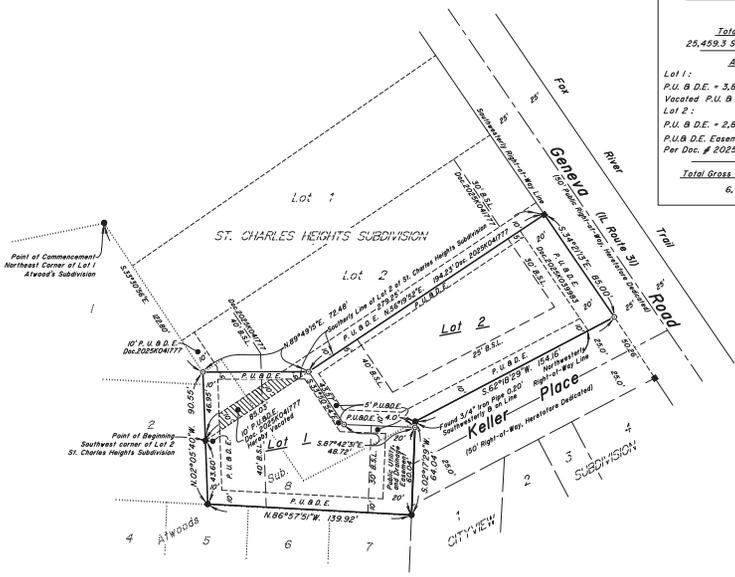
FOR REVIEW

Illinois Professional Land Surveyor No. 035-003342
License expires November 30, 2026



Please return the recorded Mylar to:
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Please send copy and/or PDF of recorded plat to:
ASM Consultants, Inc.
16 E. Wilson Street
Batavia, IL 60009
ASM@netnet.com

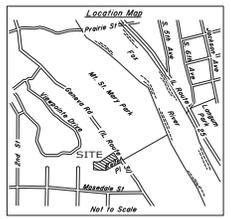


Public Utility and Drainage Easement Provisions:

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to all public utility companies of any kind operating under franchise granting them easement rights from said City of St. Charles, including but not limited to, AmeriTech and Nicor and to their successors and assigns therein collectively referred to as "grantees", in, upon, across, over, under, and through the areas shown by dashed lines and labeled "Public Utility and Drainage Easement" on the plat of subdivision hereon drawn for the purpose of installing, constructing, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or apparatuses, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work. The permanent non-exclusive easement is hereby reserved for and granted to the City of St. Charles and the respective successors and assigns for maintaining the uninterrupted and unimpeded conveyance, flow and runoff of surface storm water across and upon the areas designated on this plat as drainage easement. The right is hereby granted to said grantees to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the drainage ways and operation of or access to said utility installations, without limitation, in, on, upon or across, under, or through said easement.

No permanent buildings, trees, gardens, shrubs, or berming shall be placed on or in said easements, except as otherwise approved by the City of St. Charles, but the easement areas may be used for paving, fences, sidewalks, and other purposes that do not interfere with the aforesaid uses and rights. Where an easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St. Charles so as not to interfere with the gravity flow in said sewer or sewers. Utility installations, other than those managed by the City of St. Charles, shall be subject to the approval of the City of St. Charles, as to design and location, and all other installations are subject to the ordinances of the City of St. Charles.

Following any work to be performed by the grantees in the exercise of its easement rights granted herein, the grantees shall have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided, however, the grantees shall be obligated following any such work, to backfill and mound so as to retain suitable drainage, remove debris, and leave the area in generally clean and workmanlike condition.



PREPARED BY:

ASM Consultants, Inc.
16 E Wilson Street
Batavia, IL 60010
(630) 879-0200
asm@netnet.com

Professional Design Firm #184-065014 expires 4/30/2027
© copyright 2025, ASM CONSULTANTS, INC. ALL RIGHTS RESERVED

No.	Date	Revision
1	10/01/2025	Revised per City comments dated 9/16/2025
2	10/30/2025	Revised per Client comments dated 10/28/2025
3	12/17/2025	Issued Plat For Client Review
4	12/29/2025	Issued Plat For City Review
5	01/20/2026	Revised per City comments dated 01/13/26
6	01/28/2026	Revised per City comments dated 01/27/26

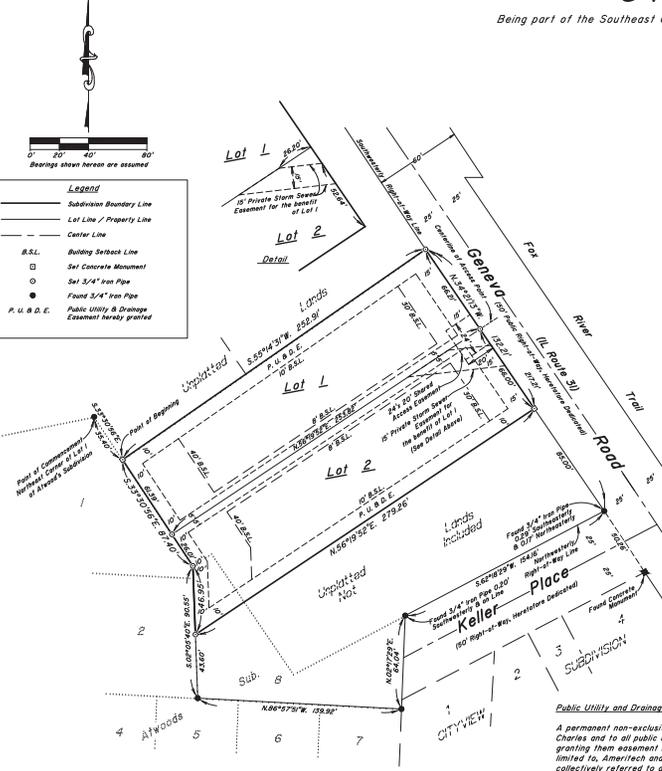
FOR REFERENCE ONLY - Approved Plat of Subdivision for property to the north

Final Plat of

ST. CHARLES HEIGHTS SUBDIVISION

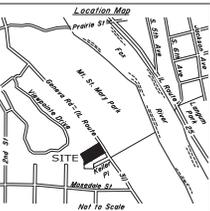
Being part of the Southeast Quarter of Section 34, Township 40 North, Range B East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.

Parcel Index Number
09-34-401-035



LEGEND

- Subdivision Boundary Line
- Lot Line / Priority Line
- Center Line
- B.S.L. Building Setback Line
- Set Concrete Monument
- Set 3/4" Iron Pipe
- Found 3/4" Iron Pipe
- P.U. & D.E. Public Utility & Drainage Easement hereby granted



Private Storm Sewer Easement Provisions

A permanent easement is hereby granted to the owner of Lot 1 (Grantor), in, upon, across, over, under, and through the area labeled "Private Storm Sewer Easement" on Lot 2, as depicted on the plat of subdivision hereon drawn for the purpose of maintaining the private storm sewer within the easement area together with the right of access across Lot 2 for the necessary personnel and equipment to perform any necessary maintenance activities on the private storm sewer.

No permanent buildings, trees, gardens, shrubs, or berming shall be placed on or in said easement, but the easement area may be used for paving, fences, and other purposes that do not interfere with the aforesaid uses and rights. Any modifications to the private storm sewer shall be subject to the approval of the City of St. Charles, as to design and location.

Following any work to be performed by the grantee in the exercise of its easement rights granted herein, the grantee shall be obligated to restore the surface of the disturbed area to its prior condition.

Property Owner:
Geneva Heights, LLC
409 Illinois Avenue
St. Charles, IL 60174

Existing Zoning Classification
ZONE: RT-1
Traditional Single Family (8,400 Square Feet)

Area Table
(More or Less)
Lot 1 = 16,163 Square Feet
Lot 2 = 17,273 Square Feet
Total Area of Subdivision
33,436 Square Feet or 0.768 Acres

Area of Easements
Lot 1:
P.U. & D.E. = 5,030 Square Feet
Shore Access Easement = 240 Square Feet
Lot 2:
P.U. & D.E. = 5,555 Square Feet
Shore Access Easement = 240 Square Feet
Private Storm Sewer Easement = 723 Square Feet

Total Gross Area of Easements
11,588 Square Feet
Total net area of easements = 10,659 Square Feet

Public Utility and Drainage Easement Provisions

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to all public utility companies of any kind operating under franchise granting them easement rights from said City of St. Charles, including but not limited to, Ameritech and Nicor and to their successors and assigns therein collectively referred to as "grantees", in, upon, across, over, under, and through the areas shown by dashed lines and labeled "Public Utility and Drainage Easement" on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, repairing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appliances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connections, catch basins, buffer boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work, the permanent non-exclusive easement is hereby reserved for and granted to the City of St. Charles and the respective successors and assigns for maintaining the uninterrupted and unimpeded conveyance, flow and runoff of surface storm water across and upon the areas designated on this plat as drainage easement, the right is hereby granted to said grantees to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the drainage ways and operation of or access to said utility installations, without limitation, in, on, upon or across, under, or through said easements.

No permanent buildings, trees, gardens, shrubs, or berming shall be placed on or in said easements, except as otherwise approved by the City of St. Charles, but the easement areas may be used for paving, fences, sidewalks, and other purposes that do not interfere with the aforesaid uses and rights, where an easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St. Charles so as not to interfere with the gravity flow in said sewer or sewers, utility installations, other than those managed by the City of St. Charles, shall be subject to the approval of the City of St. Charles, as to design and location, and all other installations are subject to the ordinances of the City of St. Charles.

Following any work to be performed by the grantees in the exercise of its easement rights granted herein, the grantees shall have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided, however, the grantees shall be obligated following any such work, to backfill and mound so as to retain suitable drainage, remove debris, and leave the area in generally clean and workmanlike condition.

Owner's Certificate

State of Illinois } ss
County of Kane }

This is to certify that Geneva Heights, LLC is the owner of the land described in the annexed plat, and that 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 of St. Charles Heights Subdivision.

Also, this is to certify that property being subdivided is to the best of the owner's knowledge and belief, entirely within the limits of St. Charles Community Unit School District 303.

Geneva Heights, LLC
409 Illinois Avenue
St. Charles, IL 60174

By: _____ (Print name) _____ (Title)

(Signature) _____

Dated at _____, Illinois, this _____ day of _____, 20____

Notary Public's Certificate

State of Illinois } ss
County of Kane }

I, _____, a notary public, in and for said county and in the state aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered the annexed plat as their/his/hers/they own free and voluntary act(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D. 20____

Notary Public _____
My commission expires _____

Plan Commission Certificate

State of Illinois } ss
County of Kane }

Approved this _____ day of _____, A.D. 20____

City of St. Charles Plan Commission _____
Plan Commission Chairman _____

City Council Certificate

State of Illinois } ss
County of Kane }

Approved, and accepted this _____ day of _____, A.D. 20____

City Council of City of St. Charles, Illinois, _____
Mayor _____
Attest: _____ City Clerk

Director of Community Development Certificate

State of Illinois } ss
County of Kane }

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.

Director of Community Development _____
Dated at St. Charles, Illinois, this _____ day of _____, A.D. 20____

Certificate as to Special Assessments

State of Illinois } ss
County of Kane }

I, _____ do hereby certify that there are no delinquent or 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.

Collector of Special Assessments _____
Dated at St. Charles, Illinois, this _____ day of _____, A.D. _____

County Clerk Certificate

State of Illinois } ss
County of Kane }

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 hand and seal of the County of Geneva, Illinois, this _____ day of _____, A.D. 20____

Kane County Clerk

Illinois Department of Transportation Certificate

State of Illinois } ss
County of Kane }

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "an act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the department's "Policy on Permits for Access Driveways to State Highways" will be required by the department.

Dated this _____ day of _____, A.D. _____

by: _____
Jose Ros, P.E.
Region One Engineer

Surveyor's Certificate

State of Illinois } ss
County of Kane }

This is to certify that I, Shawn R. VanKampen, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property:

That part of the Southeast Quarter of Section 34 Township 40 Range B East of the Third Principal Meridian described as follows: commencing at the Northeast corner of Lot 1 in Atwood's Subdivision; thence South 33 degrees 30 minutes 56 seconds East along the East line of said lot, 35.40 feet for the Point of Beginning; thence continuing South 33 degrees 30 minutes 56 seconds East along said East line, 87.40 feet; thence South 02 degrees 40 seconds East along the East line of Lots 1 and 2 of said Atwood's Subdivision, 46.95 feet; thence North 55 degrees 13 minutes 52 seconds East, 279.26 feet to the Southeastery line of Geneva Road; thence North 34 degrees 21 minutes 13 seconds West along said Southeastery line, 132.21 feet; thence South 55 degrees 14 minutes 31 seconds West, 252.91 feet to the Point of Beginning, all in the City of St. Charles, Kane County, Illinois.

I further certify that the described property lies within Zone "X", as designated by the Flood Insurance Rate Map for the City of St. Charles, Illinois Community Panel Number 170330, the Federal Emergency Management Agency Firm Map Number 17089C0264H, with an effective date of July 20, 2020. Zone "X" is area with minimum flood hazard.

I further certify that the foregoing described tract is located within the corporate limits of the City of St. Charles, Kane County, Illinois which has adopted an official comprehensive plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois municipal code as amended.

Given under my hand and seal of Batavia, Illinois this _____ day of _____, A.D. _____

FOR REVIEW

Illinois Professional Land Surveyor No. 035-00270
License expires November 30, 2026

Design Firm License No. 184-00604
License expires April 30, 2027



Please return the recorded mylar to:
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

PREPARED BY:
ASMO
ASH Consultants, Inc.
16 E Wilson Street
Batavia, IL 60510
(630) 879-0200
ashconsultants.com

Professional Design Firm #184-00604 expires 4/30/2027
© Copyright 2025, ASH CONSULTANTS, INC. ALL RIGHTS RESERVED.

No.	Date	Revision	No.	Date	Revision
1	7/20/2023	Prepared & issued preliminary plat for comment	5	12/20/2024	Preliminary revised to 2 lot subdivision per client
2	7/26/2023	Preliminary revised per City comments	6	2/11/2025	Revised per City comments dated 1-31-25
3	5/14/2024	Preliminary revised to 3 lot subdivision per client	7	6/26/2025	Revised added private storm sewer easement Lot 2
4	7/23/2024	Revised per City comments dated 6-20-24	8	7/15/2025	Added private storm sewer easement provisions per City comment dated 7-8-25