	AGENDA ITEM EXECUTIVE SUMMARY					
	Title:		Plan Commission recommendation to approve a Final Plat of Subdivision for Schulze Resubdivision, 1021 Howard St.			
	Presenter:		Ellen Johnson			
<i>Please check appropriate box:</i>						
	Government Operations				Government Services	
X	Planning & Development – 7/11/16				City Council	
	Public Hearing					
Estimated Cost:		N/A		Budgeted:	YES	NO
If NO, please explain how item will be funded:						
Executive Summary:						
<p>The subject property, 1012 Howard St., is a 1.1 acre parcel containing a single-family home.</p> <p>Steven Schulze, property owner, is seeking approval of a Final Plat of Subdivision to divide the property into two lots. Lot 1 would encompass the existing house and garage and Lot 2 would be established as a buildable lot for a single-family home.</p> <p>Staff has a number of relatively minor comments listed in the staff report that will need to be addressed prior to City Council approval.</p> <p>Plan Commission Review The Plan Commission reviewed the application on 6/21/16 and voted 5-0 to recommend approval of the Final Plat of Subdivision upon resolution of outstanding staff comments.</p>						
Attachments: <i>(please list)</i>						
Plan Commission Resolution, Staff Report, Application for Final of Subdivision, Final Plat						
Recommendation / Suggested Action <i>(briefly explain):</i>						
Plan Commission recommendation to approve a Final Plat of Subdivision for Schulze Resubdivision, 1021 Howard St., contingent upon resolution of staff comments prior to City Council action.						
For office use only:		Agenda Item Number: 3a				

City of St. Charles, Illinois
Plan Commission Resolution No. 8-2016

**A Resolution Recommending Approval of a Final Plat of Subdivision for
Schulze Resubdivision (1021 Howard St.)**

Passed by Plan Commission on June 21, 2016

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review Final Plats of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision for Schulze Resubdivision (1021 Howard St.) received 6/9/2016; and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement".

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision for Schulze Resubdivision (1021 Howard St.) received 6/9/2016; contingent upon the resolution of all staff comments prior to City Council action.

Voice Vote:

Ayes: Wallace, Holderfield, Schuetz, Doyle, Pretz

Nays: None

Absent: Kessler, Frio, Spruth, Macklin-Purdy

Motion Carried 5-0

PASSED, this 21st day of June, 2016.

Chairman
St. Charles Plan Commission

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Bancroft
And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Schulze Resubdivision, 1021 Howard St. – Final Plat of Subdivision

DATE: July 5, 2016

I. APPLICATION INFORMATION:

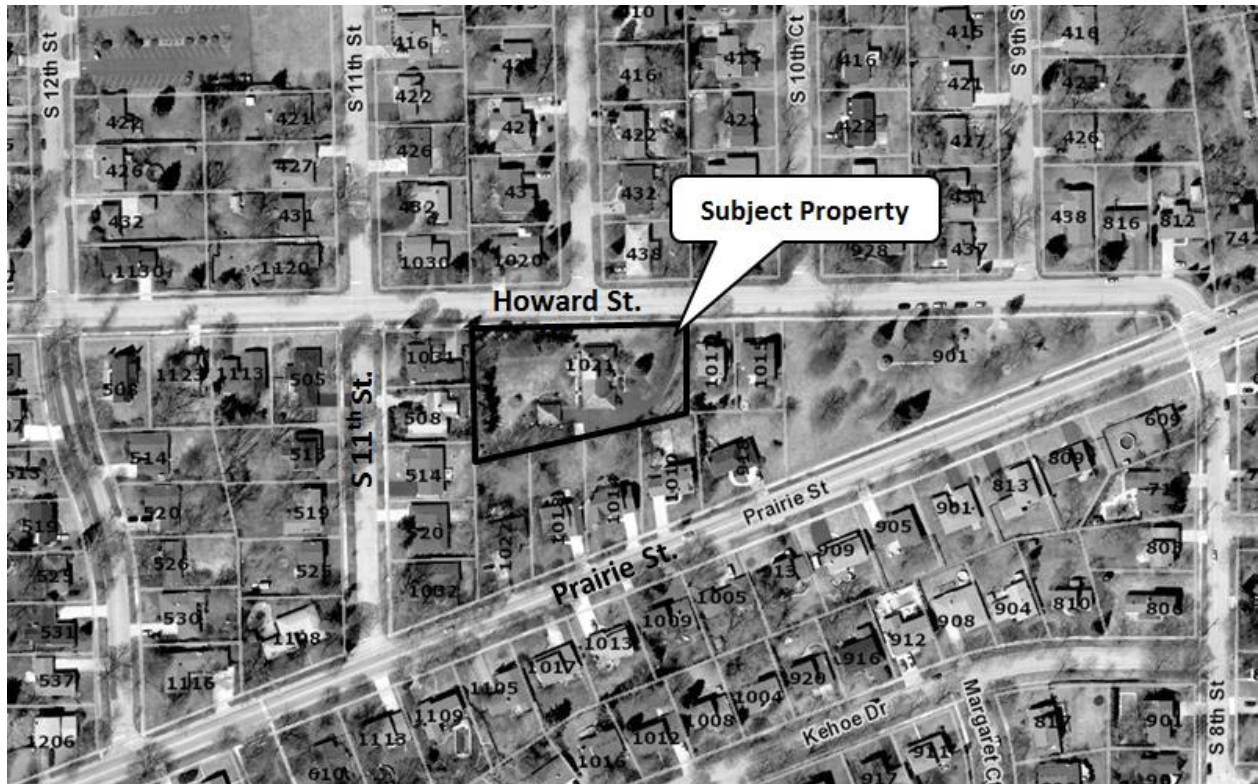
Project Name: Schulze Resubdivision – 1021 Howard St.

Applicant: Steven Schulze

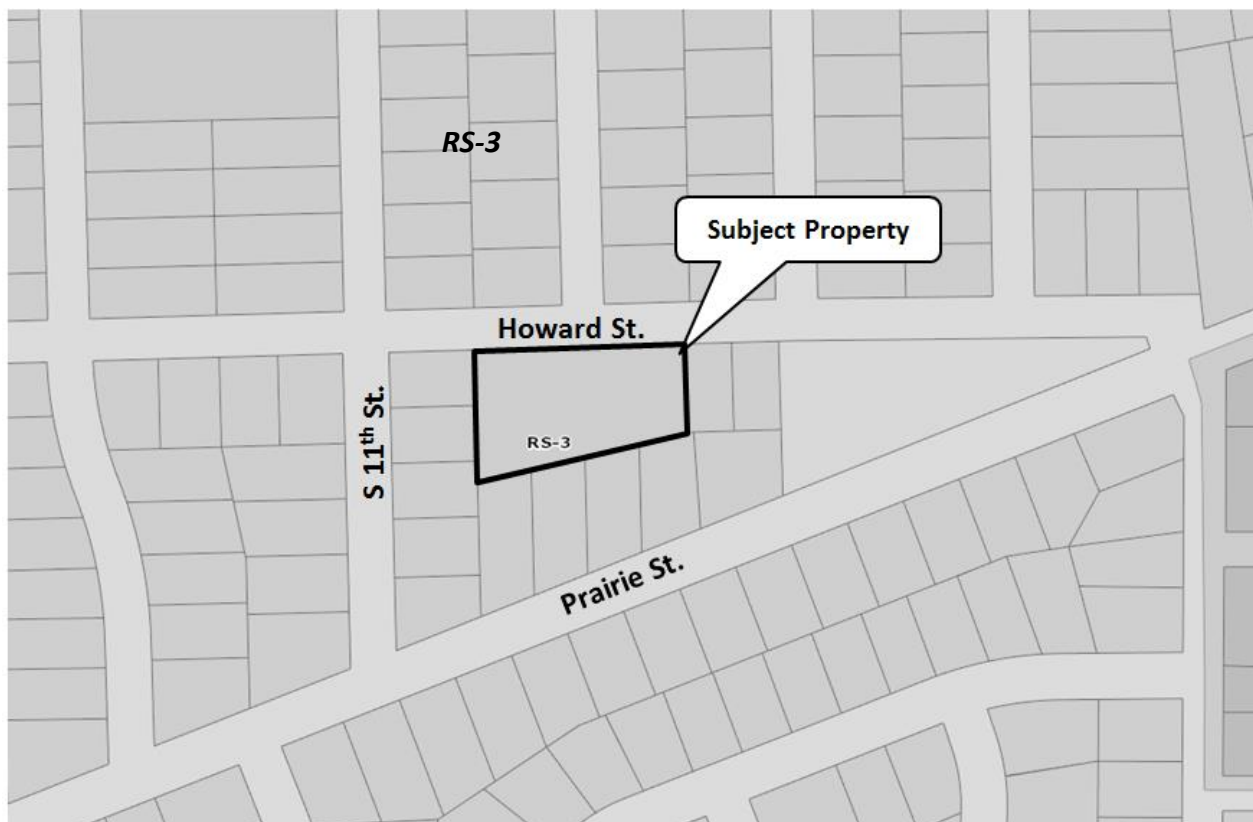
Purpose: Final Plat of Subdivision approval

General Information:		
Site Information		
Location	1021 Howard St.	
Acres	1.1 acres	
Applications:	Final Plat of Subdivision (Minor Subdivision)	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Single-Family Residential	
Zoning	RS-3 Suburban Single-Family Residential	
Zoning Summary		
North	RS-3 Suburban Single-Family Residential	Single-Family homes
East	RS-3 Suburban Single-Family Residential	Single-Family homes
South	RS-3 Suburban Single-Family Residential	Single-Family homes
West	RS-3 Suburban Single-Family Residential	Single-Family homes
Comprehensive Plan Designation		
Single Family Detached Residential		

Aerial



Zoning



II. OVERVIEW

The subject property, 1021 Howard St., is a 1.1 acre parcel containing a single-family home. The property was first subdivided in 1985 as part of the Grunwald Division. The existing house was constructed later that year.

Steven Schulze, property owner, is seeking approval of a Final Plat of Subdivision to divide the property into two lots. Lot 1 would encompass the existing house and garage and Lot 2, west of Lot 1, would be established as a buildable lot for a single-family home, with access from Howard St.

III. ANALYSIS

A. ZONING REVIEW

The table below compares the bulk requirements of the RS-3 zoning district with the proposed lots. Both lots meet zoning requirements pertaining to lot size and yard setbacks. No building is being proposed on Lot 2 at this time; building height and coverage will be reviewed as part of the building permit process at a later date.

	RS-3 District	Lot 1 (with existing house)	Lot 2 (new buildable lot)
Min. Lot Area	8,400 sf	32,352 sf	15,035 sf
Min. Lot Width	60 ft.	217 ft.	83 ft.
Max. Building Coverage	30%	12%	N/A
Max. Building Height	35 ft. or 2 stories, whichever is less	1.5 stories	N/A
Min. Front Yard	30 ft.	32 ft. (Howard St.)	30 ft.
Min. Side Yard	Combined width of 16 ft., neither less than 6 ft.	103 ft. (east side) ~70 ft. (west side)	6 ft. (east side) 10 ft. (west side)
Min. Rear Yard	40 ft.	31 ft. (existing non- conformity)	40 ft.

B. PLAT REVIEW

Staff has a number of relatively minor comments that will need to be addressed on the Final Plat prior to City Council action:

1. Dimensions of the north and south lot lines of Lot 1 are needed.
2. A 10 ft. wide public utility easement is needed along the common property line between Lots 1 and 2. The easement should be 5 ft. wide on each lot, for a total width of 10 ft.
3. The utility easement should be labeled *public* utility easement.
4. The public utility easement provisions should be worded exactly as provided in Appendix B of Title 16 (Subdivision Code).

5. The current zoning classification (RS-3) should be added as a note.
6. The language of each certificate should be exactly as provided in Appendix B of Title 16 (Subdivision Code).
7. Two Notary certificates are provided; one should be removed.
8. The Director of Public Works certificate should be changed to Director of Community Development.
9. The Special Flood Hazard Area certificate is needed, separate from the Surveyor's certificate.
10. Iron pipes should be added at the northeast and southeast corners of Lot 2.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission reviewed the Final Plat of Subdivision and recommended approval on 6/21/16 by a vote of 5-0, subject to resolution of staff comments prior to City Council action.

V. ATTACHMENTS

- Application for Final Plat, received 6/9/16

CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use

Project Name: Schulze Resubdivision

Project Number: 2016 -PR- 005

Application Number: 2016 -AP- 015

RECEIVED
Received Date
St. Charles, IL

JUN 09 2016

CDD
Planning Division

Per City Code Section 16.04.04, 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 this application and submit it with all required attachments to the Planning Division. When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

1. Property Information:	Location: <u>1021 HOWARD ST. ST. CHARLES, IL. 60174</u>	
	Parcel Number (s): <u>09-33-258-009</u>	
	Proposed Subdivision Name: <u>SCHULZE RESUBDIVISION OF LOT 1 GRUNWALD DIV. CITY OF ST. CHARLES, KANE CO.</u>	
2. Applicant Information:	Name <u>STEVEN J. SCHULZE</u>	Phone <u>(630) 300-8410</u>
	Address <u>1021 HOWARD ST.</u> <u>ST. CHARLES, IL.</u> <u>60174</u>	Fax
		Email <u>STEVENJ.SCHULZE</u> <u>@YAHOO.COM</u>
3. Record Owner Information:	Name <u>(SAME)</u>	Phone
	Address	Fax
		Email

Attachment Checklist:

If multiple zoning or subdivision applications are being 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 A of the Subdivision Code. (\$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 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:

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

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.

☐ 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 of Plans:

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.

☐ **SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

☐ **WORKSHEETS (Residential Development only)**

- **PARK AND SCHOOL LAND/CASH WORKSHEETS:** For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
- **INCLUSIONARY HOUSING WORKSHEET**

☐ **COPIES OF THIRD PARTY PERMIT/APPROVALS**

- Kane County DOT and/or IDOT signature on Final Plat (if applicable)

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

6/7/2016

Date

Applicant or Authorized Agent

Date

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Schulze Resub. of Lot 1
 Date Submitted: 6/9/16
 Prepared by: E. Johnson



*Prepared based on hypothetical development of newly created lot; fees may need to be recalculated at time of building permit based on size of dwelling to be built.

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom	1	DU x 2.899	= 2.899
➤ 4 Bedroom		DU x 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 1 2.899
 Total Dwelling Units Estimated Total Population

Park Site Requirements

Estimated Total Population 2.899 x .010 Acres per capita = 0.02899 Acres

Cash in lieu of requirements -

Total Site Acres 0.02899 x \$240,500 (Fair Market Value per Improved Land) = \$ 6,972.10

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted:

Prepared by:

Schulze Resub. of Lot 1

6/9/16

E. Johnson



ST. CHARLES
SINCE 1834

*Prepared based on hypothetical development of newly created lot; fees may need to be recalculated at time of building permit based on size of dwelling to be built.

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	1	DU x .369	= .369	DU x .173	= .173	DU x .184	= .184
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .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 .369 TE .173 TM .184 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	.369	x .025	= 0.009225
Middle (TM)	.173	x .0389	= 0.0067297
High (TH)	.184	x .072	= 0.013248

Total Site Acres 0.0292027

Cash in lieu of requirements -

0.0292027 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 7,023.25

INCLUSIONARY HOUSING SUMMARY

Name of Development Schulze Resub. of Lot 1
Date Submitted: 6/9/16
Prepared by: E. Johnson



Background:

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

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

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

Submission Requirements:

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

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

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

Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	1	X	5%	=	0.05
More than 15 Units		X	10%	=	

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
0.05	0.05	X	\$72,819.50	=	\$3,640.98



Graphic Scale
0 15' 30' 60'
1 inch = 30 feet

Legend

- Indicates concrete monument
- Indicates iron stake
- Meas. Indicates measured data
- (50') Indicates record data
- - - Indicates building setback line
- - - Indicates easement line
- └┐ Indicates 90° angle.

Surveyor's Notes

Grunwald Division recorded September 20, 1985 as Document Number 1739116.

This plat is not valid without the Surveyor's original signature and impressed seal.

Protective covenants shall be recorded separately from this instrument.

Common Address: 1021 Howard Street, St. Charles, Illinois
Parcel Identification Number: 09-33-250-009

State of Illinois) ss I, Carol Sweet-Johnson, an Illinois Professional Land
County of Kane) Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm
No. 194-005518), have surveyed, subdivided and plotted that part of Lot 1 of
Grunwald's Addition in the City of St. Charles, Kane County, Illinois and containing now acres as
shown on the plat herein drawn which is a correct representation of said survey and subdivision.
I further certify that the foregoing described tract is located within the corporate limits of the
City of St. Charles which has adopted an official comprehensive plan and is exercising the special
powers authorized by the laws of the State of Illinois according to 65 ILCS 5/11-12-8, and that
said tract appears to be located within a Zone X (areas determined to be outside 500-year
floodplains) special flood hazard area as identified by the Federal Emergency Management Agency
Flood Insurance Rate Map, Panel 262 of 410, Community-Parcel Number 17089C0262H dated
August 3, 2008. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, November 30, 2015.

Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2015

State of Illinois) ss This is to certify that _____ is the owner of
County of Kane) the land described in the foregoing surveyor's certificate and has caused the same to
be surveyed, subdivided and plotted as shown by the plat herein drawn, for the uses
and purposes therein set forth as allowed and provided by statute, the subdivision to be known as _____
and it hereby acknowledges and adopts the same under the style and title aforesaid. Said premises are
located within Community Unit School District No. 303.

Dated at St. Charles, Illinois, this _____ day of _____, 2015.

By: _____ Attest: _____
Owner Owner

State of Illinois) ss I, _____ a Notary Public in and for the County and
County of Kane) State aforesaid hereby certify that _____ Secretary, who are
personally known to me to be the same persons whose names are subscribed to in the foregoing
owner's certificate, appeared before me this day in person and acknowledged the execution of the
aforesaid plat and accompanying instrument as their free and voluntary act and the free and voluntary
act of the corporation.

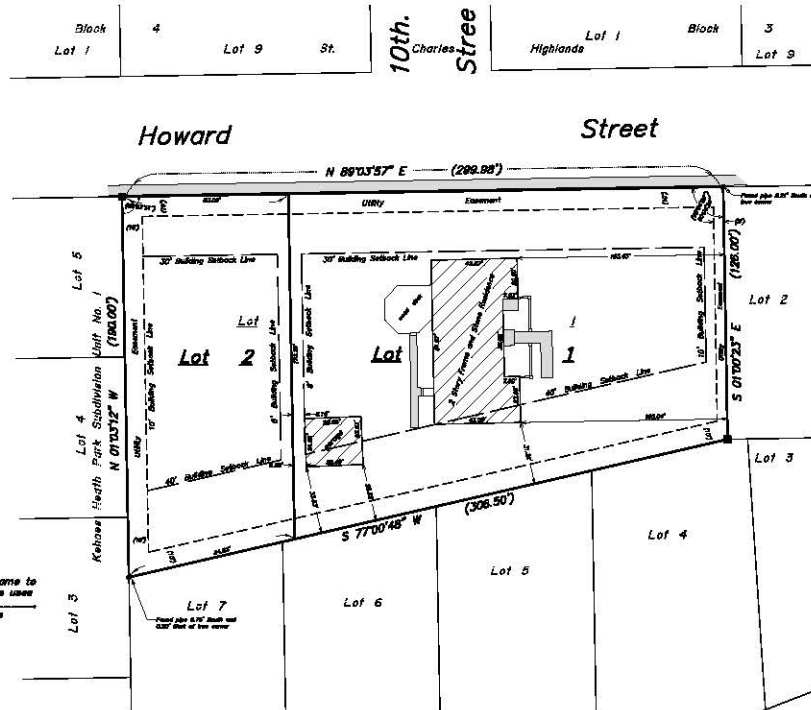
Given under my hand and Notarial Seal, this _____ day of _____, 2015.

Notary Public
My Commission Expires _____

Ordered by & Prepared for:

Steve Schulze

Schulze Resubdivision of Lot 1 Grunwald Division City of St. Charles, Kane County, Illinois



UTILITY EASEMENT PROVISIONS

A permanent, non-exclusive easement is hereby reserved for and granted to the City of St. Charles (hereinafter "City"), and to all public utility companies of any kind operating under franchise agreement granting them easement rights from the City of St. Charles, including but not limited to, S.B.C. A. T. & L., Nicor Gas Company, Comcast Cable and to their successors and assigns (hereafter "Utilities") in, upon, across, under and through the Lot aforesaid herein, for the purpose of installing, constructing, reconstructing, inspecting, operating, replacing, repairing, altering, enlarging, removing, relocating, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary sewers, storm sewers, drainage ways, storm water detention or retention, water mains, and any and all manholes, hydrants, pipes, connections, catch basins, buffer basins, valves, and without limitation, such other installations as may be required to furnish public utility service to the subdivided area, and such appurtenances and additions thereto as said City and Utilities may deem reasonably necessary, together with the right of access thereto for the necessary personnel and equipment to do any or all of the above work, provided that no such easement shall extend into any area either now or hereafter improved with a permanent structure approved by the City. Further, all such franchise shall be required to restore the easement premises by properly grading and restoring the surface treatment (i.e., paving, seal, etc.) to pre-disturbance condition in a prompt manner upon the substantial completion of such work. The right is also hereby granted to said City and Utility Companies to cut down, trim, or remove any trees, shrubs or other plants and objects that interfere with the operation of or access to said utility installations, in, on, upon, across, under or through said easement. Said easement may be used for planting of shrubs and landscaping and other purposes in accordance with final plan approval by said City of St. Charles, and provided such planting, landscaping or other purposes do not then or later interfere with the aforesaid uses and rights. Where said 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.

Prepared by:
Johnson - Western Surveying, L.L.C.
A Measure Along the Road
1 Chain = 66 Feet
823 West State Street, Suite 207
Geneva, Illinois 60134
(830) 843-3188 (830) 715-5859 cell
Copyright © 2015, Johnson-Western Surveying, L.L.C.

Lot Number: 1
Square Feet: 32,322

Note: Calculated square footage of lot is for informational purposes only and is not to be used for boundary reconstruction.

State of Illinois) ss Accepted and approved by _____, Mortgagee,
County of Kane) Dated at: _____ this _____ day
of _____, 2015.

By: _____ Attest: _____
Title: _____ Title: _____

State of Illinois) ss I, _____ a Notary Public in and for the County and State
County of Kane) who are personally known to me to be the same persons whose names are
subscribed to in the foregoing owner's certificate, appeared before me this day in person and
acknowledged the execution of the aforesaid plat and accompanying instrument as their free and
voluntary act and the free and voluntary act of the corporation.

Given under my hand and Notarial Seal, this _____ day of _____, 2015.

Notary Public
My Commission Expires _____

State of Illinois) ss This is to certify that I, _____ County Clerk in and for the
County of Kane) County and State aforesaid, find no redeemable tax sale, unpaid forfeiture
taxes or unpaid current taxes against any of the real estate described in the
foregoing surveyor's certificate.

Dated at St. Charles, Illinois, this _____ day of _____, 2015.

County Clerk

State of Illinois) ss I, _____ Collector of Special Assessments for the
County of Kane) City of St. Charles, Illinois, 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 annexed plat.

Dated at St. Charles, Illinois, this _____ day of _____, 2015.

Collector of Special Assessments

State of Illinois) ss Approved by the City of St. Charles Plan Commission at a meeting held
County of Kane) the _____ day of _____, 2015.

By: _____ Attest: _____
Chairman Secretary

State of Illinois) ss Approved by the Director of Public Works for the City of St. Charles on
County of Kane) this _____ day of _____, 2015.

By: _____ Attest: _____
Director of Public Works Secretary

State of Illinois) ss Approved and accepted by the Mayor and city council of the City of St.
County of Kane) Charles at a meeting held the _____ day of _____, 2015.

By: _____ Attest: _____
Mayor City Clerk

State of Illinois) ss This instrument No. _____, was filed for record in the
County of Kane) Recorder's Office of Kane County, Illinois, on the _____ day of
_____, 2015, at _____ o'clock _____ M, and was
recorded in Plat Envelope No. _____.

County Recorder

The Home: 2015-240 Subd Drawn by: HTZ
Directory: Projects/2015-240 Job No.: 2015-240