



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3d

Title:

Plan Commission to approve a Final Plat of Subdivision (Minor Subdivision) for 1835 and 1855 Wallace Ave. (ERP Plat of Consolidation)

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: June 11, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Philip Ernst is the owner of three parcels at the northwest corner of Wallace Ave and Tyler Road in the east side industrial park. His business, Exact Replacement Parts, occupies the larger building at 1855 Wallace Ave. Mr. Ernst proposes to consolidate the parcels he owns into a single lot in order to create a larger building, and/or connect the two buildings. The Subdivision Code requires filing of a subdivision application in order to formally consolidate parcels.

Staff has a number of relatively minor comments listed in the staff report that will need to be addressed prior to City Council approval.

Plan Commission review

Plan Commission reviewed the application on 6/5/18 and recommended approval, subject to resolution of staff comments prior to City Council action.

Attachments *(please list):*

Plan Commission recommendation, Staff Memo, Application, Final Plat

Plan Commission to approve a Final Plat of Subdivision (Minor Subdivision) for 1835 and 1855 Wallace Ave. (ERP Plat of Consolidation)

City of St. Charles, Illinois
Plan Commission Resolution No. 8-2018

A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for 1835 and 1855 Wallace Ave. (ERP Plat of Consolidation)

Passed by Plan Commission on June 5, 2018

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 (Minor Subdivision) for 1835 and 1855 Wallace Ave. (ERP Plat of Consolidation); 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 (Minor Subdivision) for 1835 and 1855 Wallace Ave. (ERP Plat of Consolidation); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Pretz, Kessler, Wallace, Holderfield, Pietryla, Vargulich, Schuetz

Nays: None

Absent: Funke, Purdy

Motion carried: 7-0

PASSED, this 5th day of June 2018.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



ST. CHARLES
 SINCE 1834

Staff Report

TO: Chairman Ed Bessner
 And Members of the Planning & Development Committee

FROM: Russell Colby, Community Development Division Manager

RE: ERP Plat of Consolidation- 1835 & 1855 Wallace Ave.

DATE: June 8, 2018

I. APPLICATION INFORMATION:

Project Name: ERP Plat of Consolidation- 1835 & 1855 Wallace Ave.

Applicant: Exact Replacement Parts, Inc.

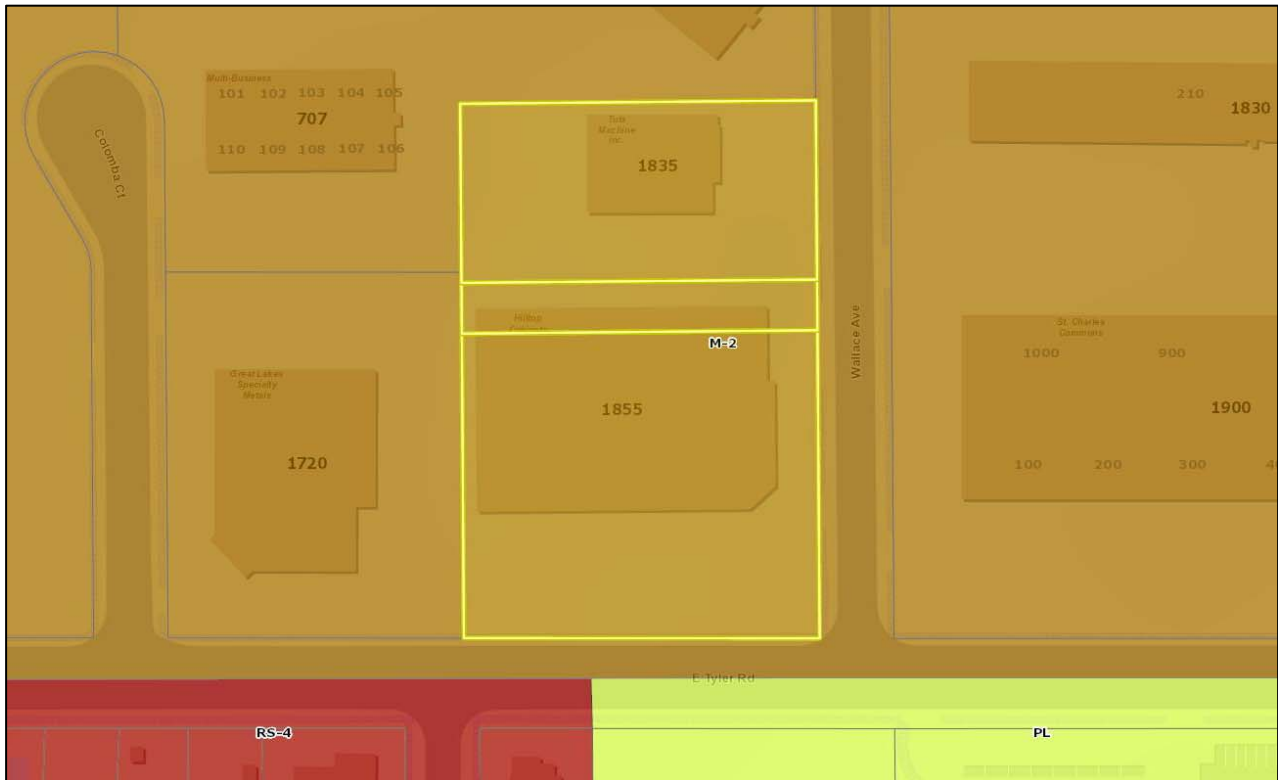
Purpose: Plat of Consolidation to consolidate three parcels into one lot

General Information:		
Site Information		
Location	1835 & 1855 Wallace Ave. (NW corner of Tyler Rd. & Wallace Ave.)	
Acres	3.7 acres	
Applications:	Final Plat of Subdivision (Minor Subdivision)	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Industrial	
Zoning	M2 Limited Manufacturing	
Zoning Summary		
North	M2 Limited Manufacturing	Industrial
East	M2 Limited Manufacturing	Industrial
South	RS-4 Suburban Single-Family Residential PL Public Lands	Single-Family homes Fox Ridge School
West	M2 Limited Manufacturing	Industrial
Comprehensive Plan Designation		
Industrial/Business Park		

Aerial



Zoning Map



II. OVERVIEW

Philip Ernst is the owner of three parcels at the northwest corner of Wallace Ave and Tyler Road in the east side industrial park. His business, Exact Replacement Parts, occupies the larger building at 1855 Wallace Ave. Mr. Ernst proposes to consolidate the parcels he owns into a single lot in order to create a larger building, and/or connect the two buildings. The Subdivision Code requires filing of a subdivision application in order to formally consolidate parcels.

III. ANALYSIS

A. ZONING REVIEW

The table below compares the bulk requirements of the M2 zoning district with the proposed lot. The lot meets all zoning requirements pertaining to lot size and yard setbacks. Plans for any expansion of the building(s) would be reviewed at the time of building permit.

	M2 District	Proposed Consolidated Lot
Min. Lot Area	None	159,837 sf
Min. Lot Width	None	334 ft.
Max. Building Coverage	60%	Less than 60%
Min. Front Yard	40 ft.	40 ft. (Tyler Rd.)
Min. Exterior Side Yard	40 ft.	40 ft. (Wallace Ave.)
Min. Side Yard	20 ft.	30 ft. (west lot line)
Min. Rear Yard	20 ft.	20 ft. (north lot line)

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. The County Engineer’s Certificate can be removed.
2. The plat shows the vacation of a 5 ft. utility easement that crosses the site. The City has no record of any utilities within this easement. An additional 5 ft. of utility easement could be provided along the north property line, as the Subdivision Code typically requires a 10 ft. perimeter easement around non-residential lots.
3. The Director of Community & Economic Development certificate is missing the wording listed in Appendix B of Title 16 (Subdivision Code).
4. The City does not require a separate signature block for the vacation of the utility easement- this is part of the plat approval. The City also does not require that the individual utilities sign to vacate the easement, unless they have a utility within the easement.

IV. SUGGESTED ACTION

Staff recommends approval of the Final Plat of Subdivision, subject to resolution of all staff comments prior to City Council action.

V. ATTACHMENTS

- Application for Final Plat, received 5/24/18

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

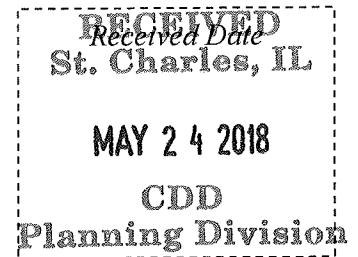


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>1835-1855 Wallace Ave.</u>
Project Number:	<u>2018 -PR- 008</u>
Application Number:	<u>2018 -AP- 014</u>



To request approval of Final Plat for a Subdivision, 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>1835-1855 WALLACE AVE., ST. CHARLES</u>		
	Parcel Number (s):	<u>(1835) 09-35-249-015 / (1855) 09-35-249-013 / 09-35-249-006</u>		
	Proposed Subdivision Name:			
2. Applicant Information:	Name	<u>EXACT REPLACEMENT PARTS, INC</u>	Phone	<u>800-377-1355</u>
	Address	<u>1855 WALLACE AVE</u> <u>ST. CHARLES</u>	Fax	<u>800-377-1331</u>
			Email	<u>phil@PDQ SUPPLY.COM</u>
3. Record Owner Information:	Name	<u>PHILIP M. ERNST</u>	Phone	<u>630-333-8944</u>
	Address	<u>1855 WALLACE AVE.</u> <u>ST. CHARLES, IL</u>	Fax	<u>800-344-1848</u>
			Email	<u>phil@PDQ SUPPLY.COM</u>

Please check the type of application:

- Subdivision:** *— Minor Subdivision*
 - Preliminary Subdivision Plat was previously approved by the City
 - Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
- Planned Unit Development (PUD):**
 - PUD Preliminary Plan was previously approved by the City
 - Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
 - PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been 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 and DISCLOSURE:

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.

N/A □ FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

N/A □ ENGINEER'S COST ESTIMATE SPREADSHEET:

See attached form.

N/A □ STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)

N/A □ STORMWATER REPORT

N/A □ FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

N/A □ COPIES OF THIRD PARTY PERMIT/APPROVALS


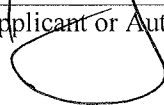
- Illinois EPA Water Pollution Control Permit for sanitary sewer extension

- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

N/A **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.

N/A **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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		Date
Applicant or Authorized Agent		Date
	- Record Owner for both parcels	

5/23/18

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, PHILIP M. ERNST, being first duly sworn on oath depose and say that I am
Manager of PME 1835 WALLACE 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.:

By: [Signature], Manager

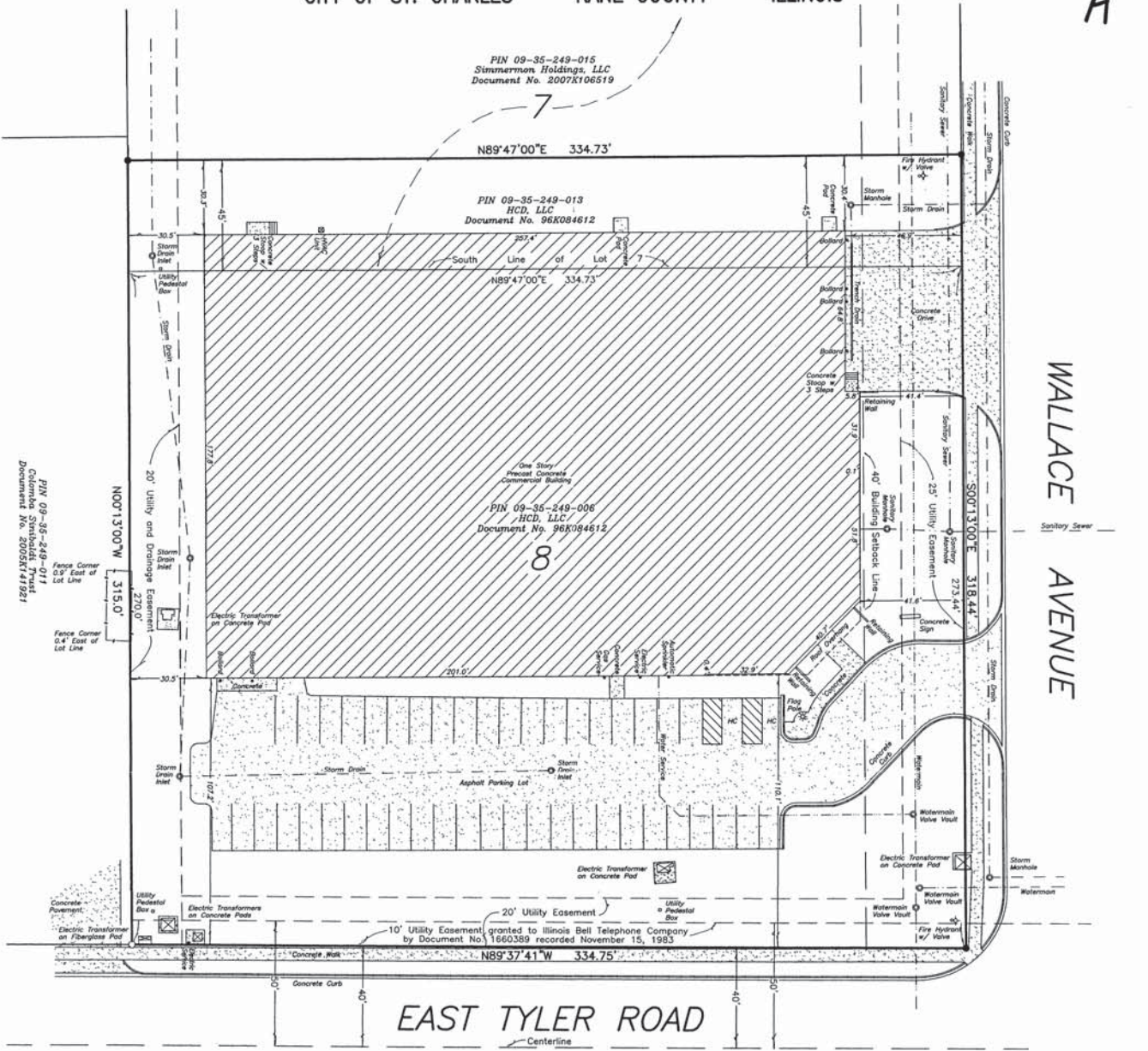
Subscribed and Sworn before me this 23rd day of
May, 20 18.

[Signature]
Notary Public



ALTA/ACSM LAND TITLE SURVEY OF
 LOT 8 AND PART OF LOT 7 CMD MIDWEST INC. INDUSTRIAL DEVELOPMENT UNIT 1
 CITY OF ST. CHARLES KANE COUNTY ILLINOIS

A



PIN 09-35-249-011
 HCD, LLC
 Document No. 200561119821

PIN 09-35-249-015
 Stimmerman Holdings, LLC
 Document No. 2007K106519

PIN 09-35-249-013
 HCD, LLC
 Document No. 96K084612

PIN 09-35-249-006
 HCD, LLC
 Document No. 96K084612

WALLACE AVENUE

EAST TYLER ROAD

LEGAL DESCRIPTION:

Lot 8 and the South 45 feet of Lot 7 as measured along the West Line thereof in CMD Midwest Inc. Industrial Development Unit 1, being a subdivision of part of the South Half of Section 26, a part of the North Half of Section 35, and part of the Northwest Quarter of Section 36 all in Township 40 North, Range 8 East of the Third Principal Meridian in the City of St. Charles, Kane County, Illinois.

State of Illinois }
 County of Kendall } SS

To: PME St. Charles LLC, an Illinois Limited Liability Company
 HCD, LLC, an Illinois Limited Liability Company
 Chicago Title Insurance Company
 Small Business Growth Corporation
 U.S. Small Business Administration
 First Bank & Trust, its successors and assigns
 SBA, its successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, and 14 of Table A thereof. The field work was completed on February 12, 2014.

Dated February 17, 2014 at Yorkville, Illinois

Phillip D. Young
 Phillip D. Young
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/14)



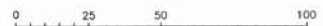
SURVEYOR'S NOTES:

- Regarding Item 3 of Table A: The Subject Property is not located within a Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map No. 17089C0266H with an effective date of August 3, 2009.
- Regarding Item 4 of Table A: The area of the Subject Property is 106015 square feet (2.4338 acres.)
- Regarding Item 6 of Table A: The Subject Property has City of St. Charles zoning "M2" (Limited Manufacturing District).
- This property is commonly known as 1855 Wallace Avenue, St. Charles, Illinois 60174.
- This property is adjacent to a dedicated street.
- Underground utilities shown are based on surface improvements. The Surveyor will not be held responsible for the location of underground utilities.
- Regarding Item 9 of Table A: The Subject Property has 44 regular striped parking spaces and 2 handicapped parking spaces.
- The Easements shown are those shown on the recorded plat of subdivision and/or in the Chicago Title Insurance Company Title Commitment File Number 1410-PNW037002-KA with an effective date of January 3, 2014, transmitted from the Client to the Surveyor.

NOTE: Due to the extensive snow cover and snow depth at the date of this Survey, not all of the site improvements may have been visible to the Surveyor. Some curb improvements were scaled from aerial photos.

Plat revised 03/13/14 as to names in ALTA Certificate.

SCALE
 1"=30'



- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- - - Indicates Storm Drain
- - - - Indicates Sanitary Sewer
- - - - - Indicates Watermain



Location Sketch
 (Not to Scale)

JOB NO.	14019
JOB NAME	ATTY. BOCHTE
DWG FILE	14019

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580

PLAT OF SURVEY

DALE FLOYD LAND SURVEYING L.L.C.

B

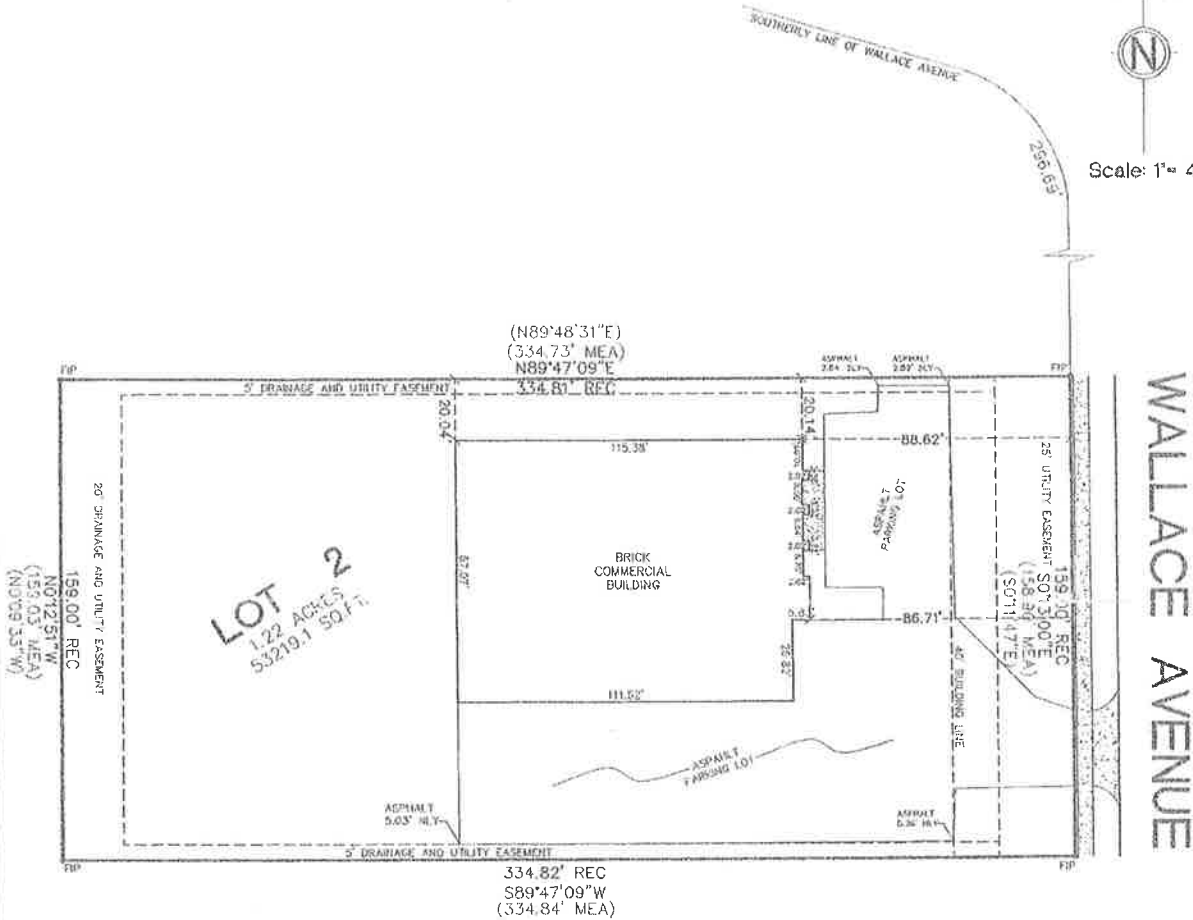
560 Lark Street, Building B
Geneva, Illinois 60134

Phone: (630)232-7705 Fax: (630)232-7725

LOT 2 IN GUNDERSEN RESUBDIVISION OF LOT 6 AND 7 (EXCEPT THE SOUTH 45 FEET AS MEASURED ALONG THE WEST LINE OF LOT 7) OF CMD MIDWEST INC. INDUSTRIAL DEVELOPMENT UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/4 OF SECTION 26, A PART OF THE NORTH 1/4 OF SECTION 35 AND PART OF THE NORTHWEST 1/4 OF SECTION 26, ALL IN TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1835 WALLACE AVENUE, ST. CHARLES, ILLINOIS.



Scale: 1" = 40'



NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located and initial survey completed 7-18-2007



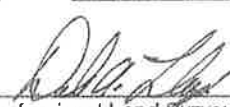
State of Illinois
County of Kane

We, DALE FLOYD LAND SURVEYING L.L.C., a professional design firm, License No. 184-004129 Do hereby certify that the above described property has been surveyed in the manner represented on the plat hereon drawn.

Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 7-19 A.D. 2007

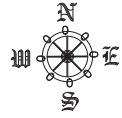

Illinois Professional Land Surveyor No. 035-002876
Job No. 000607-23


Illinois Professional Land Surveyor No. 035-002876

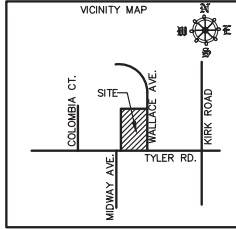
License expiration date 11-30-08

ERP PLAT OF CONSOLIDATION

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN KANE COUNTY, ILLINOIS



P.I.N. 09-35-249-006
P.I.N. 09-35-249-013
P.I.N. 09-35-249-006



OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY LIES WITHIN SCHOOL DISTRICT 303.

DATED THIS _____ DAY OF _____ IN THE YEAR A.D. _____

OWNERS ADDRESS:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

I HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER(S), GIVEN UNDER MY HAND AND NOTARY SEAL.

THIS _____ DAY OF _____ IN
THE YEAR _____

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

COMMUNITY AND ECONOMIC DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.
CITY OF ST. CHARLES

APPROVED THIS _____ DAY OF _____ A.D. _____

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT _____

VACATION OF DRAINAGE AND UTILITY EASEMENT

INDICATED HEREON AS "HEREBY VACATED" ACCEPTED AND APPROVED

CITY OF ST. CHARLES REPRESENTATIVE	DATE
COMMONWEALTH EDISON COMPANY REPRESENTATIVE	DATE
AMERITECH TELEPHONE COMPANY REPRESENTATIVE	DATE
NOR GAS COMPANY REPRESENTATIVE	DATE
AT&T CABLE COMPANY REPRESENTATIVE	DATE

MORTGAGEE'S CERTIFICATE

ACCEPTED AND APPROVED BY _____ AS MORTGAGEE.

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

BY: _____

ATTEST: _____

MORTGAGEE'S CERTIFICATE

ACCEPTED AND APPROVED BY _____ AS MORTGAGEE.

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

BY: _____

ATTEST: _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS IS TO CERTIFY THAT NOLAN AND WEDOW SURVEY GROUP HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN GUNDERSON RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT 9841032991 TOGETHER WITH LOT 8 AND THE SOUTH 45 FEET OF LOT 7 IN CMD MIDWEST INC. INDUSTRIAL DEVELOPMENT UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 26, A PART OF THE NORTH HALF OF SECTION 35 AND A PART OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1254504, ALL IN KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CITY OF ST. CHARLES, ILLINOIS WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17089C0 266H FOR KANE COUNTY, ILLINOIS, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, THE PROPERTY FALLS WITHIN ZONE X (AREAS OF MINIMAL FLOODING)

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES NOVEMBER 30, 2018

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORECLOSED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

BY: _____
COUNTY CLERK

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

I, _____ COLLECTOR OF THE CITY OF ST. CHARLES, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE AMENDED PLAT.

DATED AT ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

BY: _____
CITY COLLECTOR

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER WITH RESPECT TO ROADWAY ACCESS TO _____ PURSUANT TO ICS CHAPTER 785 PARAGRAPH 205/2.

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

COUNTY ENGINEER _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.
CITY OF ST. CHARLES

APPROVED THIS _____ DAY OF _____, A.D. _____

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN OF PLAN COMMISSION _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.
CITY OF ST. CHARLES

APPROVED THIS _____ DAY OF _____, A.D. _____

BY THE COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS.

MAYOR _____

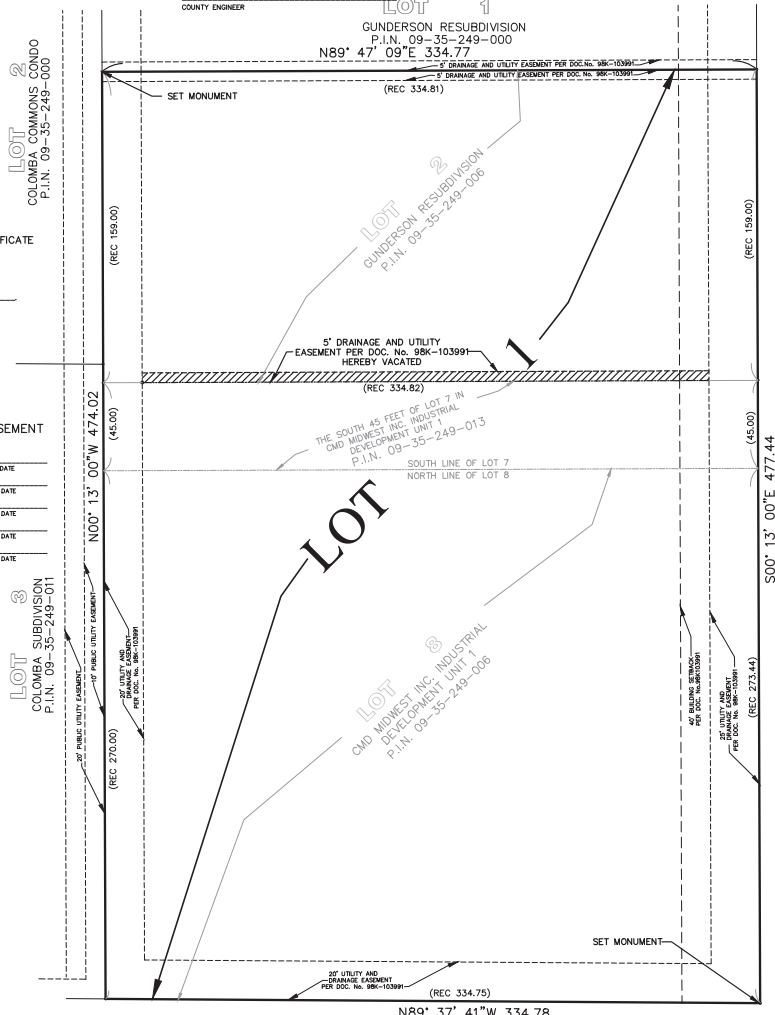
CLERK _____

SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THE RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 17089C0 266H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____



N89° 37' 41"W 334.78'
TYLER RD
HEREFORE DEDICATED

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D., 20____

AT _____ O'CLOCK _____ M. AND WAS RECORDED

IN BOOK _____ OF PLATS ON PAGE _____

RECORDER OF DEEDS _____

NOTE: THIS PLAT IS INTENDING TO COMBINE MULTIPLE PREVIOUSLY RECORDED LOT PARCELS INTO A SINGLE ONE LOT RESUBDIVISION.



REVISED 5-21-2018

PREPARED FOR: PRINCIPLE CONSTRUCTION
PLAT OF CONSOLIDATION ERP ST. CHARLES, ILLINOIS

SUBDIVISION LAND AREA
LOT 1 CONTAINS 3.656 ACRES
(159,257 SQUARE FEET)

NOLAN & WEDOW SURVEY GROUP 1225 BROOKVIEW DRIVE, BATAVIA, IL 60510 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004605 (630) 578-4028 E MAIL NOLANNSC@aol.com FAX (630) 578-4029			
JOB # 18-109	SURVEYED BY: MJS	SCALE: 1"=30'	DATE: 4-13-2018
	DRAFTED BY: MJS/CLL	FILE # D-18-109-CONSOLIDATION	