



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3d

Title:	Plan Commission recommendation to approve a Plat of Vacation and Final Plat of Subdivision for First Street Building #2
Presenter:	Russell Colby

Meeting: Planning & Development Committee

Date: March 12, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Preliminary Plans for construction of First Street Building #2 were approved in November 2017. Building permit plans for the building have been submitted and are under review. Construction is to begin this spring.

The current Building #2 lot follows the footprint of the previous building approved in 2015. Along the First Street frontage, the lot lines followed the exact building face, including bump outs and recesses for the building walls.

The City has prepared documents to replat the Building #2 lot to follow the approved plan. This will require two documents:

- A Plat of Vacation of a few small sections of street right-of-way where the building would encroach.
- A Plat of Subdivision to replat the lot based on the current building footprint, and to dedicate right-of-way in the previous “bump outs” in the lot.

The building will not encroach any further into First Street than the previous building. Also, you may recall there are no balconies planned on the First Street elevation of the building.

Plan Commission recommendation

On 3/6/18, the Plan Commission recommended approval of the Final Plat of Subdivision, 8-0.

Attachments *(please list):*

Plan Commission Resolution; Application, Plat documents, Ordinance approving Preliminary Plan

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Plat of Vacation and Final Plat of Subdivision for First Street Building #2

City of St. Charles, Illinois
Plan Commission Resolution No. 4-2018

**A Resolution Recommending Approval for Final Plat of Subdivision for
Building #2 for First Street Redevelopment PUD (City of St. Charles)**

Passed by Plan Commission on March 6, 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 for the First Street Building #2; 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" and the requirements of the First Street PUD Preliminary Plan for Building #2, Ordinance No. 2017-Z-20.

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 First Street Building #2; contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Pretz, Purdy, Kessler, Wallace, Holderfield, Funke, Pietryla, Vargulich

Nays: None

Absent: Schuetz

Motion carried: 8-0

PASSED, this 6th day of March 2018.

Chairman
St. Charles Plan Commission

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

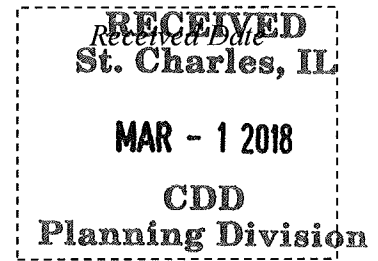


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>First Street Phase 3</u>
Project Number:	<u>2013</u> -PR- <u>018</u>
Application Number:	<u>2018</u> -AP- _____



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: First Street PUD, Lot #2	
	Parcel Number (s): 09-34-127-014	
	Proposed Subdivision Name: Resubdivision of Lot 2 of the Resubdivision of the Resubdivision of Phase III	
2. Applicant Information:	Name City of St. Charles	Phone 630-377-4443
	Address 2 E. Main Street St. Charles, IL 60174	Fax
		Email rcolby@stcharlesil.gov
3. Record Owner Information:	Name Same as Applicant	Phone
	Address	Fax
		Email

Please check the type of application:

- 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.

NA **□ FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

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

NA **□ ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

NA **□ STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)**

NA **□ STORMWATER REPORT**

NA **□ 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.

NA **□ 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

NA **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.

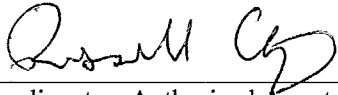
NA **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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.

City of St. Charles

Record Owner

Date

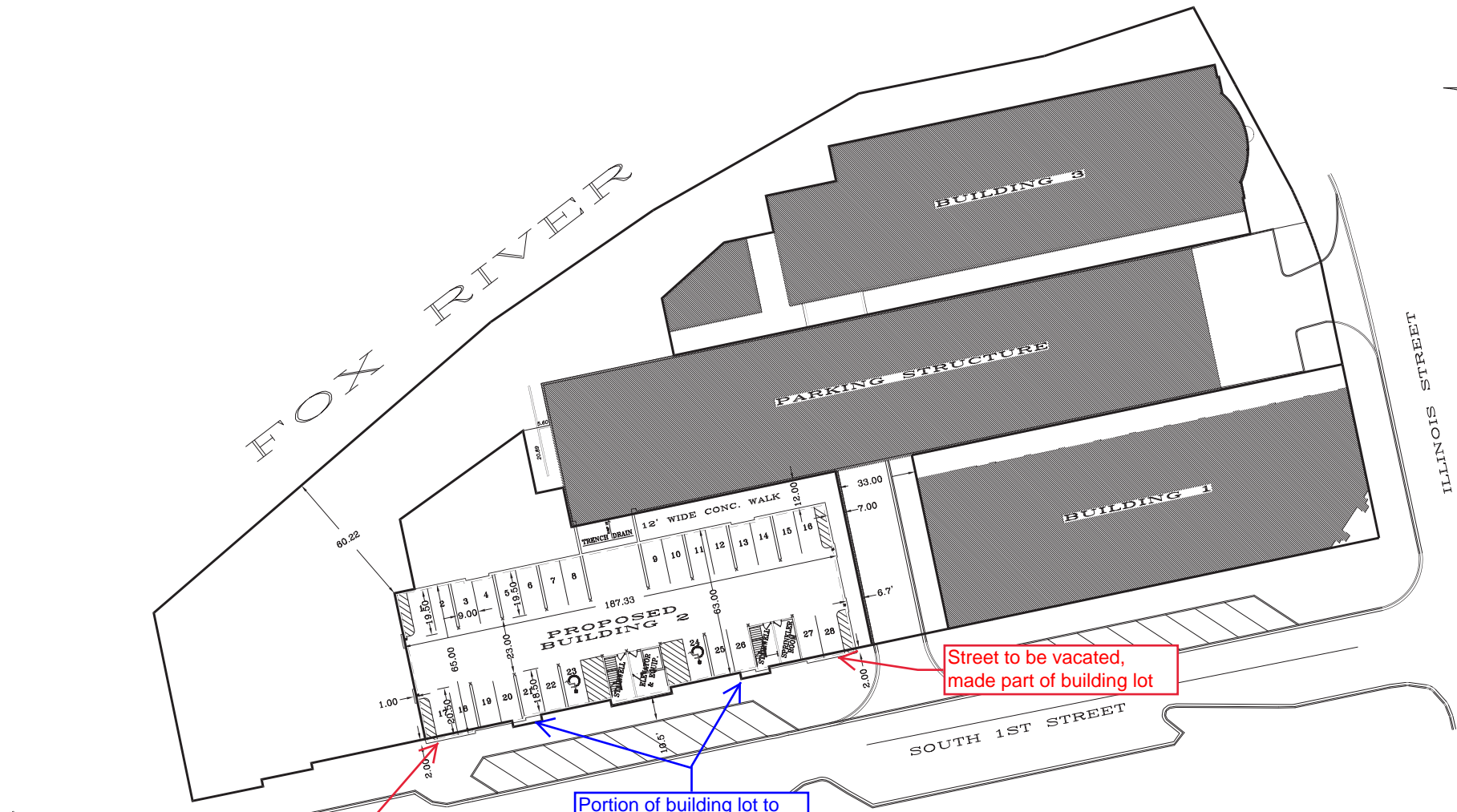
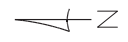


3/1/18

Applicant or Authorized Agent

Date

FOX RIVER



Street to be vacated, made part of building lot

Portion of building lot to be dedicated as street right-of-way

Street to be vacated, made part of building lot

FIRST STREET PHASE 3 / BUILDING No.2

- NOTES:**
- 1- RESUBDIVISION OF THE RESUBDIVISION OF PHASE III, FIRST STREET REDEVELOPMENT SUBDIVISION RECORDED 10/4/2016, DOCUMENT No. 2016K053789.
 - 2- BUILDINGS 1, 3, AND PARKING STRUCTURE SHOWN BASED ON AS-BUILT DATED MAY 7, 2017.
 - 3- PROPOSED BUILDING 2 AREA IS AT 11,695 sf.

BUILDING-2 GEOMETRIC PLAN SHEET 1 OF 1	1	Grading	Common Address :	COUNTY ENGINEERS INC. 100 W. WASHINGTON CHICAGO, ILLINOIS 60642 SCALE: 1" = 20' DATE: 08/28/2017
	2	Mortgage	Builder/Client :	
	3	Foundation	Job No. :	

PLAT OF VACATION
of

PIN NO.: 09-34-127-014

PART OF FIRST STREET LYING WESTERLY OF AND ADJOINING LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016K053789, ALL IN KANE COUNTY, ILLINOIS.



FIRST STREET

LOT 2

RESUBDIVISION OF THE RESUBDIVISION OF PHASE III
FIRST STREET REDEVELOPMENT SUBDIVISION
RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016K053789

LOT 4

EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1, 2 AND 3

LOT 1
LOT 4
EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1, 2 AND 3



RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF KANE COUNTY,
ILLINOIS, ON THE _____ DAY OF _____ 20____
AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, PAUL N. MARCHESE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-02041, HAVE PREPARED THE PLAT OF VACATION THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF FIRST STREET LYING WESTERLY OF AND ADJOINING LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTYFOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016K053789 BOUNDED AND DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2 THENCE SOUTH 78 DEGREES 54 MINUTES 11 SECONDS EAST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 37.50 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 09 SECONDS WEST, 1.00 FOOT; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 16.17 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 1.00 FOOT; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 21.33 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 2.00 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 59 SQUARE FEET OR 0.001 ACRES, MORE OR LESS

PARCEL 2:
THAT PART OF FIRST STREET LYING WESTERLY OF AND ADJOINING LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTYFOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016K053789 BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2 THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 2.00 FEET; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 21.33 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 1.00 FOOT; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 16.17 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 1.00 FOOT; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 21.33 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 59 SQUARE FEET OR 0.001 ACRES, MORE OR LESS

AS SHOWN BY THE PLAT WHICH IS A CORRECT REPRESENTATION OF SUCH VACATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT ROSSELLE, ILLINOIS,
THIS 20th DAY OF MARCH, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-02041
My Current License Expires November 14, 2018

PAUL N. MARCHESE
10 MONACO DRIVE
ROSSELLE, ILLINOIS, 60172
(833) 994-5689
FILE NO. : 05-14966

SHEET : 1 of 1
SCALE : ONE INCH = TEN FEET
ORDER NO.: 05-14966 (Vacation)
ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF VACATION
MARCHESE AND SONS, Inc.
Design Firm No. 184-02762
land - marine - construction surveys
19 Marine Drive Phone: (815) 284-0400
Barrington, Illinois 60015 FAX: (815) 284-8889

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

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

COUNTY CLERK OF KANE COUNTY.

ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT GENEVA, ILLINOIS
THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 20____

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST:

CITY CLERK

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-02041

LOT TWO RESUBDIVISION

PLN NO.: 09 - 34 - 127 - 014

of

LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED THIS _____ DAY OF _____ A.D. 20____
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee) CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____ DO HEREBY CERTIFY
THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

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

CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAN.

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

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 20____
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____ DO HEREBY CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT; AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AS BACKLIFT THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH; AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.
ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBMITTED AS FORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303
DATED THIS _____ DAY OF _____ A.D. 20____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____ AS NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT
TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL.
THIS _____ DAY OF _____ A.D. 20____ AT _____
ILLINOIS

CERTIFICATION CONCERNING DRAINAGE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATERS DRAINAGE WILL CHANGE, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DRAINAGE OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR AREAS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY RESULTING FROM THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ 20____

REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

BLANKET UTILITY AND ACCESS EASEMENT PROVISIONS:

A BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND ITS FRANCHISEES, OVER LOTS 1, 2, 3 AND 4 (EXCLUSIVE OF BUILDINGS, NOT INCLUDING THE OPEN CORRIDOR THROUGH THE BUILDING ON LOT 3) HEREON PLATTED AND DESIGNATED AS "BLANKET UTILITY AND ACCESS EASEMENT", (OR SIMILAR DESIGNATION), TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION

NO ENCRAGEMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES AND APPROVES THAT SAID ENCRAGEMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS NON-INTERFERING ENCRAGEMENT BY FENCES, GARDENS, SHRUBS, AND OTHER LANDSCAPING MATERIAL.

THE CITY AND ITS FRANCHISEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY FENCES, TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "BLANKET UTILITY AND ACCESS EASEMENT", "BLAZE" (OR SIMILAR DESIGNATION), WHICH ENCRACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS OR REPAIRS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION OR REPAIRS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, FENCES, LANDSCAPING MATERIALS, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO REMOVE ALL EXCESS DEBRIS AND SHOULDS AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SAID BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RESHOWING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ALL CONSTRUCTION IMPROVEMENTS LOCATED COMMON TO LOT 4, AND SUCH APPURTENANCES AND ADDITIONS THEREO AS SAID CITY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

INGRESS AND EGRESS EASEMENT

A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS/EGRESS PURPOSES, THAT RUNS WITH THE LAND IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 OR ANY PART(S) THEREOF, IN, UPON, OVER AND THROUGH THE INGRESS AND EGRESS EASEMENT ON LOT 4 AND ON THE PLAN OF RESUBDIVISION HEREOF DRAWN, FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS OVER AND UPON LOT 4, INCLUDING BUT NOT LIMITED TO THE LOWER AND GROUND LEVEL OF ANY STRUCTURE EVER LOCATED ON LOT 4, TO THE UNDERGROUND PARKING AREAS LOCATED ON LOT 1, LOT 2 AND LOT 3. THIS PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT SHALL INURE TO THE BENEFIT OF ANY OWNER'S SUCCESSORS OR ASSIGNS.

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

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY,
ILLINOIS, ON THE _____ DAY OF _____ 20____
AT _____ O'CLOCK P.M.

RECORDER OF DEEDS

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____ COUNTY CLERK OF KANE COUNTY,
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID FORECLOSED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT GENEA, ILLINOIS
THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT I, PAUL N. MARCHESE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-020461, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 20160053789, ALL IN KANE COUNTY, ILLINOIS.
GIVEN UNDER MY HAND AND SEAL AT ROSELLE, ILLINOIS,
THIS 5TH DAY OF FEBRUARY, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-020461
My Current License Expires November 30, 2018
PAUL N. MARCHESE
10 MACAGO DRIVE
ROSELLE, ILLINOIS 60172
630-984-8090
FILE NO.: 05-40966

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, PANEL NO. 17081-C-02E18 DATED AUGUST 1, 2005.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-020461

SHEET: 1 OF 2

PLN NO.: 09 - 34 - 127 - 014

ADDRESS: FIRST STREET
ST. CHARLES, ILLINOIS

ORDERED BY: CITY OF ST. CHARLES

PLAT OF SUBDIVISION
MARCHESE AND SONS, Inc.
Design Firm No. 184-20767
land - marine - construction surveys
18 Wacker Dr. Phone: (815) 384-8888
Barrington, Illinois 60015 FAX: (815) 884-8889

LOT TWO RESUBDIVISION

of

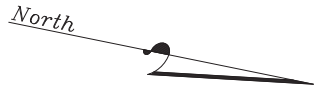
FIRST

STREET

LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

HERETOFORE DEDICATED

HERETOFORE DEDICATED



LOT 1

LOT 4

LOT 2
16569 Sq. Feet
0.380 Acres

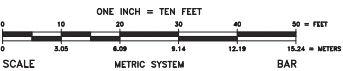
LOT 5

LOT 4

LOT 3

LOT 5
FOX RIVER

EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1, 2 AND 3



INGRESS AND EGRESS EASEMENT

A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS/EGRESS PURPOSES, THAT RUNS WITH THE LAND IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 OR ANY PART(S) THEREOF, IN, UPON, OVER AND THROUGH THE INGRESS AND EGRESS EASEMENT ON LOT 4 AND ON THIS PLAT OF RESUBDIVISION HEREOF, DRAIN, FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS OVER AND UPON LOT 4, INCLUDING BUT NOT LIMITED TO THE LOWER AND GROUND LEVEL OF ANY STRUCTURE OVER LOCATED ON LOT 4, TO THE UNDERGROUND PARKING AREAS LOCATED ON LOT 1, LOT 2 AND LOT 3. THIS PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT SHALL INURE TO THE BENEFIT OF ANY OWNER'S SUCCESSORS OR ASSIGNS.

SHEET : 2 of 2
DATE : February 5, 2016
SCALE : ONE INCH = TEN FEET
ORDER NO.: 05-14966 (Lot 2)
ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF SUBDIVISION
MARCHESE AND SONS, Inc.
Registered Surveyors
land - marine - construction surveys
12 Wilson St. Phone : (815) 984-5800
Moline, Illinois 61712 FAX : (815) 984-8889

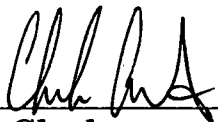
City of St. Charles, Illinois

Ordinance No. 2017-Z-20

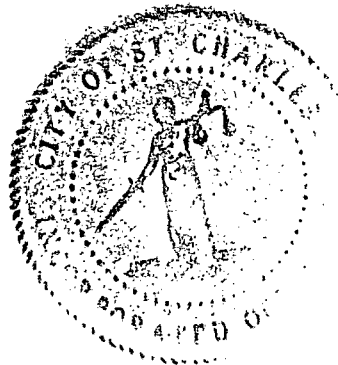
**An Ordinance Granting Approval of a Revised PUD
Preliminary Plan for First Street Building #2.**

**Adopted by the
City Council
of the
City of St. Charles
November 6, 2017**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, November 12, 2017**



City Clerk



(SEAL)

City of St. Charles, Illinois
Ordinance No. 2017-Z- 20

**An Ordinance Granting Approval of a Revised PUD Preliminary Plan for
First Street Building #2**

WHEREAS, on or about September 5, 2017, First Street Development II, LLC (the "Applicant") filed an application for PUD Preliminary Plan for Lot 2 of First Street Redevelopment PUD Phase 3, said realty being legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Realty"); and,

WHEREAS, the Plan Commission recommended approval of the PUD Preliminary Plan on or about October 17, 2017; and,

WHEREAS, the Government Services Committee of the City Council recommended approval of the PUD Preliminary Plan on or about October 23, 2017; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Government Services Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "B", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Development Data for Phase 3, dated 10/25/17
- Geometric Plan, prepared by County Engineers, dated 10/11/17
- Architectural Elevations, prepared Marshall Architects, dated 8/28/17

3. That the subject property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

4. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

Ordinance No. 2017-Z-20

Page 2

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of November, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of November, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of November, 2017.



Attest:

Handwritten signature of Charles Amenta in black ink.

Charles Amenta, City Clerk

Vote:

Ayes: 9

Nays: 0

Absent: 1

Abstain: 0

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

Handwritten signature of Raymond P. Rogina in black ink.
Raymond P. Rogina, Mayor

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 2 OF RESUBDIVISION OF THE RESUBDIVISION OF THE PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION, BEING A RESUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, AS RECORDED WITH THE KANE COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 2016K053789.

EXHIBIT "B"

PUD PRELIMINARY PLANS

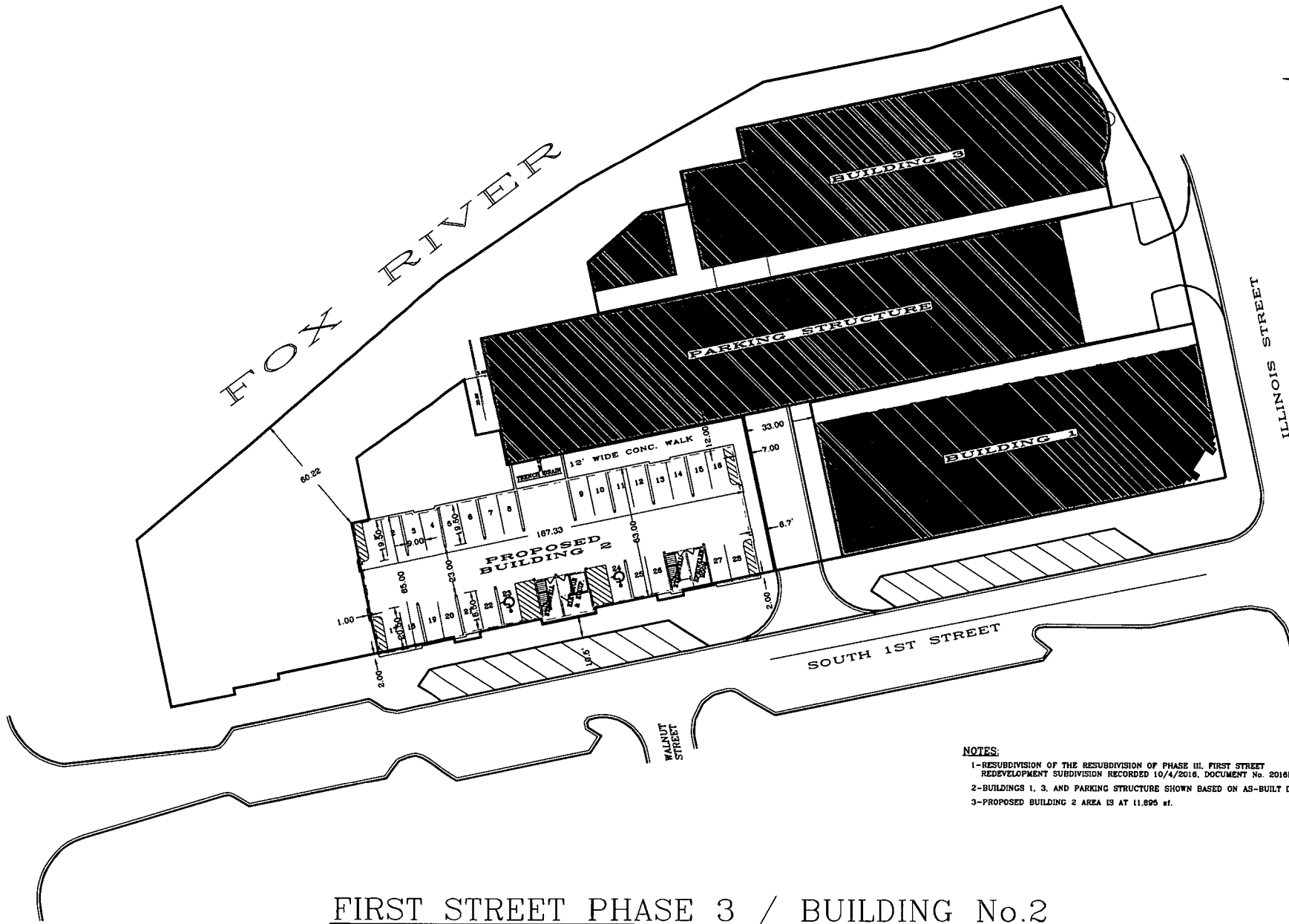
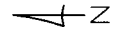
- Development Data for Phase 3, dated 10/25/17
- Geometric Plan, prepared by County Engineers, dated 10/11/17
- Architectural Elevations, prepared Marshall Architects, dated 8/28/17

FIRST STREET PHASE 3 DEVELOPMENT DATA
10/25/17

Building No.	Type	Floor Level	Area/Units
Building 1	Parking	Basement	29 spaces
	Retail/Commercial	1 st level	11,865 sf
	Office	2 nd level	11,865 sf
	Office	3 rd level	11,865 sf
	Office	4 th level	11,865 sf
	<i>Total Office</i>		
Total Building area			47,460 sf
Parking Deck			
	Parking	1 st level	57 spaces
	Parking	2 nd level	53 spaces
Total Parking Count			110 spaces
Building 2	Parking	Basement	28 spaces
	Retail/Commercial	1 st level	12,251 sf
	Office	2 nd level	12,312 sf
	Residential	3 rd level	12,378 sf
	Residential	4 th level	12,441 sf
	Residential	5 th level	11,158 sf
	Total Residential (2 1-Bedroom, 12 2-Bedroom)		
Total Building area			60,543 sf
Building 3	Parking	Basement	28 spaces
	Bank/office	1 st level	13,092 sf
	Office/residential*	2 nd level	12,542 sf
	Office/residential*	3 rd level	13,245sf
	Office/residential*	4 th level	13,245sf
	Office/residential*	5 th level	13,245 sf
	Total Residential (Bedroom Count TBD)		
Total Building area			65,369 sf

**Split between office/residential square footage as shown on Architectural Plans dated 12/22/16*

FOX RIVER



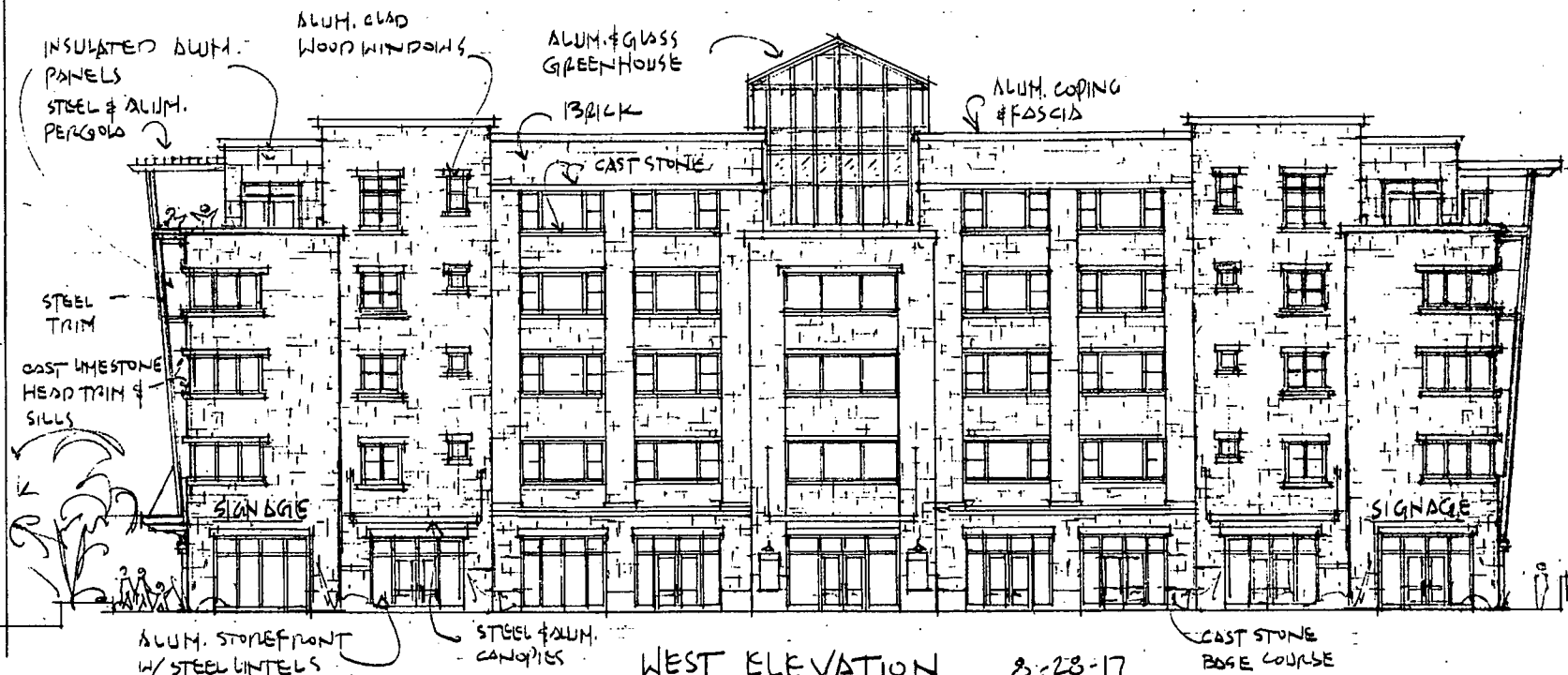
NOTES:

- 1-RESUBDIVISION OF THE RESUBDIVISION OF PHASE III, FIRST STREET REDEVELOPMENT SUBDIVISION RECORDED 10/4/2016, DOCUMENT No. 2016K053789.
- 2-BUILDINGS 1, 3, AND PARKING STRUCTURE SHOWN BASED ON AS-BUILT DATED MAY 7, 2017.
- 3-PROPOSED BUILDING 2 AREA IS AT 11,695 sf.

FIRST STREET PHASE 3 / BUILDING No.2

OCTOBER 11, 2017

COUNTY ENGINEERS INC. COUNTY ENGINEERS INC. 1000 N. W. 10th St., Suite 101 Ft. Lauderdale, FL 33304	
Common Address: Building/Client: Job No.:	Scale: 1"=20' Date: 10/11/17
Drawing: Revision: Foundation:	REVISIONS: 1 2 3
BUILDING-2 GEOMETRIC PLAN SHEET 1 OF 1	



WEST ELEVATION 8-23-17

1/16" = 1'-0" FIRST STREET BUILDING TWO

FIRST STREET II LLC · MARSHALL ARCHITECTS, INC.
 RIVER LOFT · ST. CHARLES, IL.

GREENHOUSE & PRIVATE
ROOF DECK BEYOND

INSUL. ALUM.
PANELS

ALUM. CURT
FLOOR WINDOWS
& FLOORS (FLOORS
2-5)

ALUM. RAILINGS
& STEEL & CONC.
BALCONIES

FABRIC AWNING
AT SIDE DOOR
BEYOND

ALUM. COPING
& FASCIA

STEEL & ALUM.
PERGOLA

STEEL (4M ID)
INSUL. ALUM.
PANELS

CAST STONE
HEAD TRIM &
SILLS

ALUM. & STEEL
CANOPIES

BRICK

BRICK & CAST STONE

ALUM. STORE FRONT

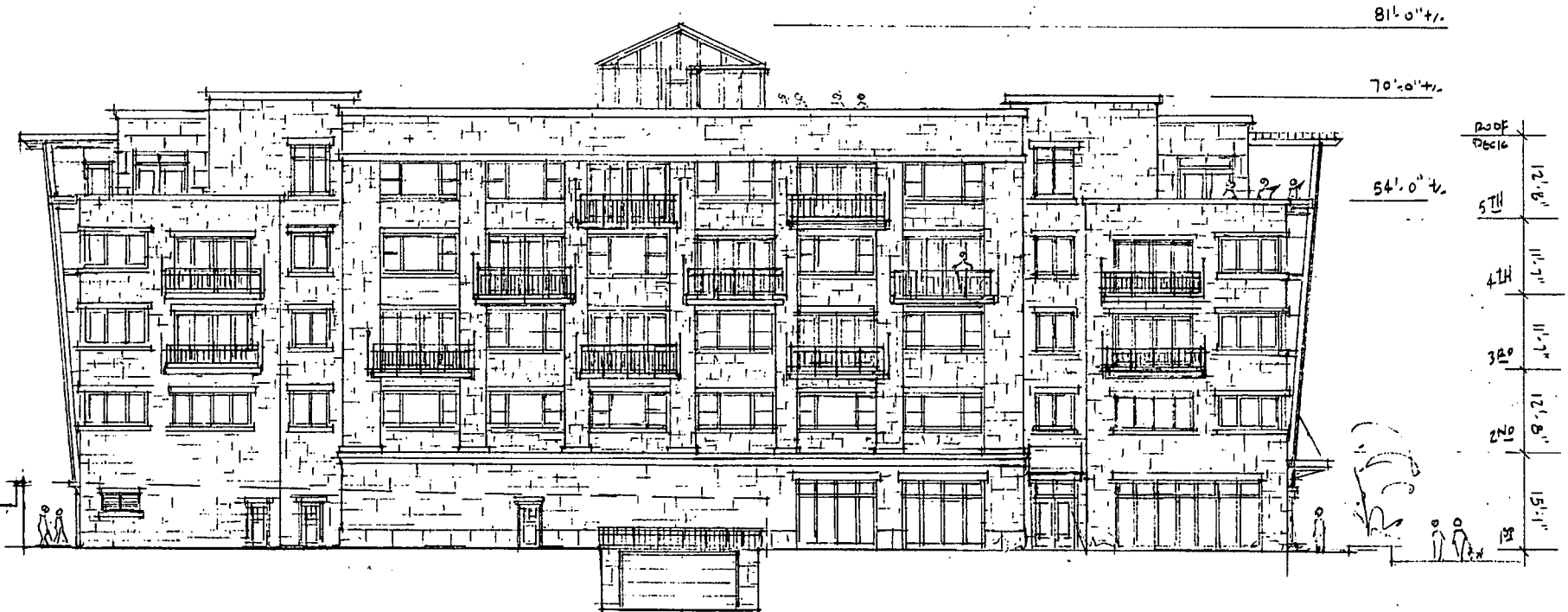
NORTH ELEVATION

8.28.17

1/4" = 1'-0" FIRST STREET BUILDING TWO

FIRST STREET LLC. MARSHALL ARCHITECTS, INC.

121 VERMONT LOFT ST. CHARLES, IL

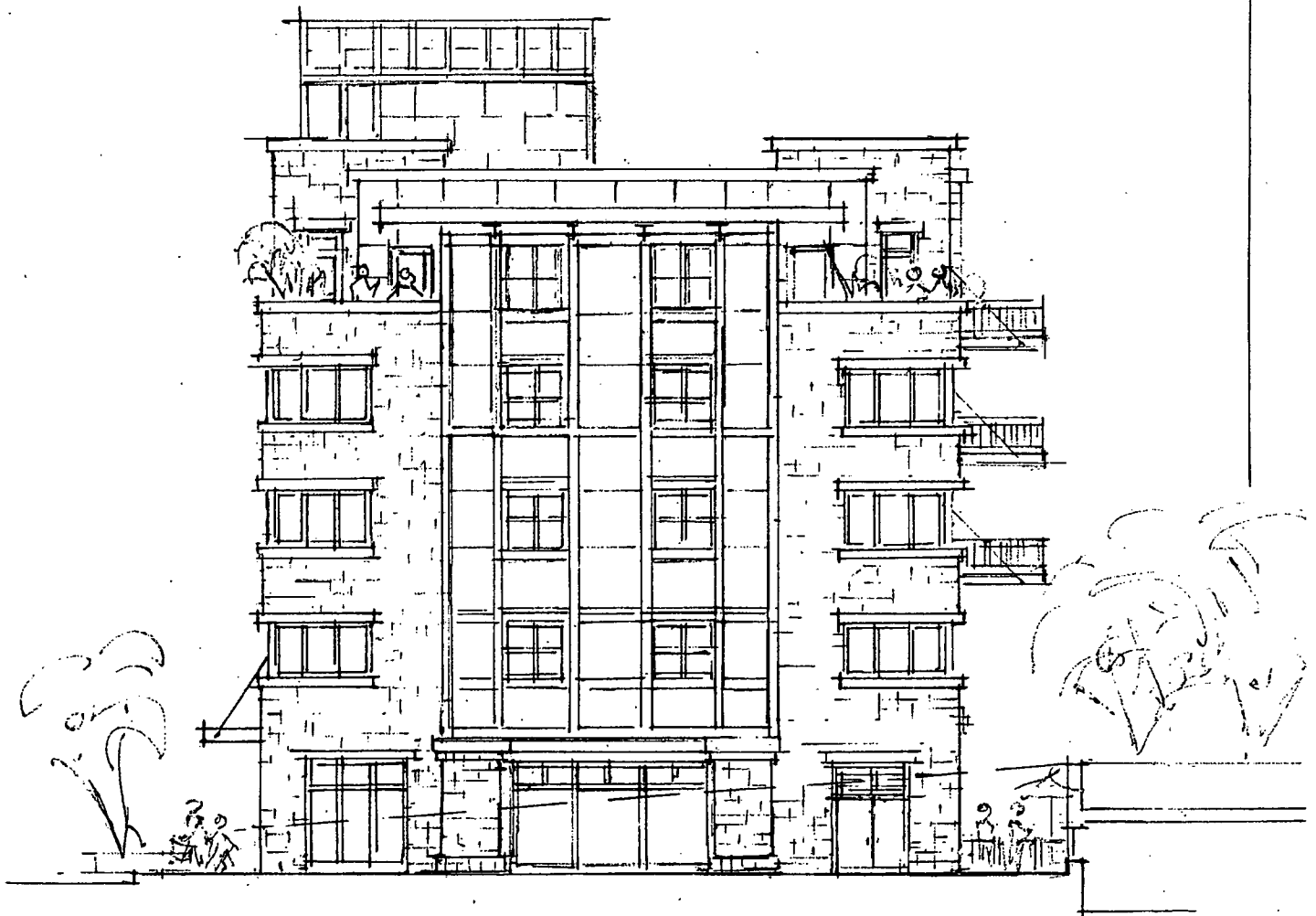


EAST ELEVATION 8.28.17

1/16" = 1'-0" FIRST STREET BUILDING TWO

FIRST STREET ILL.C. MARSHALL ARCHITECTS, INC.

RIVER LOFT, ST. CHARLES, ILL.



SOUTH ELEVATION

8-28-17

FIRST STREET BUILDING TWO

140'-5 1/2" HGT

FIRST STREET II, LLC • MARSHALL ARCHITECTS, INC.

RIVER LOFT • ST. CHARLES, IL.

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, CHUCK AMENTA, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on November 6, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 2017-Z-20, entitled

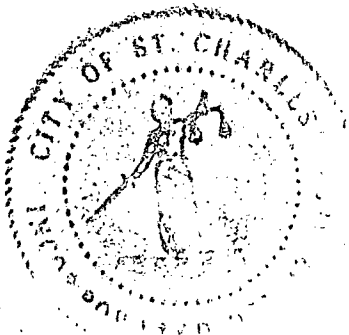
" An Ordinance Granting Approval of a Revised PUD
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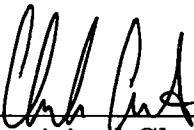
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2017-Z-20, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on November 12, 2017 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 6th day of November, 2017.

(S E A L)




Municipal Clerk