



Staff Report
Plan Commission Meeting – February 21, 2024

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| Applicant: | Andrew Koczwara |
| Property Owner: | McGrath Automotive Group |
| Location: | 1317 E Main St. |
| Purpose: | Establish motorcycle museum in existing building |
| Applications: | <ul style="list-style-type: none"> • Special Use for Cultural Facility |
| Public Hearing: | Yes, required |
| Zoning: | BL-Local Business District |
| Current Land Use: | Commercial (vacant building) |
| Comprehensive Plan: | Neighborhood Commercial |

Motorcycle Museum- 1317 E Main St.



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| Summary of Proposal: | <p>Proposal is to reuse the existing building for a Motorcycle Museum. A museum is classified as a “Cultural Facility”. A General Amendment Application has filed to allow Cultural Facilities as a Special Use in the BL District. The plans include:</p> <ul style="list-style-type: none"> • Remodeling the inside of the building into 4 gallery rooms • No exterior or site changes are being proposed. |
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| Info / Procedure on Application: | <p>Special Use:</p> <ul style="list-style-type: none"> • Per Sec. 17.04.330, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.” • Public hearing is required, with a mailed notice to surrounding property owners. • 6 findings of fact – ALL findings must be in the affirmative to recommend approval. |
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| Suggested Action: | <p>Conduct the public hearing on the Special Use.</p> <p>The Plan Commission may vote on the item should the Commission feel that they have enough information to make a recommendation.</p> |
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| Staff Contact: | Rachel Hitzemann, Planner |
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I. PROPERTY INFORMATION

A. History / Context

The subject property is located at 1317 E. Main St. The .73-acre site contains a 4853-sf single-story building constructed in 1950.

The property has been vacant for several years. Over the last 10 years the property has been for sale on and off and its most recent uses have included a doggy day care and more recently a storage lot for McGrath Honda. Prior to the doggy daycare, the property was used for a restaurant known as the “Cork and Fork”

Mr. Koczvara would like to open a motorcycle museum. He has filed a General Text Amendment in conjunction with this Special Use application to allow Cultural Facilities as a Special Use within the BL zoning district.

B. Zoning

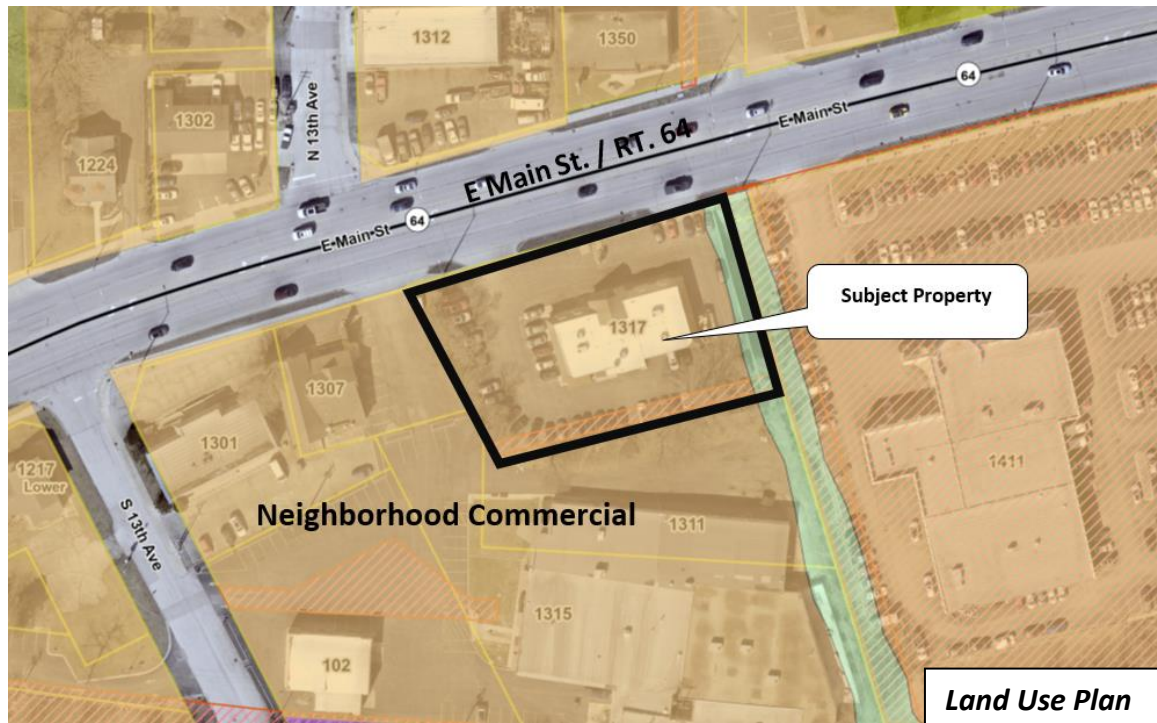
The subject property is zoned BL Local Business District. The same zoning designation exists to the north and west, with BC Commercial Business to the east and M-1 Special Manufacturing to the south.

| | Zoning | Land Use |
|-------------------------|---------------------------|---------------------------|
| Subject Property | BL Local Business | Vacant building |
| North | BL Local Business | Auto repair and office |
| East | BC Commercial Business | Car Dealership |
| South | M-1 Special Manufacturing | Multi-tenant building |
| West | Local Business | Restaurant- Dimple Donuts |



C. Comprehensive Plan

The subject property is designated Neighborhood Commercial in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. Adjacent properties along the E. Main St. corridor have the same designation, which is intended for developments that have a local draw.



The Neighborhood Commercial land use category is described as follows:

Areas designated as neighborhood commercial are intended for smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses. Grocery stores, gasoline service stations, pharmacies, personal and financial services, smaller office uses, convenience and specialty retailers, and more are appropriate. Neighborhood commercial uses should be located along major corridors and at key intersections, along the edges of residential neighborhoods as identified in the Land Use Plan. Many neighborhood commercial properties, especially those along Main Street are relatively shallow and present challenges for redevelopment.

The following Commercial Area Policy (p.48) is relevant to this project:

Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community. A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix

of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.

The following Goals & Objectives for Commercial & Office Areas (p.23) are relevant to this project:

Goal 1: Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City’s residents and, in some areas, a larger regional market.

- *Objective 4: Ensure that new commercial development and redevelopment is designed in scale with, and complementary to, existing adjacent development that aligns with the vision for future character.*
- *Objective 7: Ensure that all retail, office, and service commercial activities are logically organized by use and concentrated within or near areas of similar or compatible uses.*

Goal 2: Enhance the economic viability, productivity, appearance and function of the City’s commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road.

- *Objective 1: Promote a healthy and mutually reinforcing mix of commercial, retail, and service uses along key corridors within the City including Randall Road, Main Street, Lincoln Highway, and Kirk Road.*
- *Objective 2: Utilize a “character note” approach by requiring high-quality development along Randall Road and Main Street at key intersections with other arterial or collector streets that serve as the “front door” into the primary commercial corridors.*
- *Objective 7: Promote the relocation of certain types of incompatible businesses that generate externalities related to aesthetics, access, noise, light or other nuisances to more appropriate places instead of the highly visible locations along major corridors.*

II. PLANNING ANALYSIS

Staff has performed an analysis of the Special Use application for conformance with all relevant standards in the Zoning Ordinance. No physical changes are proposed to the exterior of the building or to the site. As such, the two review items to be considered are the Special Use itself and whether there is adequate parking provided on site to accommodate the proposed use.

A. SPECIAL USE

The property is zoned B- Local Business District. Depending the outcome of the General Amendment Application, a Cultural Facility is a permitted Special Use in the BL district, meaning that the use may be acceptable if established in an appropriate manner and location with the zoning district.

The Zoning Ordinance defines “Cultural Facility” as follows:

Facilities open to the public including, but not limited to, museums, cultural centers, and aquariums. Cultural Facility does not include Library, Place of Worship or Lodge or Private Club, as defined herein.

The applicant has provided Findings of Fact to support the Special Use request.

B. PARKING

The parking requirement based on the square footage of the building is 15 spaces. The property has its own private parking. The provided spaces in the lot exceeds the required number of parking spaces.

The table below compares the parking requirement with the proposed use:

| | Requirement | Proposed Use |
|----------------------------|----------------------------------|---------------------|
| Parking Requirement | 3 per 1,00sf of gross floor area | 15 spaces |

III. DEPARTMENTAL REVIEWS

City Staff has reviewed the site and building plans and have no comments.

IV. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

Staff Comments

- ✓ Staff recommends requiring proof of agreement regarding the driveway modifications from the adjacent property owners that are party to the private roadway access easement agreement.

If Public Hearing is closed-

2. Make a Recommendation to Planning & Development Committee

There are 6 Findings of Fact for Special Use Applications. The applicant has provided responses to the Findings as part of the application materials. All Findings must be made in the affirmative to recommend approval. The Findings are as follows:

1. Public Convenience: The Special Use will serve the public convenience at the proposed location.
2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.
3. 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 purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

4. 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.
 5. 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.
 6. 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 to a Special Use for Planned Unit Development.
- a. **Recommend approval of the application for Special Use.**
 - i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the Special Use findings.

OR

- b. **Recommend denial of the application for Special Use.**
 - i. Plan Commission must substantiate how the Special Use findings are not being met in order to recommend denial.

V. ATTACHMENTS

- Application for Special Use; received 1/22/23
- Plans



2

SPECIAL USE APPLICATION

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

| | |
|--------------------------|-------------------------|
| For City Use | |
| Project Name: | <u>1317 E. Main St.</u> |
| Project Number: | <u>2024 -PR- 001</u> |
| Cityview Project Number: | <u>PLS4202400001</u> |

Received Date
RECEIVED
 JAN 22 2024
 City of St. Charles
 Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

| | | |
|-------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------|
| 1. Property Information: | Location: <u>1317 E MAIN ST SAINT CHARLES, IL 60174</u> | |
| | Parcel Number (s): <u>09-26-302-002-0000</u> | |
| | Proposed Name: <u>SAINT CHARLES MOTORCYCLE MUSEUM & ART GALLERY</u> | |
| 2. Applicant Information: | Name: <u>ANDRZEJ KOCZWARA</u> | Phone: <u>847-630-2587</u> |
| | Address: <u>3006 KING RICHARD CIR SAINT CHARLES, IL 60174</u> | Email: <u>andry@americanhlj.com</u> |
| 3. Record Owner Information: | Name: <u>MCGRATH AUTOMOTIVE GROUP by</u> | Phone: <u>630-721-9500</u> |
| | Address: <u>GARY MCGRATH</u> 151 Fieldgate, LLC, 2020 N. Randall Rd., Elgin, IL 60123 | Email: <u>gmcgrath@gmail.com</u> |

4. Identify 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):

- Newly established Special Use
- Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: ~~Select~~ *Neighborhood Commercial*

Is the property a designated Landmark or in a Historic District? Select *N/A*

What is the property's current zoning? ~~Select~~ *BL*

What is the property currently used for? *VACANT*

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

General remodeling.

6. For Special Use Amendments only: *N/A*

Why is the proposed change necessary?

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

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.

7. 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.

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

APPLICATION FEE: 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 subject property:

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

PROOF OF OWNERSHIP: a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

OWNERSHIP DISCLOSURE: Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property. ✨

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

PLAT OF SURVEY: A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

FINDINGS OF FACT: Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form 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. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION: ^{N/A} As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

ENDANGERED SPECIES REPORT: As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

TRAFFIC STUDY: ^{N/A} If applicable. 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: 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

Site Plan or plans shall show the following information:

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

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)


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.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.



Petitioner/Applicant



Owner
01/19/24

Date:

City of St. Charles
By: _____
City Administrator

Attest

Date:

Petitioner and the City agree that the Owner shall not be responsible for any fees or reimbursements, and that Petitioner shall be solely responsible for same.

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.

Project Name or Address: SAINTCHARLES MOTORCYCLE MUSEUM
and ART GALLERY

From the St. 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.**

MOTORCYCLE MUSEUM and ART GALLERY

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

EXISTING BUILDING

- 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.

VERY LITTLE to NOW

- 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.

NOW

- 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.

NON

- 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.

yes

Andy Koczvara
3006 King Richard Cir
St Charles, IL 60174
andy@americanhwy.com

**CITY OF SAINT CHARLES
2 E. MAIN ST
SAINT CHARLES, IL 60174**

RE: Zoning Amendment Proposal for Motorcycle Museum in St. Charles, IL

Dear City of St. Charles Council Members,

I hope this letter finds you well. I am writing to express my strong support for a zoning amendment to permit the establishment of a motorcycle museum in our charming town of St. Charles, IL. I believe that such an addition would not only enrich our cultural landscape but also contribute positively to our local economy.

Motorcycling has a rich history and cultural significance that deserves to be celebrated and preserved. A motorcycle museum in St. Charles would be a unique and valuable asset, attracting enthusiasts, tourists, and locals alike. Here are several reasons why I believe the zoning regulations should be amended to allow the establishment of a motorcycle museum:

1. Cultural Enrichment:

A motorcycle museum would serve as an educational and cultural hub, showcasing the evolution of motorcycles, their impact on transportation, and the cultural phenomena surrounding them. It could host exhibitions, events, and educational programs for residents and visitors.

2. Tourism and Economic Growth:

Museums are known to attract tourists, and a motorcycle museum would be a draw for enthusiasts from across the region. This influx of visitors would positively impact local businesses, including restaurants, shops, and accommodations, leading to increased economic activity.

3. Community Engagement:

The museum could collaborate with local schools and community groups to offer educational programs, workshops, and events. This would foster community engagement and pride, as residents would have a unique resource to explore and enjoy.

4. Preservation of History:

St. Charles has a rich history, and motorcycles are an integral part of that narrative. Establishing a motorcycle museum would contribute to the preservation of this history, ensuring that future generations have access to and appreciation for the legacy of motorcycles in our town.

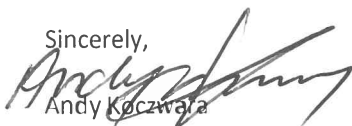
5. Job Creation:

The operation and maintenance of a motorcycle museum would require staffing, providing job opportunities for our local community. This would be a positive step towards supporting employment and economic sustainability.

In conclusion, I urge you to consider the benefits that a motorcycle museum could bring to St. Charles, both culturally and economically. I believe that a zoning amendment to allow such an establishment would align with our town's commitment to growth, community enrichment, and historical preservation.

Thank you for your time and consideration. I look forward to witnessing the positive impact that a motorcycle museum could have on our beloved town.

Sincerely,

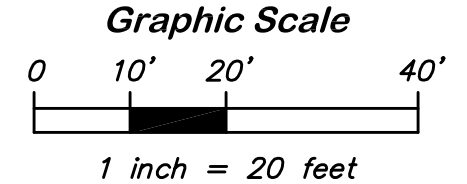
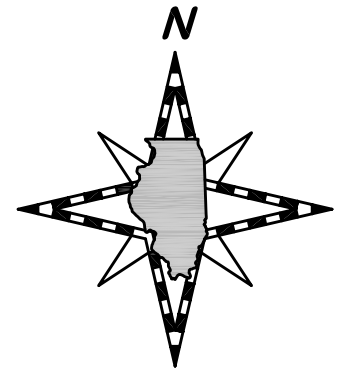


Andy Koczvara

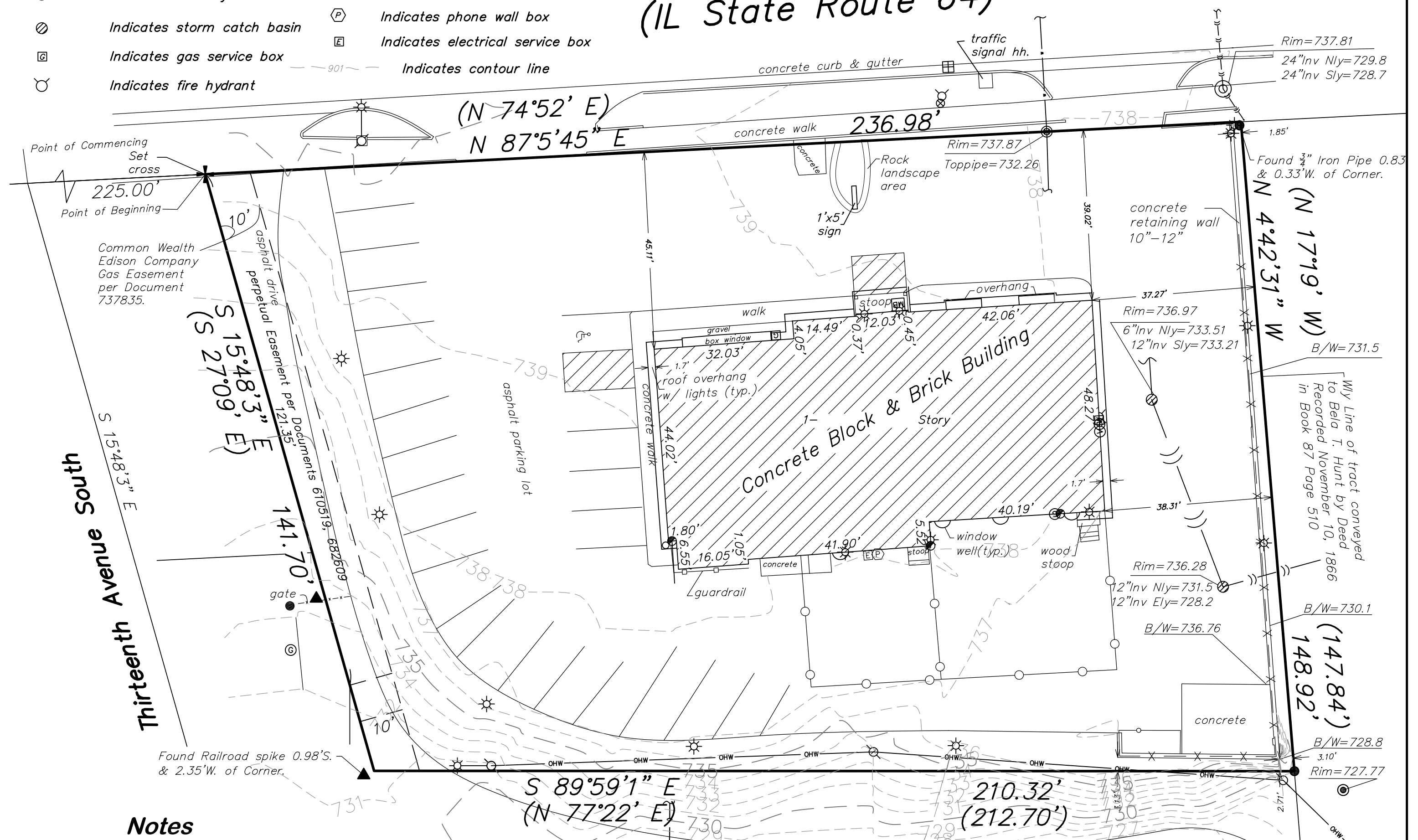
ALTA/NSPS Land Title Survey

Legend

| | | | | | |
|--------------|----------------------------------|--|-------------------------------------|--|--------------------------------------------------------------------------|
| | Indicates mag nail | | Indicates water shut off valve | | Indicates sanitary sewer line, pipe size, material and direction of flow |
| | Indicates iron stake | | Indicates light standard | | Indicates storm sewer line, pipe size, material and direction of flow |
| Meas. | Indicates measured data | | Indicates utility pole | | Indicates traffic signal box |
| (60') | Indicates record data | | Indicates b-box | | Indicates light standard |
| | Indicates metal fence line | | Indicates handicapped parking space | | |
| | Indicates wood fence line | | Indicates storm inlet | | |
| | Indicates overhead wire | | Indicates water valve vault | | |
| | Indicates underground water line | | Indicates gas valve | | |
| | Indicates sanitary sewer manhole | | Indicates phone wall box | | |
| | Indicates storm catch basin | | Indicates electrical service box | | |
| | Indicates gas service box | | Indicates contour line | | |
| | Indicates fire hydrant | | | | |



East Main Street
(IL State Route 64)



Notes

Bearings shown hereon are based upon Illinois State Plane, East Zone, NAD 83. Vertical Control based on St. Charles Vertical Control Network Station STC 06 Elevation = 770.03 ft. NAVD 88.

Descriptions, easements, and Servitudes indicated hereon, are based upon Chicago Title Insurance Company Order Number: 18014574GV having an effective date of August 29, 2018.

Parcel Identification reported as 09-26-302-002-0000 in Title Policy 18014574GV issued by Chicago Title Insurance Company, dated August 29 2018.

Common Address: 1317 E. Main Street, St. Charles, Illinois 60174

It appears the building is currently vacant.

At time of survey 22 conventional parking spaces and one handicapped space were marked with paint striping

The property described is located within No Special Flood Hazard "Zone X" (area of Minimal Flood Hazard) as identified by NFIP Flood Insurance Rate Map No. 17089C0266H with a map revision date of August 3, 2009.

Underground utilities structures and routings protracted hereon are based upon field observations and are believed to be correct, but not warranted.

The maximum relative positional precision of the survey does not exceed that which is specified therein.

All distances are given in feet and decimal parts thereof.

Parcel Contains 31,973 Square Feet. = 0.73 Acres.

Exterior footprint of the building at ground level is 5,032 Square feet.

Property Description: That part of the Southwest Quarter of Section 26, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of East Main Street and Thirteenth Avenue South, which lies 60 feet Northeastly from the Northeast corner of Block 12 of Sarah E. Perkins Addition to St. Charles, Illinois, (measured along the Southerly line of East Main Street); Thence North 74° 52' East along along the Southerly line of East Main Street, 225 feet for the Point of Beginning; Thence South 27° 9' East Parallel with the Easterly line of said Thirteenth Avenue South 141.7 feet; Thence North 77° 22' East 212.7 feet to the Westerly line of a Tract of Land conveyed to Bela T. Hunt by deed dated March 14, 1849 and recorded November 10, 1866 in Book 87, Page 510; Thence North 17° 19' West along said Westerly line and said Westerly line Extended 147.84 feet to the Southerly line of East Main Street as Established by the Illinois State Highway Department; Thence South 74° 52' West along said Southerly line of East Main Street to the Point of Beginning, in the City of St. Charles, Kane County, Illinois.

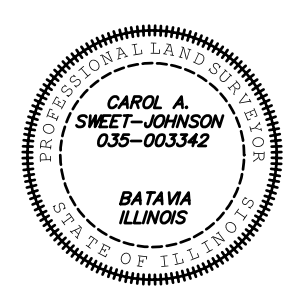
Certification to: Chicago Title Company
Dolores J. Morrison, Trustee
Gary McGrath

This is to certify that this map or plat and survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b), 8, and 9 of Table A thereof. The field work was completed on October 5, 2018.

Date of plat or map: October 23, 2018.

Carol A. Sweet-Johnson

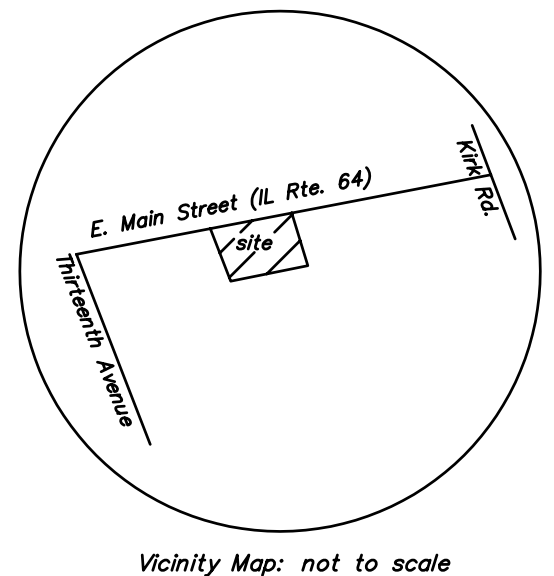
Carol A. Sweet-Johnson
Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2018
Illinois Professional Design Firm No. 184-006014



Ordered by & Prepared for:
Dolores Morrison

| | |
|------------------------------|-----------------|
| Field Bk/Page No: electronic | S-T-R: |
| File Name: 674064_ALTA | Drawn by: C S-J |
| Directory: Projects/2018-028 | Job No.: 674064 |

Prepared by:
Johnson - Western Surveying, dba
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1 Chain = 66 Feet
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Vicinity Map: not to scale

