



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3f

Title:	Recommendation to approve a Minor Change to PUD Preliminary Plan and Plan Commission recommendation to approve a Final Plat of Subdivision for Doran Scales, Legacy Business Center PUD Lots 8 & 9, 883-884 Enterprise Ct.
Presenter:	Ellen Johnson

Meeting: Planning & Development Committee

Date: February 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

The subject property constitutes Lots 8 and 9 in the Legacy Business Center PUD. Development of the Legacy Business Center was approved under Ordinance No. 2006-Z-3.

Mark Podl of Doran Scales, applicant, is proposing to consolidate Lots 8 and 9 into a single lot. The lot will be developed with a single-story, 33,000 sf building for Doran Scales and another tenant.

A Final Plat of Subdivision has been submitted showing consolidation of Lots 8 and 9. All utility easements and access to the lot off of Enterprise Ct. will remain unchanged.

A Minor Change to PUD Preliminary Plan application has also been submitted requesting changes to the approved site plan, landscape plan, and building elevations. The approved PUD Preliminary Plan shows a building on each of the subject lots. The proposed building has a similar footprint as if the two buildings originally planned were pushed together. The landscape plan is in substantial conformance with the approved landscape plan. The building design is in keeping with the materials and general design of the existing buildings in Legacy.

Staff has provided the applicant with review comments that will need to be addressed prior to City Council action.

Plan Commission Review

Plan Commission reviewed the Final Plat on 2/7/17 and voted 8-0 to recommend approval subject to resolution of outstanding staff comments. Per the Zoning Ordinance, the Minor Change to PUD application does not require Plan Commission review.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Applications for Minor Change and Final Plat, Plans, Landscape Plan approved under Ordinance No. 2006-Z-3

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a Minor Change to PUD Preliminary Plan and Plan Commission recommendation to approve a Final Plat of Subdivision for Doran Scales, Legacy Business Center PUD Lots 8 & 9, 883-884 Enterprise Ct., subject to resolution of outstanding staff comments.

City of St. Charles, Illinois
Plan Commission Resolution No. 2-2017

**A Resolution Recommending Approval of a Final Plat of Subdivision for
Doran Scales, Legacy Business Center Lots 8 and 9, 883-884 Enterprise Ct.**

Passed by Plan Commission on February 7, 2017

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 Doran Scales, Legacy Business Center Lots 8 and 9, 883-884 Enterprise Ct. received 1/24/2017; 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 Doran Scales, Legacy Business Center Lots 8 and 9, 883-884 Enterprise Ct. received 1/24/2017; contingent upon the resolution of all staff comments prior to City Council action.

Voice Vote:

Ayes: Wallace, Kessler, Holderfield, Schuetz, Frio, Pretz, Spruth, Macklin-Purdy

Nays: Doyle

Absent:

Motion Carried 8-0

PASSED, this 7th day of February 2017.

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: Legacy Business Center Lots 8 & 9 – Final Plat of Subdivision & Minor Change to PUD Preliminary Plan

DATE: February 10, 2017

I. APPLICATION INFORMATION:

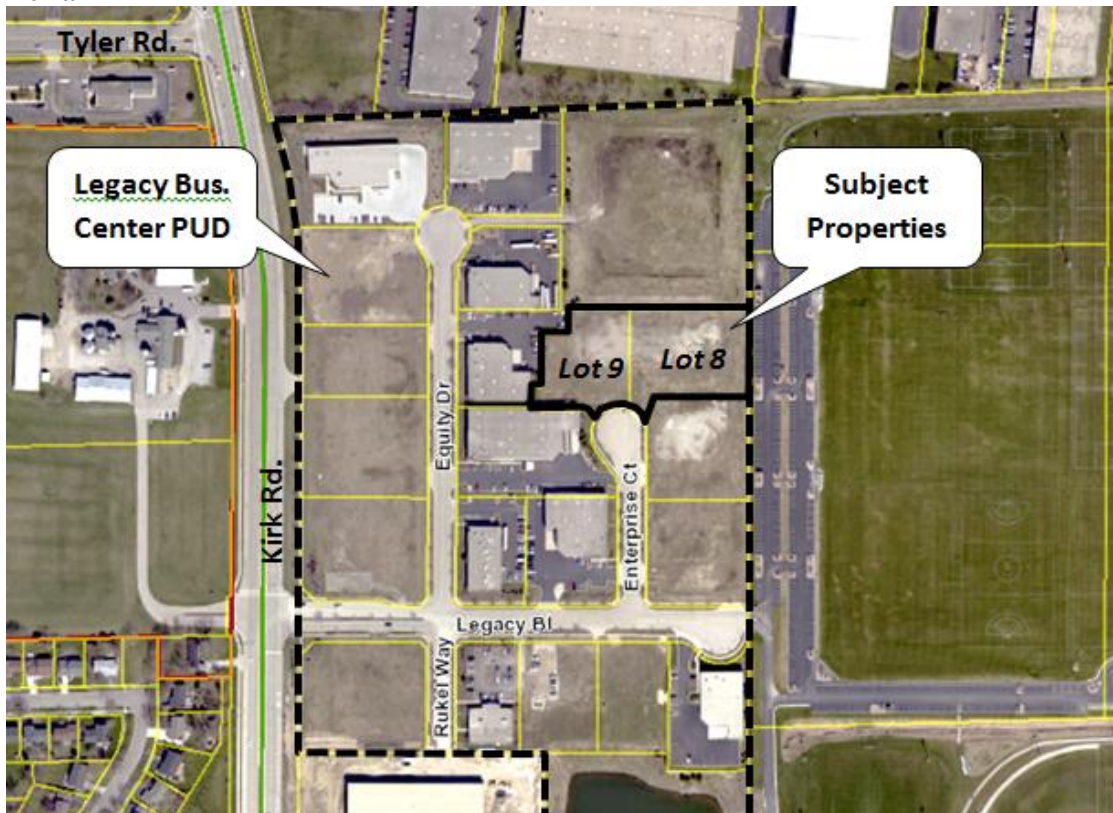
Project Name: Legacy Lots 8 & 9 – Doran Scales

Applicant: Mark Podl

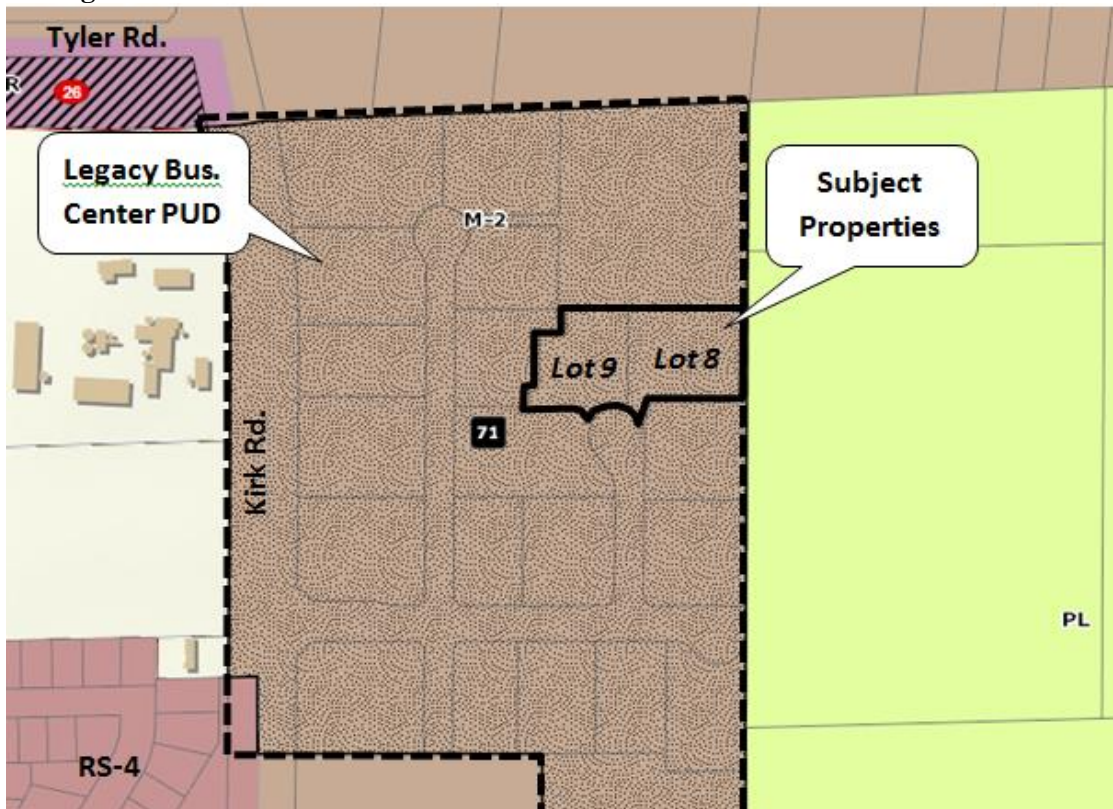
Purpose: Final Plat of Subdivision and Minor Change to PUD Preliminary Plan approval

General Information:		
Site Information		
Location	Legacy Business Center Lots 8 & 9, 883-884 Enterprise Ct.	
Acres	2.233 acres (97,282 sf)	
Applications:	Final Plat of Subdivision (Minor Subdivision) Minor Change to PUD Preliminary Plan	
Applicable City Code Sections and PUD Ordinance	Title 16, Subdivisions and Land Improvement Title 17, Chapter 17.16 Office/Research, Manufacturing and Public Lands Districts Ordinance No. 2006-Z-3 “An Ordinance Amending the Zoning Map and Granting a Special Use as a Planned Unit Development for the Legacy Business Center of St. Charles PUD”	
Existing Conditions		
Land Use	Vacant	
Zoning	M-2 Limited Manufacturing (PUD)	
Zoning Summary		
North	M-2 Limited Manufacturing (PUD)	Vacant
East	PL Public Land	STC Park District East Side Sports Complex
South	M-2 Limited Manufacturing (PUD)	Vacant and industrial building
West	M-2 Limited Manufacturing (PUD)	Industrial building
Comprehensive Plan Designation		
Industrial /Business Park		

Aerial



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The Legacy Business Center is an industrial park on the east side of Kirk Rd., adjacent to the East Side Sports Complex. Development of the Legacy Business Center was approved in 2006 under Ordinance No. 2006-Z-3 “An Ordinance Amending the Zoning Map and Granting a Special Use as a Planned Unit Development for the Legacy Business Center of St. Charles PUD”. The Final Plat of Subdivision for the Legacy Business Center was also approved in 2006.

The subject property constitutes Lots 8 and 9 in the Legacy Business Center. The approved PUD Preliminary Plan for the property showed a single building on each lot.

B. PROPOSAL

Mark Podl of Doran Scales, a company specializing in the manufacture of industrial scales, is proposing to consolidate Lots 8 and 9 into a single lot. The lot will be developed with a single-story, 33,000 sf building for Doran Scales and another tenant. The building has a similar footprint as if the two buildings originally planned for the subject property were pushed together.

The following Zoning Applications have been submitted in support of this project:

1. **Final Plat (Minor Subdivision)** to consolidate Lots 8 and 9 into a single lot.
2. **Minor Change to PUD** to make changes to the approved PUD Preliminary Plan for the property, including the site plan, landscape plan, and building elevations.

III. ANALYSIS

A. FINAL PLAT

The Final Plat indicates consolidation of Lots 8 and 9 into one lot, proposed Lot 1 (2.233 acres/97,282 sf). All existing utility easements will remain. Access to the lot will also remain unchanged.

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

- a. Sanitary sewer exists along the south property line of Lot 8, however no utility easement exists in this area. A 20 ft. public utility easement should be established over the public portion of the sanitary sewer on the site.
- b. There are two 10 ft. utility easements along the east property line of Lot 8, per the Legacy Business Center plat. Only one of these easements is labeled; label the other with the document number of the Legacy plat.
- c. The access easement provisions on Sheet 2 should be removed since this is a single lot subdivision.
- d. Change the Director of Community Development certificate to, Director of Community and Economic Development.

- e. Add the Mortgagee’s certificate.

B. ZONING STANDARDS

A site plan has been provided in support of the Minor Change to PUD application. The proposed site layout is similar to the layout approved for Lots 8 and 9 in the PUD Preliminary Plan, with similar siting of the building, parking areas, and landscape areas. Staff has reviewed the site plan for conformance with the PUD Ordinance and applicable provisions of the underlying M-2 zoning district. The proposal conforms to all zoning requirements.

	Legacy PUD / M-2 District	Proposed Lot 1 (Combined Lots 8 & 9)
Min. Lot Area	None	97,282 sf
Min. Lot Width	None	508 ft.
FAR for PUD	.30 for PUD (Approx. 33,000 sf of building area planned for Lots 8 & 9)	33,000 sf building
Max. Building Height	35 ft.	34’3”
Min. Front Yard	25 ft.	89 ft.
Min. Side Yard	2 ft.	64 ft. (east side) 15 ft. (west side)
Min. Rear Yard	2 ft.	6 ft.
Parking Requirement	1 per 1,000 sf	50 spaces (33 required)

C. LANDSCAPING

The submitted landscape plan is in substantial conformance with the amount and location of plantings as approved on the PUD Preliminary Plan. Staff has provided the applicant with the following comments which will need to be addressed prior to City Council action:

- a. The landscape plan approved for the business park under the Legacy PUD Ordinance shows a row of shade trees along the entire eastern boundary of the development. At least 3 additional shade trees should be added along the east property line. (See comment #2.c above)
- b. Show the location of the freestanding sign, if a sign is planned for the site. Landscaping is needed around the base of the sign, extending out at least 3 ft. on all sides.

D. BUILDING DESIGN

The Legacy PUD Ordinance provides a rendering of the intended design for the industrial buildings in the development. The proposed building materials are similar to the materials used on the existing buildings and the scale and proportions are also in general conformance with the intended building design. Staff has provided the applicant with the following comments which will need to be addressed prior to City Council action:

- a. Note the material of the projections on the south elevation around the front windows.
- b. Note the material of the canopies.
- c. There should be greater variation between the height of the building and the lower portions above the front doors in order to further accentuate the building entrance.
- d. Note the wall colors that will be used. Similar colors as the existing buildings in the business park should be used. The darker buff color used on other buildings in the park should be used around the building entrance.
- e. Show the location of intended wall signs.

In addition, the City is aware that the Legacy owner's association conducts architectural review of new buildings within the development. The association will need to approve the proposed building design.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission reviewed the Final Plat on 2/7/17 and voted 8-0 to recommend approval subject to resolution of all outstanding staff comments. Per the Zoning Ordinance, the Minor Change to PUD Preliminary Plan application does not require Plan Commission review or recommendation.

V. ATTACHMENTS

- Applications for Final Plat and Minor Change to PUD, received 1/24/17
- Plat of Consolidation (Final Plat); dated 12/8/16
- Plans for Minor Change to PUD
 - Site Plan; dated 1/23/17
 - Landscape Plan; dated 9/28/16
 - Building Elevations; dated 9/12/16
- Landscape Plan approved under Ordinance 2006-Z-3

CITY OF ST. CHARLES

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

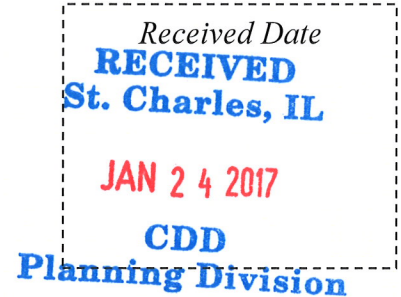


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use	
Project Name:	<u>Legacy Bus. Center - Lots 8+9</u>
Project Number:	<u>2017</u> -PR- <u>002</u>
Application Number:	<u>2017</u> -AP- <u>003</u>



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: Lots 8 & 9 - <u>Enterprise</u> Court, St. Charles, IL 60174	
	Parcel Number (s): Lot 8 - 09-36-327-006 / Lot 9 - 09-36-327-005	
	Proposed Subdivision Name: Legacy Business Center of St. Charles PUD	
2. Applicant Information:	Name Mark W. Podl	Phone 630-879-1200
	Address 1315 Paramount Parkway Batavia, IL 60510	Fax
		Email MarkP@doranscales.com
3. Record Owner Information:	Name D&M Legacy, LLC	Phone 630-879-1200
	Address 1315 Paramount Parkway Batavia, IL 60510	Fax
		Email MarkP@doranscales.com

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.

☐ 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.

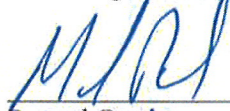
☐ INCLUSIONARY HOUSING SUMMARY:

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.

☐ COPIES OF THIRD PARTY PERMIT/APPROVALS

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

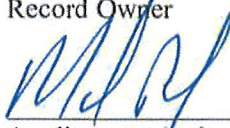
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

1/18/17

Date



Applicant or Authorized Agent

1/18/17

Date

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

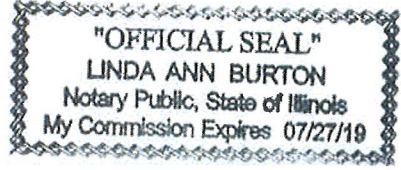
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Mark Pold, being first duly sworn on oath depose and say that I am
Manager of D&M Legacy, 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.:

- | | |
|---------------------|-------|
| <u>Mark Pold</u> | _____ |
| <u>Dave Schwarz</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: M.P., Manager

Subscribed and Sworn before me this 1/5/2017 day of
_____, 20 17.



Linda Ann Burton
Notary Public

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 CHANGE TO PUD APPLICATION

For City Use	
Project Name:	<u>Legacy Bus. Center - Lots 8 + 9</u>
Project Number:	<u>2017 -PR- 002</u>
Application No.	<u>2017 -AP- 002</u>



Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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

1. Property Information:	Location: Lots 8 & 9 - Exchange Court, St. Charles, IL 60174	
	Parcel Number (s): Lot 8 - 09-36-327-006 / Lot 9 - 09-36-327-005	
	PUD Name: Legacy Business Center of St. Charles PUD	
2. Applicant Information:	Name Mark W. Podl	Phone 630-879-1200
	Address 1315 Paramount Parkway Batavia, IL 60510	Fax
		Email MarkP@doranscales.com
3. Record Owner Information:	Name D&M Legacy, LLC	Phone 630-879-1200
	Address 1315 Paramount Parkway Batavia, IL 60510	Fax
		Email MarkP@doranscales.com

Information for proposed Minor Change:

Name of PUD: Legacy Business Center of St. Charles PUD

PUD Ordinance Number: Ordinance No. 2006-Z-3

Ord. or Resolution(s) that approved the current plans: Ordinance No. 2006-Z-3

Identify Specific PUD Plans to be changed:

- Site/Engineering Plan
- Landscape Plan
- Architectural Elevations
- Signs
- Other plans: _____

Description of Proposed Changes:

Construction of a single two tenant building over existing Lots 8 and Lots 9 of Legacy Business Center.

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 B of the Zoning Ordinance. (\$200)

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	<u>\$2,000</u>	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

✓ **PROOF OF OWNERSHIP and DISCLOSURE:**

- a) a current title policy report; or
- 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%).

✓ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

✓ **PLAT OF SURVEY:**

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

✓ **COVER LETTER:** Letter describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

✓ **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.

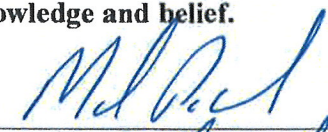
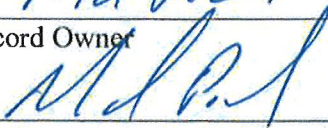
Copies of Plans:

Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.

Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- Additional information may be necessary depending on the specific change proposed.

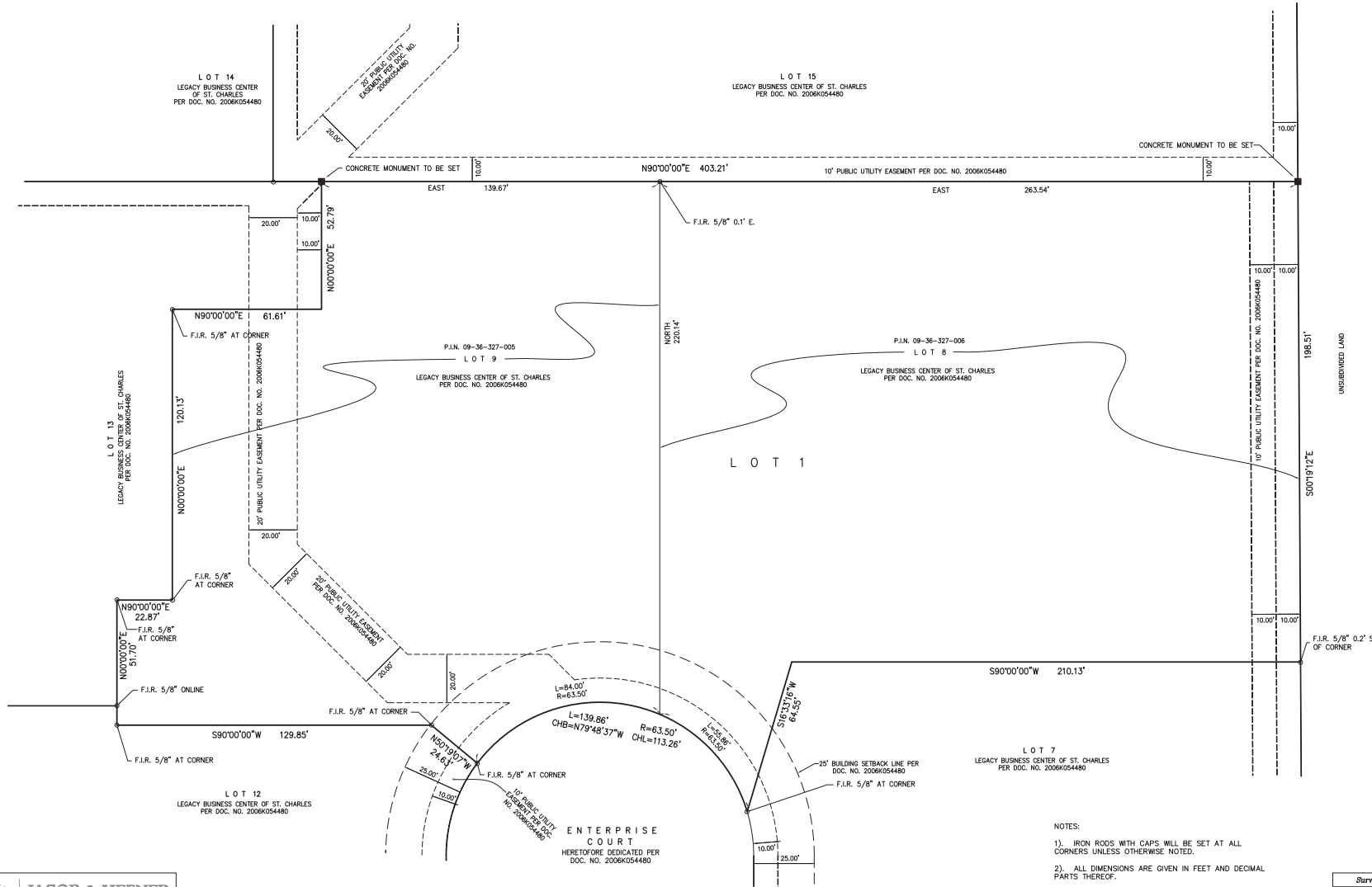
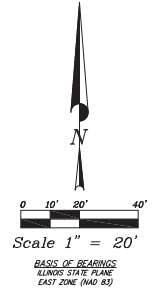
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

	
_____ Record Owner	_____ Applicant or Authorized Agent
1/18/17	1/18/17
Date	Date

DORAN SCALES - PLAT OF CONSOLIDATION

P.I.N. NUMBERS:
 09-36-327-006 (FOR UNDERLYING LOT 8)
 09-36-327-005 (FOR UNDERLYING LOT 9)

BEING A RESUBDIVISION OF LOTS 8 AND 9 OF THE LEGACY BUSINESS CENTER OF ST. CHARLES SUBDIVISION, PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2006 AS DOCUMENT NUMBER 2006K054480.



- NOTES:
- 1) IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - 3) LAND AREA OF LOT 1 = 97,282 SQUARE FEET OR 2.233 ACRES MORE OR LESS.

Survey No.:	D524q
Ordered By:	DORAN SCALES
Description:	PLAT OF CONSOLIDATION
Date Prepared:	DECEMBER 8, 2016
Scale:	1" = 20'
Field Rep.:	SP
Prepared By:	BBW/LB

JACOB & HEFNER ASSOCIATES
 1333 Butterfield Road, Suite 200, Downers Grove, Illinois, 60515
 PHONE: (630) 652-6600, FAX: (630) 652-4601
 www.jacobandhefner.com
 Illinois Professional Design Firm
 License No. 154983073 Exp. 4/30/17

P.L.N. NUMBERS:
 09-36-327-006 (FOR UNDERLYING LOT 8)
 09-36-327-005 (FOR UNDERLYING LOT 9)

DORAN SCALES – PLAT OF CONSOLIDATON

BEING A RESUBDIVISION OF LOTS 8 AND 9 OF THE LEGACY BUSINESS CENTER OF ST. CHARLES SUBDIVISION, PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2006 AS DOCUMENT NUMBER 2006K054480.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, RESUBDIVIDED, PLATTED, AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE NOTARIZED STATEMENT CONCERNING THE SCHOOL DISTRICT STATEMENT TO BE SUBMITTED SIMULTANEOUSLY WITH THE FINAL PLAT OF RESUBDIVISION DORAN SCALES, IN KANE COUNTY, ILLINOIS.

TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING DISTRICT(S):

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.
 DATED THIS ____ DAY OF _____, 201__.

OWNER ADDRESS:

BY: _____
 BY: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
 COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ AN _____ CORPORATION,

AND _____ OF SAID CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND CAUSED THE CORPORATE SEAL OF SAID CORPORATION TO BE AFFIXED THERETO AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 201__.

BY: _____ NOTARY PUBLIC COMMISSION EXPIRES _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

APPROVED THIS ____ DAY OF _____, 201__ A.D.
 CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

APPROVED AND ACCEPTED THIS ____ DAY OF _____ A.D. 201__
 CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY _____ MAYOR
 ATTEST _____ CITY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT, OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT THE CITY OF ST. CHARLES, THIS ____ DAY OF _____, A.D. 201__.

BY _____ COLLECTOR OF SPECIAL ASSESSMENTS

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, _____ DO HEREBY CLARIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DATED AT THE CITY OF ST. CHARLES,
 THIS ____ DAY OF _____, A.D. 201__.

DIRECTOR OF COMMUNITY DEVELOPMENT

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE PERMANENT ACCESS EASEMENT IS HEREBY GRANTED AND RESERVED FOR THE BENEFIT AND USE OF LOT 2 HEREON OVER, UPON AND ACROSS THAT AREA SHOWN ON LOT 1 FOR ACCESS BY VEHICULAR AND PEDESTRIAN TRAFFIC TO AND FROM LOT 2 AND THE ADJOINING RIGHT OF WAY FOR ENTERPRISE COURT.

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL 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 OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS ____ DAY OF _____ IN THE YEAR 201__ A.D.

BY _____ COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003535, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: LOTS 8 AND 9 OF THE LEGACY BUSINESS CENTER OF ST. CHARLES SUBDIVISION, PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2006 AS DOCUMENT NUMBER 2006K054480.

DIVIDING THE SAME INTO LOTS AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX HAVING A MAP NUMBER OF 17089C0270H FOR KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, THE SUBJECT TRACT FALLS WITHIN PANEL NUMBER 17089C0270H. ACCORDING TO THIS MAP INDEX SHEET WHICH HAS A MAP REVISION DATE OF JULY 17, 2012, PANEL NUMBER 17089C0270H WAS NOT PRINTED. NO SPECIAL FLOOD HAZARD AREAS EXIST.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS 8TH DAY OF DECEMBER, 2016.

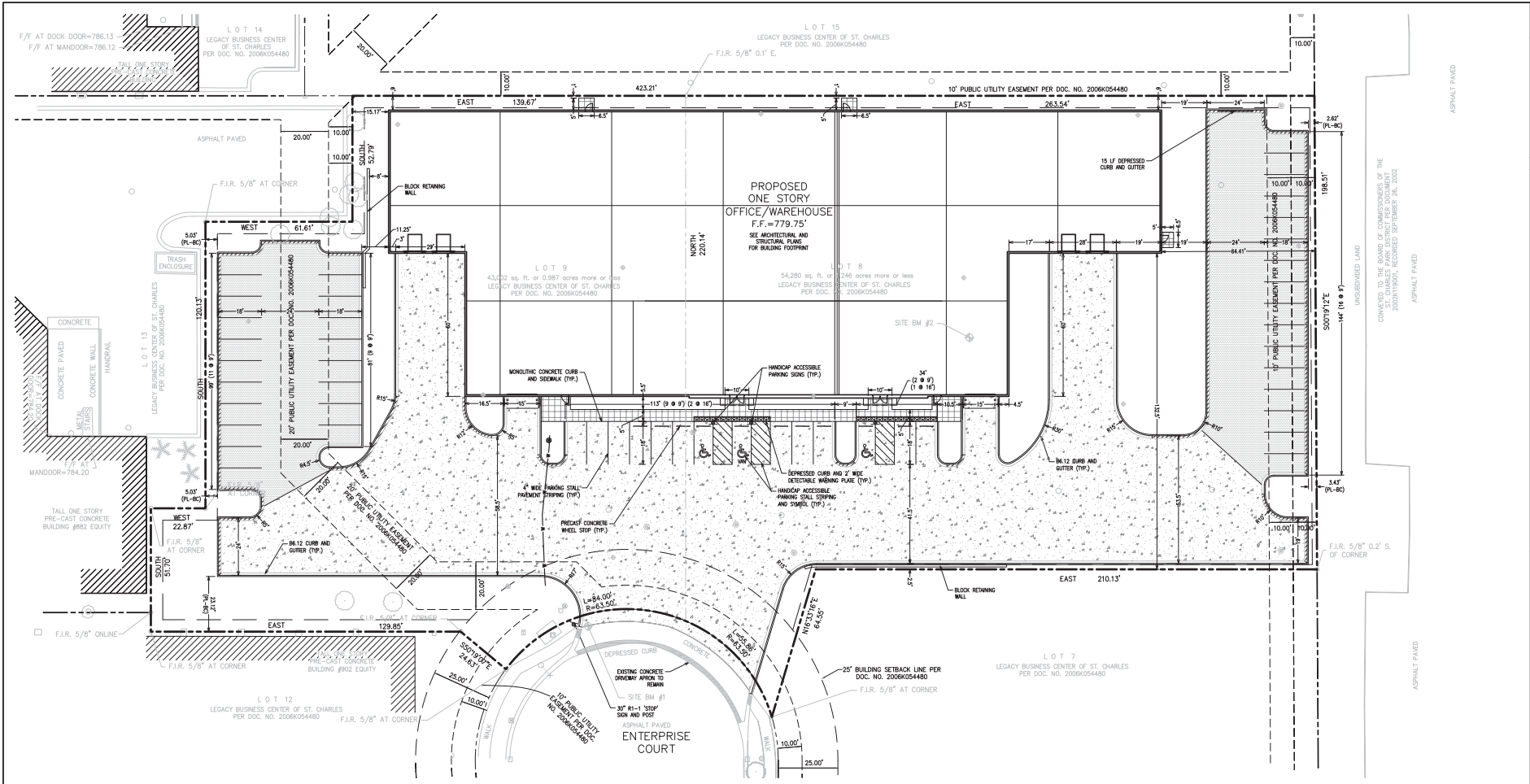
TIMOTHY G. WOLFE
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003535
 JACOB & HEFNER ASSOCIATES, INC.
 MY LICENSE EXPIRES NOVEMBER 30, 2018



JACOB & HEFNER ASSOCIATES
 1333 Butterfield Road, Suite 200, Downers Grove, Illinois, 60515
 PHONE: (630) 652-6600, FAX: (630) 652-6601
 www.jacobandhefner.com
 Illinois Professional Design Firm
 License No. 154983973 Exp. 4/30/17

RETURN RECORDED MYLAR TO:
 CITY OF ST. CHARLES
 2 E. MAIN STREET
 ST. CHARLES, IL 60174

Survey No.:	D524q
Ordered By:	DORAN SCALES
Description:	PLAT OF CONSOLIDATION
Date Prepared:	DECEMBER 8, 2016
Scale:	1" = 20'
Field Work:	SP
Prepared By:	RBW/LB



PAVEMENT HATCH LEGEND:

- ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, NS0
2-1/4" HMA BASE COURSE, IL 13.0, NS0
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- HEAVY DUTY CONCRETE PAVEMENT
7" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
5" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CURB LEGEND:

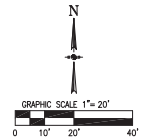
- 6.12 CURB AND GUTTER
- REVERSE PITCH 6.12 CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

GEOMETRIC NOTES:

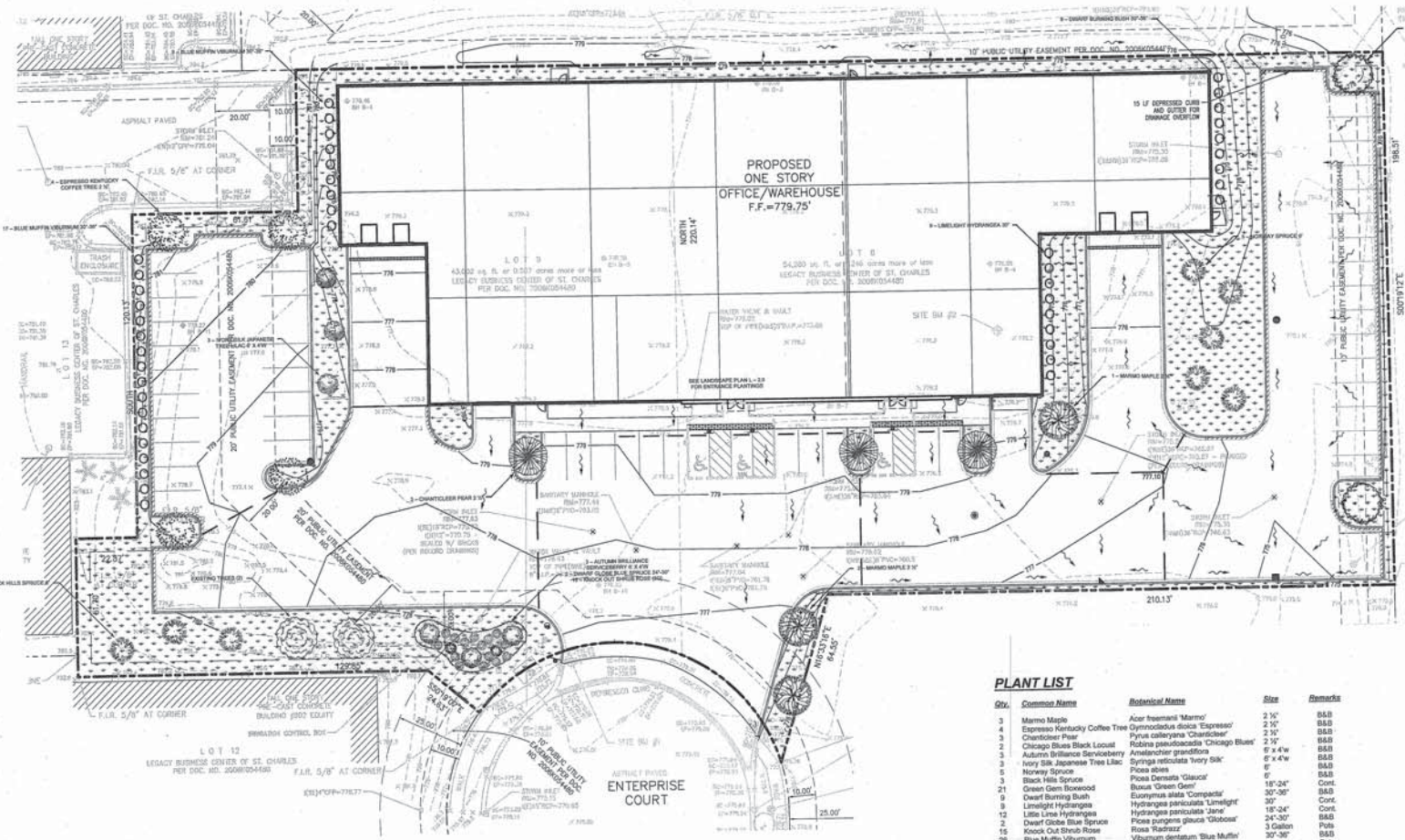
1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE 4' UNLESS OTHERWISE NOTED.
3. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLAN FOR PROPOSED TREE AND PLANTING REQUIREMENTS.

SITE PARKING SUMMARY TABLE:

TOTAL PARKING PROVIDED:	50 STALLS
STANDARD PARKING:	47 STALLS
HANDICAP ACCESSIBLE PARKING:	3 STALLS



JACOB & HEFFNER ASSOCIATES		SITE PLAN	
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148 PHONE: (630) 652-4000, FAX: (630) 652-4001 www.jacobandheffner.com		DORAN SCALES	
LEGACY BUSINESS CENTER LOTS 8 & 9		1 Minor PID Amendment	
ST. CHARLES, ILLINOIS		1/23/17	
D524q		1"=20'	
SP1		Date	



PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks
3	Marmo Maple	Acer heptanerve 'Marmo'	2'6"	B&B
4	Espresso Kentucky Coffee Tree	Ostrya dioica 'Espresso'	2'6"	B&B
3	Chanticleer Pear	Pyrus caryocarpa 'Chanticleer'	2'6"	B&B
3	Chicago Blue Black Locust	Robinia pseudoacacia 'Chicago Blue'	2'6"	B&B
3	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6' x 4'	B&B
2	Holly Oak Japanese Tree Lilac	Syringa reticulata 'Holly Oak'	6' x 4'	B&B
1	Norway Spruce	Picea abies	6'	B&B
3	Black Hills Spruce	Picea densata 'Classical'	18'-24'	Cont.
2	Queen Cam Broomed	Buxus 'Queen Cam'	30"	B&B
9	Dwarf Burning Bush	Euonymia alata 'Compacta'	30'-36"	Cont.
9	LimeLight Hydrangeas	Hydrangea paniculata 'LimeLight'	30"	Cont.
13	Little Lime Hydrangeas	Hydrangea paniculata 'Jane'	18'-24'	Cont.
2	Dwarf Globe Blue Spruce	Picea pungens 'Globe'	24'-30"	B&B
15	Knock Out Shrub Rose	Rosa 'Rhapsody'	3 Gallon	B&B
20	Blue Muffs Viburnum	Viburnum dentatum 'Blue Muffs'	30'-36"	Pots
500	Purpleleaf Wintercreeper	Euonymia fortunei 'Coloratus'	2'	Pots

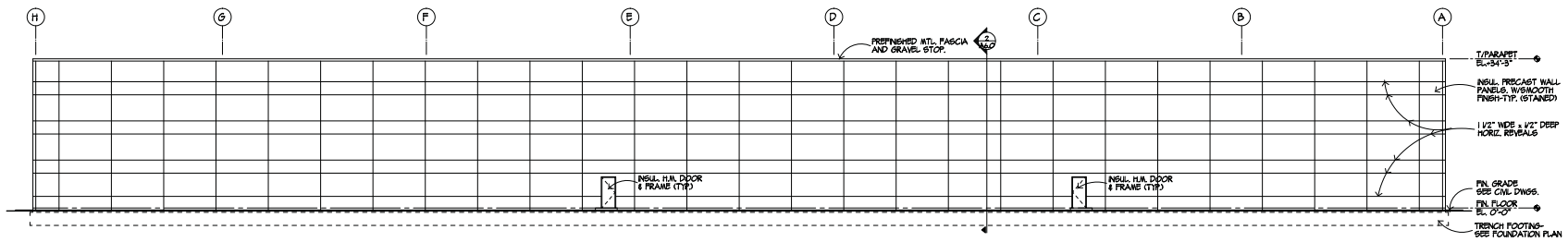
Dowden Landscape Design
 P.O. Box 415, Libertyville, IL 60048
 Phone: (847) 362-1254
 Email: dowdenlsc@bbgbbal.net



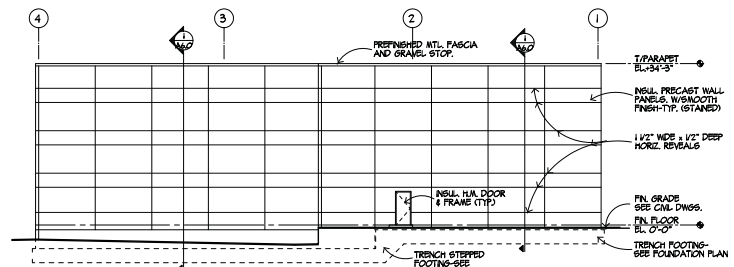
LANDSCAPE PLAN

DORAN SCALES
 LEGACY BUSINESS CENTER, LOTS 8 & 9
 ST. CHARLES, ILLINOIS

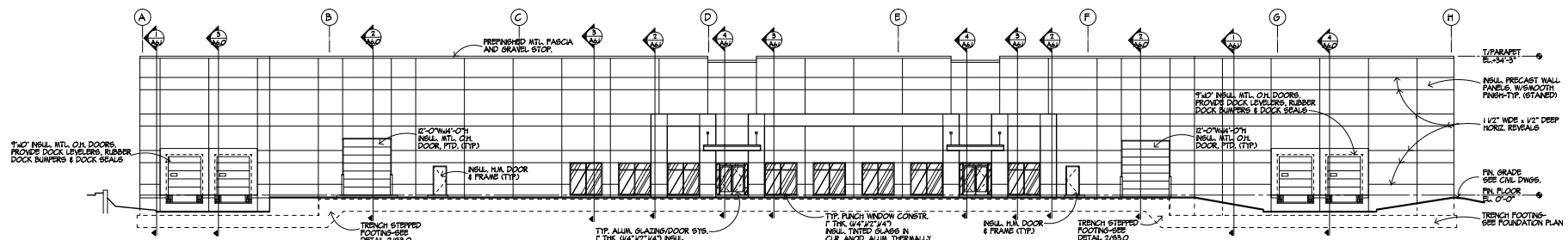
Date: 09.28.16
 Scale: 1"=20'
 Drawn: CJD
 Job:
 Sheet: L-1.0



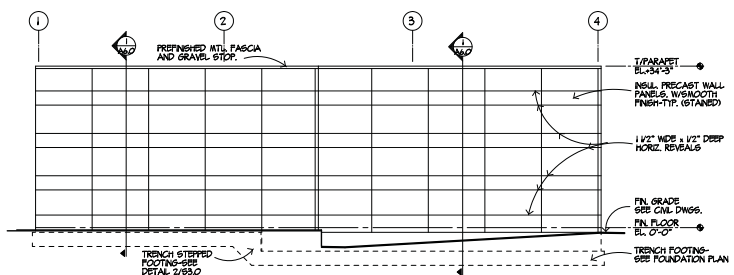
NORTH ELEVATION
SCALE 3/8" = 1'-0"



EAST ELEVATION
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"



WEST ELEVATION
SCALE 3/8" = 1'-0"

HARRIS ARCHITECTS INC.
300 NORTHERN AVENUE PALM BEACH, FLORIDA 33408
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DORAN SCALES
NEW OFFICE WAREHOUSE FACILITY FOR:
LOTS 8 & 9 LEGACY BUSINESS CENTER, ST. CHARLES, ILLINOIS

01-25-2024
01-27-2024

SEALED FOR STRUCTURAL
IN RECORDS

PROJECT NO.
26026
DRAWN BY:
SL
DATABASE:
DORANSCALESD2B

SHEET NO.
A2.0
OF 3 EETS

Site/Landscape Plan approved under Ordinance 2006-Z-3

