

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



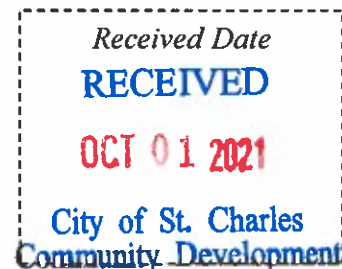
COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Immanuel Myanmar Church</u>
Project Number:	<u>2021-PR-028</u>
Cityview Project Number:	<u>PLSU202100067</u>



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	1713 Howard Street, St. Charles, Illinois 60174	
	Parcel Number (s):	09-33-180-006	
	Proposed Name:	IMMANUEL MYANMAR CHURCH	
2. Applicant Information:	Name	Immanuel Myanmar Church c/o William F. Bochte	Phone (630) 377-7770
	Address	2580 Foxfield Road, Suite 200 St. Charles, Illinois 60147	Fax (630) 377-3479
			Email wbochte@bknlaw.com
3. Record Owner Information:	Name	Janet A. Dangles Trust Dated March 1, 1997	Phone (630) 232-0800
	Address	c/o Mary Ellen Hulce 2000 S. Batavia Avenue, Suite 300 Geneva, Illinois 60134	Fax (630) 345-3229
			Email maryellen.hulce@gmail.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: _____
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):** RS-3 (Place of Worship)
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Suburban - Single Family Residential District

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

What is the property's current zoning? RS-3

What is the property currently used for? School

If the proposed Special Use is approved, what improvements or construction are planned?

No additional improvements are planned at this time.

For Special Use Amendments only:

Why is the proposed change necessary?

N/A

What are the proposed amendments? (Attach proposed language if necessary)

N/A

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

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.

☑ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

☑ 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 site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

☑ PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or (Attached as **Exhibit A**)
- b) A deed and a current title search. (Attached as **Exhibit B**)

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

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.

☑ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper (Attached as **Exhibit C**)

☑ PLAT OF SURVEY: (Attached as **Exhibit D**)

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☑ FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

☑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

□ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

N/A Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

□ **ENDANGERED SPECIES REPORT:**

N/A Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

□ **TRAFFIC STUDY:** If requested by the Director of Community Development.

N/A *Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.*

□ **PLANS:**

N/A 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 of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

□ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

- N/A
1. Accurate boundary lines with dimensions
 2. Streets on and adjacent to the tract: Name and right-of-way width
 3. Location, size, shape, height, and use of existing and proposed structures
 4. Location and description of streets, sidewalks, and fences
 5. Surrounding land uses
 6. Date, north point, and scale
 7. Ground elevation contour lines
 8. Building/use setback lines
 9. Location of any significant natural features
 10. Location of any 100-year recurrence interval floodplain and floodway boundaries
 11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
 12. Existing zoning classification of property
 13. Existing and proposed land use
 14. Area of property in square feet and acres
 15. Proposed off-street parking and loading areas
 16. Number of parking spaces provided, and number required by ordinance
 17. Angle of parking spaces
 18. Parking space dimensions and aisle widths
 19. Driveway radii at the street curb line
 20. Width of driveways at sidewalk and street curb line

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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.

JANET A DANLYS TRUST DATED MARCH 11, 1997

Record Owner [Signature] Date 9/30/21

PER POA AUTHORIZATION

Applicant or Authorized Agent [Signature] Date 9/30/21

AUTHORIZATION

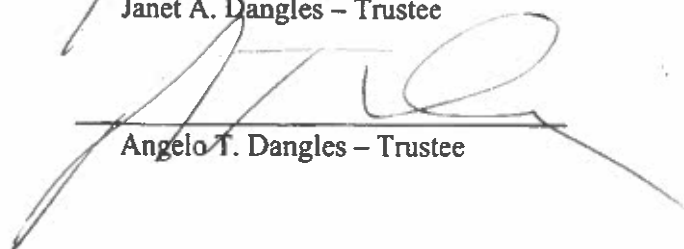
KNOWN ALL MEN BY THESE PRESENTS THAT, Janet A. Dangles and Angelo T. Dangles as Trustees under the Janet A. Dangles Trust dated March 1, 1997, grant authority to **William F. Bochte** of the law firm of **Bochte, Kuzniar & Navigato, P.C.** for us and in our names place, and stead to present a Special Use Application to the City of St. Charles to allow for a place of worship (IMMANUEL MYANMAR CHURCH) as permitted special use on the property commonly known as 1713 Howard Street, St. Charles, Illinois 60174 which is currently zoned RS-3 and in all respects as we could do personally, giving and granting unto him, **WILLIAM F. BOCHTE**, full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done to effectuate the aforesaid Special Use Application, as fully, to all intents and purposes, as we might or could do if personally present at the doing thereof.

Dated this 30 day of September, 2021

Janet A. Dangles Trust dated March 1, 1997

By: 

Janet A. Dangles - Trustee


Angelo T. Dangles - Trustee



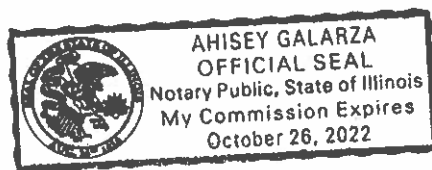
STATE OF ILLINOIS)
) SS:
COUNTY OF KANE)

I, the UNDERSIGNED, a NOTARY PUBLIC in and for the County in the State aforesaid, DO HEREBY CERTIFY THAT, Janet A. Dangles and Angelo T. Dangles, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30th day of September, 2021


NOTARY PUBLIC

My Commission Expires Oct 26, 2022



Next

**OWNERSHIP DISCLOSURE FORM
TRUST**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, JANET A. DANGLES being first duly sworn on oath depose and say that I am
A Trustee of Janet A. Dangles trust Dated March 1, 1997 and that the following
persons are all of the beneficiaries of said Trust:

- JANET A. DANGLES _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

By: [Signature], Trustee
JANET A. DANGLES

Subscribed and Sworn before me this 30th day of
September, 2021.

[Signature]
Notary Public



FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.



As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

1713 Howard Street, St. Charles, Illinois 60174
Project Name or Address

9/28/2021
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

See attached.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The building has adequate utilities, access roads, drainage and necessary facilities, ample parking for a congregation of approximately 60 adults.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The building and property will be used as a small Church/Place of Worship with approximately 60 adults attending Sunday services. The Church will place less of a burden on surrounding properties due to its small size than the current non-conforming use.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This special use will have no affect on normal development of surrounding properties. The building has been operated as a church then school since 1968. All surrounding property is developed and this use will eliminate possible sale to a developer, subdivision and additional density.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The church will provide anyone who wishes to attend a place for spiritual comfort and refuge. The public health and safety, comfort and general welfare will be positively affected and will be neither a danger nor detriment.

The day to day affects of the church on neighboring residences will in all probability be less than the full use of the existing non-conforming use with little to no burden on traffic.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed special use as a place of worship conforms to all applicable provisions of the City Code and meets the applicable provisions of Title 17.

City of St. Charles
Special Use Application

**Findings of Fact – Special Use
Attachment in Response to Letter A.**

Project Address: 1713 Howard Street, St. Charles, Illinois 60174 **Date:** 9/28/2021

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The building was originally constructed as a Church/Place of Worship, pursuant to Ordinance 1968-38 approving it as a Special Use in an R2 District as provided in prior (per 2016) zoning ordinance. It was subsequently converted to a school, which was a permitted use in the then existing R2 District. Additions were added to the building in 2004 with City approval and it has been operated as a school and Montessori Learning Center ever since. The building sits on a 1.61 acre parcel. The property currently constitutes a Legal Non-conforming use in the RS-3 District.

The applicant is seeking approval for a special use as a Place of Worship which is an allowable special use in an RS-3 District under the current Zoning Code.

Petitioner intends the following uses:

Midweek: 5-10 Elders meet weekly for 2 to 3 hours depending on Church needs
Women's Prayer Group meets 1 to 2 hours weekly
Pastor Manal works in the office during the week

Saturday: 2:00 pm – 4:30 pm: Bible Study
Worship team practices for approximately 2 hours at varying times

Sunday: 9:00 am – 11:00 am: Religious Education
1:00 pm – 3:30 pm: Worship Service
3:30 pm – 6:00 pm: Fellowship Time

DEED IN TRUST

Statutory (Illinois)
(Corporation to Trust)

Exhibit B

55028

THE GRANTOR, MISSION MINISTRIES, INC., of the City of St. Charles, County of Kane, State of Illinois, for and in consideration of Ten and no/100 Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to JANET A. DANGLES AND ANGELO T. DANGLES AS TRUSTEES UNDER THE JANET A. DANGLES TRUST DATED MARCH 1, 1997 of 1010 Hawthorne in the City of Geneva, County of Kane, State of Illinois, in the following described real estate situated in the County of Kane in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known As: 1713 Howard Street, St. Charles, IL. 60174

P.I.# 09-33-180-006-0000

Subject to: covenants, conditions, and restrictions of record; building lines and easements so long as they do not interfere with the use and enjoyment of the property.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey, or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee or the Trustee's successors in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire in to the necessity or expediency of any act of said Trustee; or be obligated or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this indenture and by said Trust was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said Trust or in some amendment thereof and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of their predecessor in trust.

THIS IS NOT HOMESTEAD PROPERTY

POOR ORIGINAL
Recorder Not Responsible
For Reproductions

TICOR TITLE INSURANCE CO.
2325 DEAN ST., # 500
ST. CHARLES, IL 60174

FILED FOR RECORD
KANE COUNTY, ILL.
2003 JUN 23 AM 11:50
RECORDED
Stacy W...

2003K102956

4

Bo 18-

18-

Dated April 10, 2003

MISSION MINISTRIES, INC.

ATTEST:

Thomas Matson
BY THOMAS MATSON, ITS PRESIDENT

Beth Matson
BY BETH MATSON, ITS SECRETARY

State of Illinois, County of Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS MATSON personally known to me to be the President, and BETH MATSON, Secretary of Mission Ministries, Inc and personally known to me to be the Secretary whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, in their respective capacities as President and Secretary of Mission Ministries Inc.

Given under my hand and official seal, this 10th day of April, 2003 Commission expires 5/21/05.

David Michael Gasinski
Notary Public



This instrument prepared by: David M. Gasinski, CPA, JD, P.C., 320 W Irving Park Rd #4, Itasca, IL 60143

MAIL TO:

Send subsequent tax bills to:

Mary Ellen Hulce, Esq
PO Box 769
Geneva, IL 60134

The Janet A. Dangles Trust
1010 Hawthorne
Geneva, IL 60134

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER
TAX ACT
John J. Gallagher
DATE | BUYER, SELLER OR REPRESENTATIVE

2

Exhibit C

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF FAIRVIEW PLAZA, UNIT NUMBER 4, ST. CHARLES, KANE COUNTY, ILLINOIS, AS RECORDED IN BOOK 41 OF PLATS, AT PAGE 48, AS DOCUMENT NUMBER 928429 IN THE RECORDERS OFFICE OF KANE COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG THE SOUTH LINE OF SAID UNIT NUMBER 4, 817.7 FEET TO AN ANGLE ON SAID SOUTH LINE FOR A POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 01 MINUTES EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 400.00 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 200.0 FEET; THENCE NORTH 02 DEGREES 01 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 400.0 FEET TO THE SOUTH LINE OF UNIT NUMBER 4, AFORESAID; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID SOUTH LINE, 200.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS;

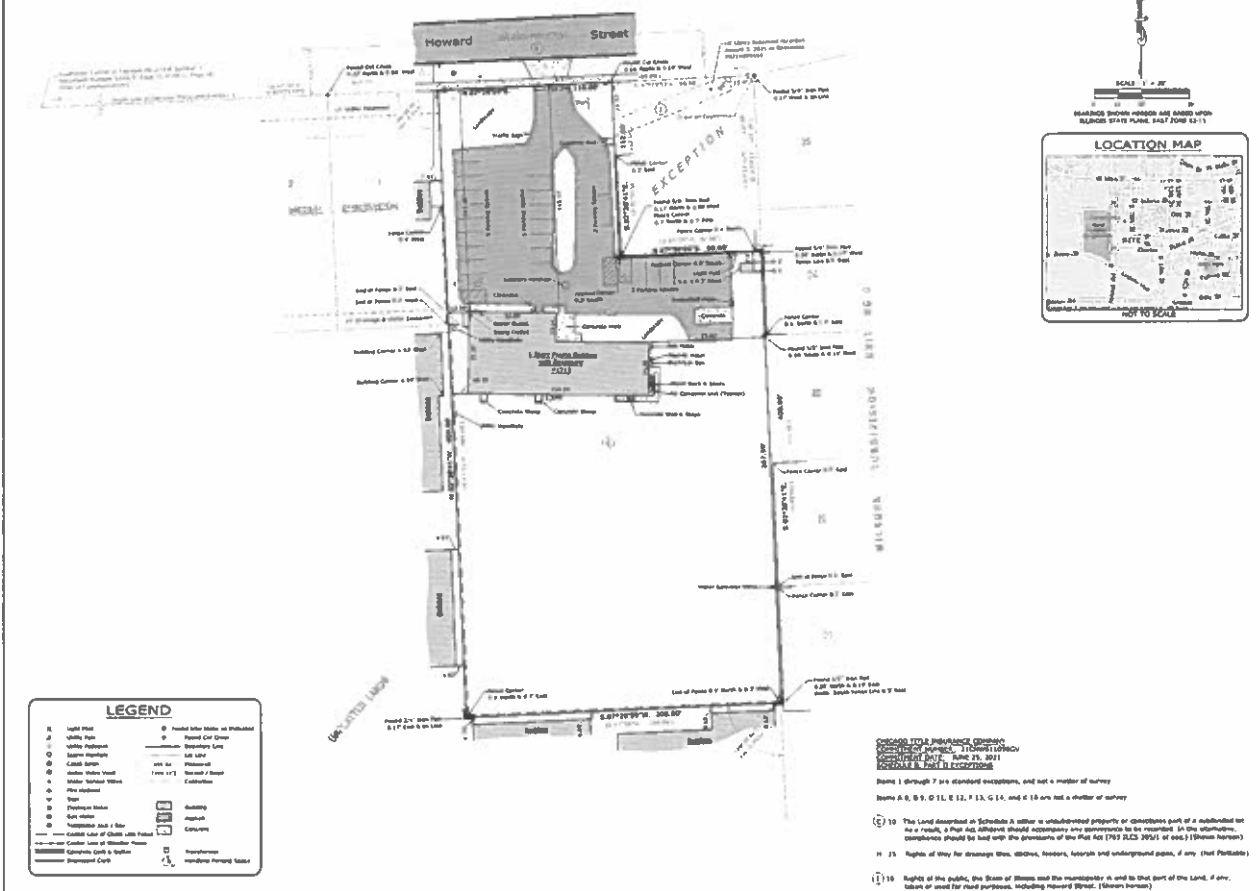
EXCEPT THAT PART DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF FAIRVIEW PLAZA, UNIT NUMBER 4, ST. CHARLES, KANE COUNTY, ILLINOIS, AS RECORDED IN BOOK 41 OF PLATS AT PAGE 48 AS DOCUMENT NUMBER 928429, IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG THE SOUTH LINE OF SAID UNIT NUMBER 4 817.7 FEET TO AN ANGLE ON SAID SOUTH LINE FOR A POINT OF BEGINNING; THENCE SOUTH 2 DEGREES 01 MINUTE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 112.00 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 90.00 FEET; THENCE NORTH 2 DEGREES 01 MINUTE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 112.00 FEET TO THE SOUTH LINE OF UNIT NUMBER 4 AFORESAID; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID SOUTH LINE 90.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR

1713 HOWARD STREET, ST. CHARLES IL. 60174

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ALTA/NSPS LAND TITLE SURVEY



LEGEND

Light Blue	Light Blue	Partial Area Shaded as Proposed
Yellow	Yellow	Partial Corridor
White	White	Survey Lines
Green	Green	Lot Line
Red	Red	Proposed
Blue	Blue	Record / Book
Black	Black	Location
Grey	Grey	Building
Orange	Orange	Maples
Purple	Purple	Cypresses
Light Green	Light Green	Asphens
Light Blue	Light Blue	Handing Planting Water

APPROVED BY

ASMC
 ASH Consultants, Inc.
 18 E Wilson St, Deloitte IL 60910
 TEL (404) 879-5200 Fax (404) 454-3774
 ash@ashc.com
 Professional Design Firm # 158-000141 expires 4/30/2023

CHICAGO TITLE INSURANCE COMPANY
 CHICAGO TITLE INSURANCE COMPANY
 CHICAGO, ILLINOIS 60601
 CHICAGO, ILLINOIS
 CHICAGO, ILLINOIS

Items 1 through 7 are standard exceptions, and not a matter of survey.

Items A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z are not a matter of survey.

(1) The Land described in Schedule A within unadvised property or operations part of a subdivision to be a result, a Plat no. reference should be made to the plat as recorded in the appropriate jurisdiction.

(2) Rights of way for drainage ditches, ditches, sewers, telegraph and underground pipes, if any, (that Particular)

(3) Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, shown of record for public purposes, including record easements.

(4) Easement Agreement recorded August 3, 2004 as Document No. 20040101013 made by and between the owner of 1713 Howard Street ("Party 1") and the owner of the adjacent property ("Party 2"), wherein the owner has reserved Parcel 1 and Parcel 2 for many years not under part of Parcel 1, together with the terms, provisions, conditions and said fee reservations and more contained therein. (Easement Agreement recorded August 3, 2004 as Document No. 20040101013) (Should appear)

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD RANGE, MERIDIAN CITY OF ST. CHARLES, ILLINOIS, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF HARVEY PLACE, UNIT NUMBER 4, ST. CHARLES, ILLINOIS, AS RECORDED IN BOOK 41 OF PLATS, AT PAGE 48, AS DOCUMENT NUMBER 83849 IN THE RECORDS OFFICE OF ILLINOIS COUNTY, ILLINOIS, THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG THE SOUTH LINE OF SAID UNIT NUMBER 4, 17 FEET TO AN ANGLE OR SAID SOUTH LINE FOR A POINT OF BEGINNING, THENCE SOUTH 83 DEGREES 59 MINUTES EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 400.00 FEET, THENCE SOUTH 87 DEGREES 59 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 200.00 FEET, THENCE NORTH 87 DEGREES 59 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND A POINT TO THE SOUTH LINE OF UNIT NUMBER 4, ADDRESS: THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID SOUTH LINE, 200.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, ILLINOIS.

EXCEPT THAT PART DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF HARVEY PLACE, UNIT NUMBER 4, ST. CHARLES, ILLINOIS, AS RECORDED IN BOOK 41 OF PLATS AT PAGE 48, AS DOCUMENT NUMBER 83849, IN THE RECORDS OFFICE OF ILLINOIS COUNTY, ILLINOIS, THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG THE SOUTH LINE OF SAID UNIT NUMBER 4, 17 FEET TO AN ANGLE ON SAID SOUTH LINE FOR A POINT OF BEGINNING, THENCE SOUTH 87 DEGREES 59 MINUTES EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 111.88 FEET, THENCE SOUTH 87 DEGREES 59 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 90.00 FEET, THENCE NORTH 87 DEGREES 59 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 117.88 FEET TO THE SOUTH LINE OF UNIT NUMBER 4, ADDRESS: THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID SOUTH LINE 90.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, ILLINOIS.

SURVEY NOTES

EXAMINATIONS AND MEASUREMENTS SHOWN HEREON ARE BASED UPON TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND RECORDED AS COMMITMENT NO. 11086110000, WITH COMMITMENT DATE OF JUNE 25, 2021.

ALL BUILDINGS TIES ARE TO THE BEING CORNERS.

THE PERMANENT PARCEL NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 09-24-100-006.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNRECORDED UTILITIES WHICH ARE NOT CLEARLY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

- TABLE A ITEM 1**
 PROPERTY CORNERS 4 CORNERS AS 1713 HOWARD STREET, ST. CHARLES, ILLINOIS
- TABLE A ITEM 2**
 THE ALDO INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "C", ACCORDING TO THE COMMUNITY NUMBER 17018, CITY OF ST. CHARLES. MAP NUMBER 370808-01, ILLINOIS COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 1, 2009. ZONE "C" IS AREA OF PERMANENT FLOOD HAZARD.
- TABLE A ITEM 3**
 THE PROPERTY DESCRIBED HEREON CONTAINS 69,913.80 SQ. FT. OR 1.605 ACRES, MORE OR LESS.
- TABLE A ITEM 4**
 NO CORNER REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
- TABLE A ITEM 5**
 REGULAR PAINT MARKED PLACING SPACES
 DESIGNATED HORIZONTAL PLACING SPACE
- PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA/NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED HAS THIS CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND QUALITY SURVEY PROCEDURES WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE NATIONAL, DISTANCE AND CULTURAL REQUIREMENTS FOR SURVEY REQUIREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF ILLINOIS

I, **Carol A. Sweet-Johnson**, Licensed Professional Land Surveyor No. 635-342, and Chicago Title Insurance Company.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2011 PROVISIONS STATED IN THE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 OF TABLE 1 THEREOF. THE FOLLOWING INFO COMPLETED ON 8/12/2023:

DATE OF SURVEY, ILLINOIS ON THIS 31ST DAY OF AUGUST, A.D., 2023.

CAROL A. SWEET-JOHNSON
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 635-342
 LICENSE EXPIRES 11/30/2024

PREPARED FOR

MARY ELLEN HULCE
 ATTORNEY AT LAW
 2000 S. Delaware Avenue
 Chicago, IL 60614

NO.	DATE	REVISION
1	8/12/2023	FIELD SURVEY COMPLETED
2	8/24/2023	FINAL SURVEY COMPLETED

SITE DESIGNATION: 1713 HOWARD STREET, ST. CHARLES, IL 60174

PROJECT NO.: 674215

ALTA

