	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		<b>Agenda Item Number: 4a</b>
	<b>Title:</b>	Plan Commission recommendation to approve a PUD Amendment and Minor Subdivision Final Plat for Munhall Glen PUD, Lots 44 & 45.	
	<b>Presenter:</b>	Ellen Johnson, Planner	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> December 12, 2022	
Proposed Cost: \$0		Budgeted Amount: \$0	Not Budgeted: <input type="checkbox"/>
<b>Executive Summary</b> <i>(if not budgeted please explain):</i>  Munhall Glen is a 50-lot single-family residential subdivision located near the intersection of S. Tyler Rd. and Munhall Ave. The subdivision was approved under PUD Ord. 2020-Z-29. The developer is Airhart Construction Corp.  Court Airhart has filed an application for Special Use requesting to amend the Munhall Glen PUD. Proposed is to reduce the front and exterior side yards for Lots 44 and 45, which are corner lots. The proposed change would reduce the building setback to a minimum of 10 ft. at the exterior curve of the lots. The PUD currently requires a 20 ft. front yard and a 15 ft. side yard. A site plan has been provided depicting the intended house footprint.  The applicant is also requesting approval of a Minor Subdivision Final Plat to replat Lots 44 and 45 to reflect the amended building setback lines.  <u><b>Plan Commission Recommendation</b></u> Plan Commission held a public hearing on 12/6/22 and voted 7-0 to recommend approval.			
<b>Attachments</b> <i>(please list):</i> Plan Commission Resolution, Staff Report, Application, Site Plan, Plat of Subdivision, Example Building Elevations			
<b>Recommendation/Suggested Action</b> <i>(briefly explain):</i> Plan Commission recommendation to approve a PUD Amendment and Minor Subdivision Final Plat for Munhall Glen PUD, Lots 44 & 45.			

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 16-2022**

**A Resolution Recommending Approval of an Application for Special Use  
(PUD Amendment) and a Final Plat of Subdivision (Minor Subdivision) for  
Munhall Glen Lots 44 & 45, Munhall Glen PUD  
(Court Airhart, Airhart Construction Corp)**

**Passed by Plan Commission on December 6, 2022**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use and Final Plat of Subdivision; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use (PUD Amendment) and the Final Plat of Subdivision (Minor Subdivision) for Munhall Glen Lots 44 & 45, Munhall Glen PUD (Court Airhart, Airhart Construction Corp); and,

WHEREAS, the Plan Commission finds the application for Special Use (PUD Amendment) is in the public interest under Section 17.04.410.D.3 of the Zoning Ordinance based on the following Criteria:

**CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)**

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A.**
  - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
  - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
  - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
  - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
  - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
  - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
  - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed amendment to the approved PUD continues the original goals of promoting a creative solution to an unmet growing housing need of single story and first floor master bedroom housing. This housing will allow for longtime community residents, business people and leaders in St. Charles to remain in St. Charles as their

housing needs change. The PUD zoning promotes creative housing and provides attractive streetscapes that incentivizes porches and pedestrian friendly neighborhoods. It promotes social interaction by providing sidewalks, paths, neighborhood connection areas as well as connection to a potential linear park to the north of the property. The PUD provides a harmonious usage of the property by changing a potential heavy commercial use of the property to residential use more in scale with the residential use to the south and the less intense commercial use to the east. The development of this property will promote higher levels of landscaping and higher quality trees than currently exist on the property as uncontrolled Buckthorn, Honeysuckle, Mulberry, Box Elder, etc. and other invasive landscaping is allowed to multiply. The installation of detention areas with natural landscaping will enhance water quality and native plants. Munhall Glen will be a benefit to future residents, the surrounding neighbors, local businesses and the City of St. Charles.

**ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

**Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:**

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

The proposed amendment to the approved PUD Plans continues the goal of providing a significantly more harmonious usage of the property than the more intrusive usage and negative impact on the surrounding properties the M-2 (industrial usage) zoning classification which had been in place.

The proposed amendment continues the goals of the original change in zoning and PUD by meeting the significant housing need in the community of single level and first floor master bedroom housing. This housing would not have been allowed in the M-2 zoning classification. By changing the zoning and allowing the PUD, storm water facilities, open space, and sidewalks and paths will allow for residents to enjoy the open space and property as well as provide for a pedestrian connection to the potential linear park to the north. The planned landscaping will be a significant improvement to the invasive species currently on the property and the trees planted as part of the development will be a significant improvement. Due to the size and shape of the property by downzoning the property to an RS4-PUD it allows for implementation of a variety of lot sizes which provides for varied architecture, improved rear yard setbacks and a unique streetscape that incentivizes porches and neighbor interaction than the current M-2 zoning classification allows. The development will provide stormwater facilities with native species enhancing the water quality where currently no storm water facilities exist. The RS4-PUD enhance the opportunity for single level living while not infringing on the size of the homes for those requiring single level living. The PUD promotes quality residential development and provides good transitional zoning to benefit those properties that currently surround it. The development will be a benefit to the City of St. Charles housing and significant increase in tax base.

**iii. The proposed PUD conforms with the standards applicable to Special Use (Section 17.04.330.C.2):**

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The Amendment to Special Use will continue to serve the public convenience at Munhall Glen by filling a housing void in the market of single story and first floor master bedroom homes. This void in the market is causing those needing this type of housing to look outside of St. Charles even though they have been long time residents. In addition, by providing housing in this location it helps support area businesses and supports good planning putting residential housing close to both public and private amenities.

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



There is sufficient infrastructure and utilities for the 2 existing lots under the Amendment to the PUD because of the development on the Munhall Glen neighborhood.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The Amendment to the PUD will not be injurious to the use and enjoyment of the surrounding properties, but allows these 2 lots to be developed in a similar fashion to the lots immediately surrounding them.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The amendment to the established Special Use will not impede the normal and orderly development and improvement of the surrounding properties, but will allow these 2 lots to be developed to match those lots immediately surrounding them.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The amendment to the approved Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. As planned, this amendment will continue the properties development goals of providing buffering between different property usages and will extend and improve municipal infrastructure, and will provide housing needed in the city of St. Charles.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The amendment to the approved Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as varied pursuant to the amendment and approved Special Use for the Planned Unit Development. The Special Use and PUD zoning allows for a more inventive design and the housing will be constructed at or above current codes and energy requirements. The Special Use and minor changes to the zoning requirements allows for an inventive solution for meeting a needed housing niche within the St. Charles housing stock.

**iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The amendment to the approved PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City. The development of this property will improve connections of the water and sewer systems and provide storm water management facilities where none currently exist. It will provide a diversity of housing by providing single story and first floor master bedroom housing, providing solutions for current St. Charles residents whose housing needs have changed over time and want to stay in the City due to civic, cultural, social and religious activities that they have long time connections. The PUD will substantially increase the tax base for the City, School District, Park District, etc. over the current use in perpetuity benefitting many taxing bodies. In addition, it provides housing close to many commercial districts benefitting many surrounding businesses and the economic wellbeing of the City.

**v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The amendment to the approved PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown area as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.

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 Title 17, Chapter 17.12-Residential Districts.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of an Application for Special Use (PUD Amendment) and a Minor Subdivision – Final Plat for Munhall Glen Lots 44 & 45, Munhall Glen PUD (Court Airhart, Airhart Construction Corp); contingent upon the resolution of all staff comments prior to City Council action

Roll Call Vote:

Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Studebaker, Vargulich

Nays:

Absent: Moad, Wiese

Recused:

Motion carried: 7-0

PASSED, this 6th day of December 2022.

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Chairman  
St. Charles Plan Commission



Staff Report  
Plan Commission Meeting – December 6, 2022

<b>Applicant:</b>	Court Airhart
<b>Property Owner:</b>	Airhart Construction Corp
<b>Location:</b>	Munhall Glen Subdivision- Lots 44 & 45 (493 Robyn Ln & 494 Cora Ln)
<b>Purpose:</b>	Reduce front and exterior side yards
<b>Applications:</b>	<ul style="list-style-type: none"> <li>• Special Use for PUD (PUD Amendment)</li> <li>• Minor Subdivision- Final Plat</li> </ul>
<b>Public Hearing:</b>	Yes, required
<b>Zoning:</b>	RS-4 Suburban Single- Family Residential / PUD
<b>Current Land Use:</b>	Residential (vacant buildable lots)
<b>Comprehensive Plan:</b>	Industrial / Business Park

**Munhall Glen – Lots 44 & 45**



**Summary of Proposal:** Munhall Glen is a 50-lot residential subdivision located on 15 acres near the intersection of S. Tyler Rd. and Munhall Ave. The subdivision was approved by the City as a Planned Unit Development in 2020.

Court Airhart, Airhart Construction Corp, has requested to amend the Munhall Glen PUD by reducing the required front yard and exterior side yard for Lots 44 and 45, which are corner lots. The proposed change would reduce the building setback to a minimum of 10 ft. at the exterior corner of the lots.

The applicant is also requesting approval of Plat of Subdivision which replats Lots 44 and 45 to reflect the amended building setback lines.

<b>Info / Procedure on Applications:</b>	<p><b>Special Use (PUD Amendment):</b></p> <ul style="list-style-type: none"> <li>• Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)</li> <li>• Public hearing is required, with a mailed notice to surrounding property owners.</li> <li>• Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.</li> <li>• The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction,</li> </ul>
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maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.

- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

#### **Minor Subdivision- Final Plat**

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes).
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

**Suggested Action:** Conduct the public hearing on the Special Use (PUD Amendment) and close if all testimony has been taken.

The Plan Commission may vote on the item should the Commission feel that they have enough information to make a recommendation.

**Staff Contact:** Ellen Johnson, Planner

## **I. PROPERTY INFORMATION**

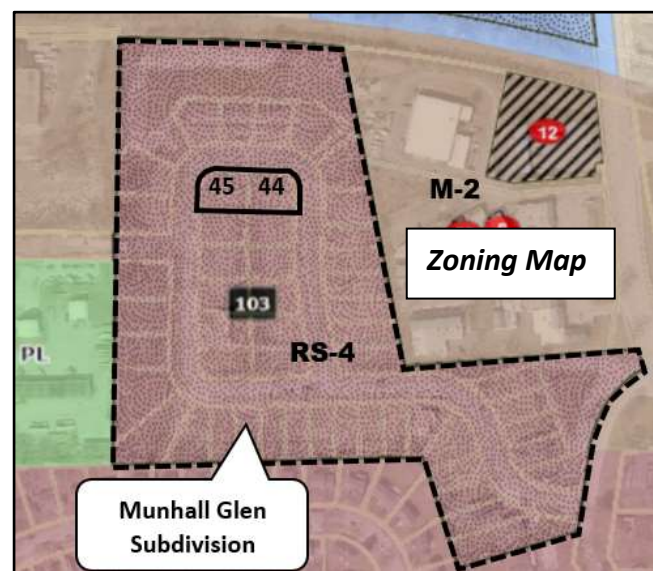
### **A. History / Context**

Munhall Glen is a 50-lot single-family subdivision approved by the City in 2020 under Ordinance No. 2020-Z-29, "An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen". The bulk standards that apply to the homes constructed on each lot are per the RS-4 District, except as varied in Exhibit E of the PUD Ordinance, which allows for reduced lot area and width, greater building coverage, and reduced interior side yards.

Construction of the subdivision is underway. Streets and infrastructure improvements have been completed. Home construction has begun, with five homes finished and nine currently under construction.

### **B. Zoning**

The subject property, Lots 44 and 45 in Munhall Glen, is zoned RS-4 Suburban Single-Family Residential / PUD. The same zoning is surrounding due to the location of the subject parcels within the interior of the subdivision.



## **II. PLANNING ANALYSIS**

Staff has analyzed the Special Use (PUD Amendment) and Minor Subdivision- Final Plat applications for conformance with the standards established in Munhall Glen PUD Ord. 2020-Z-29, Ch. 17.12 “Residential Districts”, and Title 16 “Subdivisions & Land Improvement”.

### **A. Proposal**

Proposed is to amend Exhibit E of PUD Ord. 2020-Z-29 by granting additional deviations for Lot 44 and Lot 45 only. Currently, per the underlying RS-4 zoning, a front yard of 20 ft. is required for all lots in Munhall Glen. For corner lots, an exterior side yard of 15 ft. is required.

The recorded Final Plat of Subdivision for Munhall Glen establishes building setback lines based on the required yards (labeled as “BSL”). Lots 44 and 45 are curved at the exterior corners. The building lines are platted such that a 15 ft. yard is required around the curve.

The requested amendment is to reduce the exterior side yard at the northeast corner of Lot 44 and the northwest corner of Lot 45 by extending the building setback lines to where they intersect with the 10 ft. utility easement line, and to reduce the front yard setback at the same corners by extending the building setback lines until they intersect with the same 10 ft. utility easement. This change will retain the 20 ft. front yard and 15 ft. exterior side yard along a majority of the two lots, except at the corner curve where the yard will be a minimum of 10 ft.

The applicant has submitted a site plan which depicts the proposed yards and the intended building footprints. The buildings are shown with a 10 ft. setback at the lot corners. Building elevations have also been provided. These elevations will be available for construction on Lots 44 and 45 should the requested amendment be approved.

### **B. Plat of Subdivision**

A Plat of Subdivision entitled “Replat of Lots 44 and 45 of Munhall Glen Subdivision” has been submitted for approval alongside the PUD Amendment. The Plat revises the building setback lines as requested. All lot dimensions and easements remain unchanged.

Note the plat, as is the case with the Munhall Glen Plat of Subdivision, also establishes porch setback lines (“PSL”) and garage setback lines (“GSL”), which have been imposed by the developer; those setbacks do not pertain to zoning requirements.

There are no outstanding comments from Planning on the Replat. Any comments from the Engineering review will need to be addressed prior to City Council approval and recording.

## **III. OPTIONS FOR PLAN COMMISSION ACTION**

### **1. Public Hearing – Close or Continue**

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

***If Public Hearing is closed-*****2. Make a Recommendation to Planning & Development Committee**

There is a single finding for PUD applications: Is the PUD in the public interest? There are five Criteria for PUDs which are to be considered to reach a decision. Responses to all criteria need not be in the affirmative to recommend approval of the PUD Amendment. The applicant has provided responses to the Criteria for PUDs as part of the application materials.

There are no findings of fact pertaining to plats of subdivision. Approval is subject to meeting the technical standards for subdivisions per Title 16. Staff has no outstanding comments. Staff recommends approval of the Minor Subdivision- Final Plat upon approval of the PUD Amendment.

**a. Recommend approval of the application for Special Use (PUD Amendment) and Minor Subdivision- Final Plat.**

- i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the PUD finding. A recommendation for approval of the Minor Subdivision- Final Plat should be conditional upon resolution of staff comments prior to City Council action.

**OR**

**b. Recommend denial of the application for Special Use (PUD Amendment) and Minor Subdivision- Final Plat.**

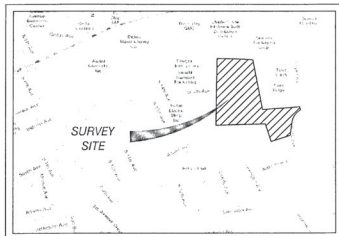
- i. Plan Commission must substantiate how the PUD finding is not being met in order to recommend denial.

**IV. ATTACHMENTS**

- Munhall Glen Final Plat of Subdivision
- Applications for Special Use and Minor Subdivision- Final Plat; received 11/7/22
- Site Plan of Lots 44 & 45
- Replat of Lots 44 & 45
- Building Elevations



P.I.N.:  
09-26-376-003 (PARCEL 1)  
09-26-376-001 (PARCEL 2)  
09-26-376-005 (PARCEL 3)  
09-35-126-010 (PARCEL 4)  
09-26-377-004 (PARCEL 5)

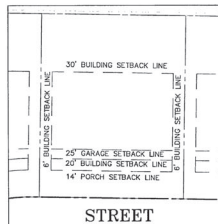


LOCATION MAP  
NOT TO SCALE

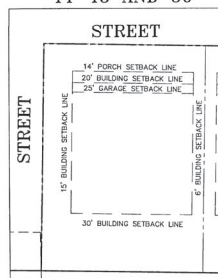
AREA SUMMARY

LOTS 1-50: 407,725 SQUARE FEET (9.360 ACRES±)  
OUTLOTS A & B: 126,542 SQUARE FEET (2.905 ACRES±)  
RIGHT-OF-WAY: 136,130 SQUARE FEET (3.125 ACRES±)  
TOTAL: 570,397 SQUARE FEET (13.390 ACRES±)

TYPICAL SETBACK DETAIL



SETBACK DETAIL  
LOTS 24-25, 38-39,  
44-45 AND 50

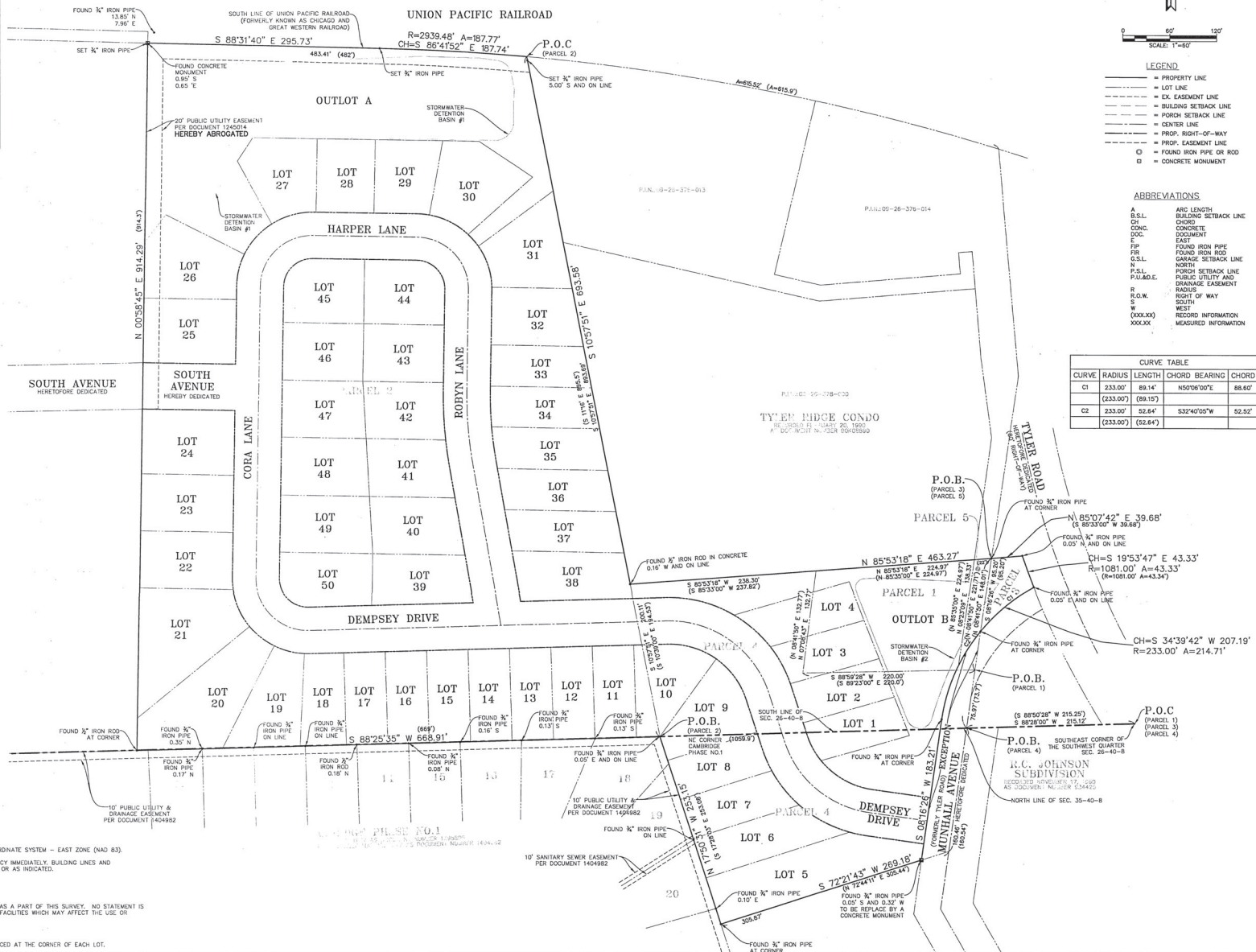


GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- PIPES OF 3/4" DIAMETER OR STEEL RODS 3/4" DIAMETER, BY 18" LENGTH SHALL BE PLACED AT THE CORNER OF EACH LOT.

FINAL PLAT OF SUBDIVISION  
OF  
MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ST. CHARLES, KANE COUNTY, ILLINOIS



ENGINEERING  
RESOURCE ASSOCIATES  
1000 N. LAKE STREET, SUITE 1000  
CHICAGO, ILLINOIS 60610  
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AIRHART  
CONSTRUCTION  
500 ROOSEVELT ROAD  
WEST CHICAGO, ILLINOIS 60618  
"Building a Better Tomorrow"

PREPARED FOR:  
AIRHART CONSTRUCTION  
500 ROOSEVELT ROAD  
WEST CHICAGO, ILLINOIS 60618

MUNHALL GLEN  
SUBDIVISION  
ST. CHARLES, IL

PROJECT:  
DESCRIPTION:  
DATE: 07-23-2020  
PROJECT #: 190726-03  
DRAWN BY: CNB  
CHECKED BY: TBM  
APPROVED BY: CCS

DATE: 07-23-2020  
PROJECT #: 190726-03  
DRAWN BY: CNB  
CHECKED BY: TBM  
APPROVED BY: CCS

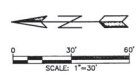
FINAL PLAT OF  
SUBDIVISION

SHEET  
1 of 4

439-1



P.L.N.:  
 09-26-376-003 (PARCEL 1)  
 09-26-376-001 (PARCEL 2)  
 09-26-376-005 (PARCEL 3)  
 09-35-126-010 (PARCEL 4)  
 09-26-377-004 (PARCEL 5)

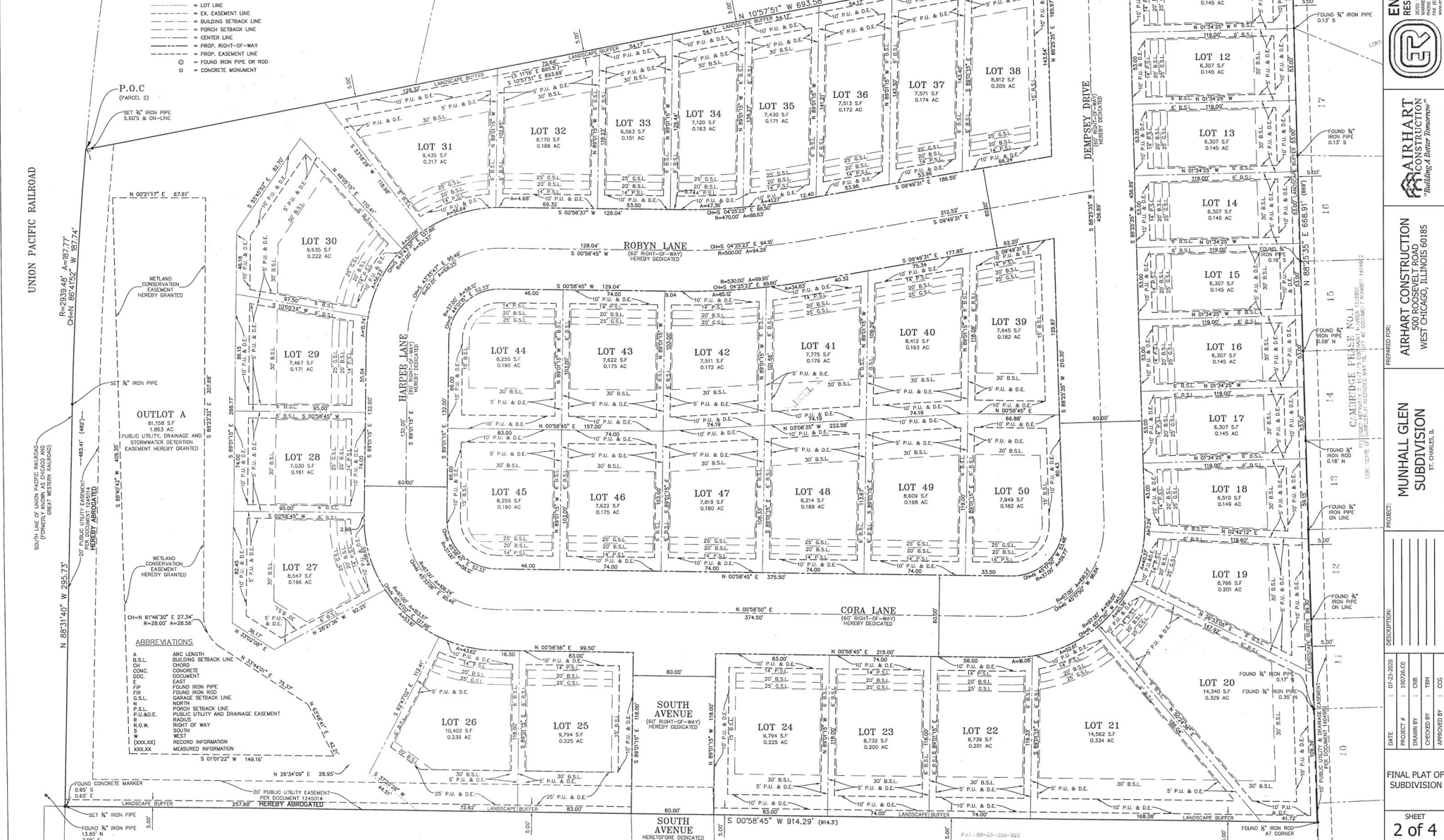


- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - EX. EASEMENT LINE
  - BUILDING SETBACK LINE
  - PORCH SETBACK LINE
  - CENTER LINE
  - PROP. RIGHT-OF-WAY
  - PROP. EASEMENT LINE
  - FOUND IRON PIPE OR ROD
  - CONCRETE MONUMENT

# FINAL PLAT OF SUBDIVISION OF MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,  
 TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

2021K050679  
 SANDY WEGMAN  
 RECORDER - KANE COUNTY, IL  
 RECORDED 7/10/21 11:56 AM  
 REC.FEE: \$3.00  
 PAGES: 4



**ENGINEERING**  
 RESOURCE ASSOCIATES  
 1000 N. LAKE STREET  
 SUITE 200  
 CHICAGO, IL 60610  
 TEL: (773) 799-1100  
 FAX: (773) 799-1101  
 WWW.RESOURCE-ASSOCIATES.COM

**AIRHART CONSTRUCTION**  
 Building A for Munhall Glen  
 500 ROOSEVELT ROAD  
 WEST CHICAGO, ILLINOIS 60656

**AIRHART CONSTRUCTION**  
 500 ROOSEVELT ROAD  
 WEST CHICAGO, ILLINOIS 60656

**MUNHALL GLEN SUBDIVISION**  
 ST. CHARLES, IL

DATE	DESCRIPTION
07-23-2020	DATE
10/23/2020	PROJECT #
10/23/2020	DRAWN BY
10/23/2020	CHECKED BY
10/23/2020	APPROVED BY

FINAL PLAT OF SUBDIVISION

SHEET  
 2 of 4

P.I.N.:  
09-26-376-003 (PARCEL 1)  
09-26-376-001 (PARCEL 2)  
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09-26-377-004 (PARCEL 5)

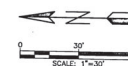
# FINAL PLAT OF SUBDIVISION OF MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ST. CHARLES, KANE COUNTY, ILLINOIS

2021K050679

SANDY WEGMAN  
RECORDED - KANE COUNTY, IL  
RECORDED: 7/10/2021 11:36 AM  
REC.FEE: \$3.00

PAGES: 4



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RESOURCE ASSOCIATES



AIRHART  
CONSTRUCTION

500 ROOSEVELT ROAD  
WEST CHICAGO, ILLINOIS 60608

PREPARED FOR:

MUNHALL GLEN  
SUBDIVISION

PROJECT:

DESCRIPTION:

DATE: 07-22-2020  
PROJECT #: 190766.00  
DRAWN BY: CMB  
CHECKED BY: TMM  
APPROVED BY: CCS

FINAL PLAT OF  
SUBDIVISION

SHEET  
3 of 4

## EASEMENT AREA SUMMARY

PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 1	2,009 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 2	2,059 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 3	2,081 S.F.	0.048 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 4	2,306 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 5	5,353 S.F.	0.123 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 6	2,621 S.F.	0.060 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 7	2,258 S.F.	0.050 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 8	2,020 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 9	2,423 S.F.	0.056 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 10	2,393 S.F.	0.055 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 11	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 12	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 13	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 14	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 15	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 16	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 17	2,000 S.F.	0.046 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 18	2,032 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 19	2,444 S.F.	0.056 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 20	3,270 S.F.	0.075 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 21	3,401 S.F.	0.078 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 22	2,415 S.F.	0.055 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 23	2,410 S.F.	0.055 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 24	3,055 S.F.	0.070 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 25	4,075 S.F.	0.094 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 26	4,139 S.F.	0.095 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 27	2,515 S.F.	0.058 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 28	2,230 S.F.	0.051 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 29	2,320 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 30	2,688 S.F.	0.062 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 31	2,654 S.F.	0.061 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 32	2,347 S.F.	0.054 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 33	2,057 S.F.	0.047 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 34	2,159 S.F.	0.050 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 35	2,222 S.F.	0.051 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 36	2,244 S.F.	0.052 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 37	2,255 S.F.	0.052 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 38	3,095 S.F.	0.070 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 39	2,871 S.F.	0.066 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 40	2,430 S.F.	0.056 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 41	2,346 S.F.	0.054 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 42	2,305 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 43	2,120 S.F.	0.050 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 44	2,768 S.F.	0.064 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 45	2,768 S.F.	0.064 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 46	2,310 S.F.	0.053 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 47	2,338 S.F.	0.054 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 48	2,392 S.F.	0.055 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 49	2,445 S.F.	0.056 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	LOT 50	2,724 S.F.	0.063 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	OUTLOT A	81,158 S.F.	1.863 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT	OUTLOT B	45,384 S.F.	1.042 AC
STORMWATER DETENTION EASEMENT	OUTLOT A	81,158 S.F.	1.863 AC
STORMWATER DETENTION EASEMENT	OUTLOT B	45,384 S.F.	1.042 AC

## LEGEND

- PROPERTY LINE
- LOT LINE
- EX. EASEMENT LINE
- BUILDING SETBACK LINE
- PORCH SETBACK LINE
- CENTER LINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT LINE
- FOUND IRON PIPE OR ROD
- CONCRETE MONUMENT

## ABBREVIATIONS

- A ARC LENGTH
- B.S.L. BUILDING SETBACK LINE
- CH CHORD
 CONC. CONCRETE | DOC. DOCUMENT E EAST | F.F. FOUND IRON PIPE | G.S.L. FOUND IRON AND GARAGE SETBACK LINE | N NORTH | P.S.L. PORCH SETBACK LINE | P.U. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT | R.R.W. RIGHT OF WAY | S SOUTH | XXX.XX RECORD INFORMATION | XXX.XX MEASURED INFORMATION | |







## SPECIAL USE APPLICATION

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

### For City Use

Project Name: Munhall Glen - Lots 44 + 45  
Project Number: 2020 -PR- 004  
Cityview Project Number: PLS4202200068

Received Date  
**NOV 07 2022**  
City of St. Charles  
Community Development

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

<b>1. Property Information:</b>	Location: 493 Robyn Lane and 494 Cora Lane, St. Charles	
	Parcel Number (s): 09-26-344-013 and 09-26-377-007	
	Proposed Name: Munhall Glen PUD	
<b>2. Applicant Information:</b>	Name: Court Airhart	Phone: 630-293-3000 ext. 145
	Address 500 E. Roosevelt Road West Chicago, IL 60185	Email: <a href="mailto:Court@airhartconstruction.com">Court@airhartconstruction.com</a>
<b>3. Record Owner Information:</b>	Name: Airhart Construction Corp	Phone: 630-293-3000 ext. 145
	Address: 500 E. Roosevelt Road, West Chicago, IL 6185	Email: <a href="mailto:court@airhartconstruction.com">court@airhartconstruction.com</a>

**4. Identify the Type of Application:**

- ☒ **Special Use for Planned Unit Development - PUD Name:** Munhall Glen
- ☐ New PUD
- ☒ Amendment to existing PUD- Ordinance #: 2020-Z-29
- ☐ PUD Preliminary Plan filed concurrently
- ☐ **Other Special Use (from list in the Zoning Ordinance):**
- ☐ Newly established Special Use
- ☐ Amendment to an existing Special Use Ordinance #:

**5. Information Regarding Special Use:**

Comprehensive Plan designation of the property: Single Family Detached Residential

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? ~~Select~~ RS-4 / PUD

What is the property currently used for? Residential

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

Build 2 houses similar to those immediately surrounding them on the currently existing 2 residential lots.

**6. For Special Use Amendments only:**

Why is the proposed change necessary?

The proposed change is necessary due to an oversight in the setbacks shown on the the final plat that inadvertently precludes these 2 lots from building homes on them as originally planned for the Munhall Glen neighborhood due to the curve on the northeast corner of lot 44 and northwest corner of lot 45.

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

The proposed amendment is to reduce the corner side yard setback on the northeast corner of lot 44 and northwest corner of lot 45 by extending the side yard setback lines to where they intersect with the utility easement line. Also reduce the front yard setback at those same points by extending the setback lines until they intersect with the same utility easement. The attached plat shows the updated setback lines.

**Note for existing buildings:** If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.



**7. Required Attachments:**

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

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

- ☒ **APPLICATION FEE:** Special Use for PUD: \$1,000  
All other Special Use requests **\$750**
- ☒ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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

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

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

- ☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- ☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.
- ☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)
- ☐ **SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

- ☐ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- ☐ **TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.
- ☐ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

**Site Plan or plans shall show the following information:**

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

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

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

W - PRESIDENT AIRMAIR CONSTRUCTION CORP 11/7/2022  
Record Owner Date

W 11/7/2022  
Applicant or Authorized Agent Date



[illegible]

Mark Glassman	
Harold Airhart	
Court Airhart	

TITLE: RESIDENT AIRFARE CONSTRUCTION CORP.

Notary Public

## CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

**\*Use this form for PUD or PUD Amendment applications\***

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.*

**PUD Name:** Munhall Glen lot 44 & 45 PUD Amendment

**From the St. Charles Zoning Ordinance, Section 17.04.410.3:**

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

**i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed amendment to the approved PUD continues the original goals of promoting a creative solution to an unmet growing housing need of single story and first floor master bedroom housing. This housing will allow for longtime community residents, business people and leaders in St. Charles to remain in St. Charles as their housing needs change. The PUD zoning promotes creative housing and provides attractive streetscapes that incentivizes porches and pedestrian friendly neighborhoods. It promotes social interaction by providing sidewalks, paths, neighborhood connection areas as well as connection to a potential linear park to the north of the property. The PUD provides a harmonious usage of the property by changing a potential heavy commercial use of the property to residential use more in scale with the residential use to the south and the less intense commercial use to the east. The development of this property will promote higher levels of landscaping and higher quality trees than currently exist on the property as uncontrolled Buckthorn, Honeysuckle, Mulberry, Box Elder, etc. and other invasive landscaping is allowed to multiply. The installation of detention areas with natural landscaping will enhance water quality and native plants. Munhall Glen will be a benefit to future residents, the surrounding neighbors, local businesses and the City of St. Charles.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:
- A. Conforming to the requirements would inhibit creative design that serves community goals, or
  - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed amendment to the approved PUD Plans continues the goal of providing a significantly more harmonious usage of the property than the more intrusive usage and negative impact on the surrounding properties the M-2 (industrial usage) zoning classification which had been in place.

The proposed amendment continues the goals of the original change in zoning and PUD by meeting a significant housing need in the community of single level and first floor master bedroom housing. This housing would not have been allowed in the M-2 zoning classification. By changing the zoning and allowing the PUD, storm water facilities, open space, and sidewalks and paths will allow for residents to enjoy the open space and property as well as provide for a pedestrian connection to the potential linear park to the north. The planned landscaping will be a significant improvement to the invasive species currently on the property and the trees planted as a part of the development will be a significant improvement. Due to the size and shape of the property by downzoning the property to an RS4-PUD it allows for implementation of a variety of lot sizes which provides for varied architecture, improved rear yard setbacks and a unique streetscape that incentivizes porches and neighbor interaction than the current M-2 zoning classification allows. The development will provide stormwater facilities with native species enhancing the water quality where currently no storm water facilities exist. The RS4-PUD enhance the opportunity for single level living while not infringing on the size of the homes for those requiring single level living. The PUD promotes quality residential development and provides good transitional zoning to benefit those properties that currently surround it. The development will be a benefit to the City of St. Charles housing and significant increase in tax base.

iii. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The Amendment to the Special Use will continue to serve the public convenience at Munhall Glen by filling a housing void in the market of single story and first floor master bedroom homes. This void in the market is causing those needing this type of housing to look outside of St. Charles even though they have been long time residents. In addition, by providing housing in this location it helps support area businesses and supports good planning putting residential housing close to both public and private amenities.

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

There is sufficient infrastructure and utilities for the 2 existing lots under the Amendment to the PUD because of the development on the Munhall Glen neighborhood.

**C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The Amendment to the PUD will not be injurious to the use and enjoyment of the surrounding properties, but allows these 2 lots to be developed in a similar fashion to the lots immediately surrounding them.

**D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The amendment to the established Special Use will not impede the normal and orderly development and improvement of the surrounding properties, but will allow these 2 lots to be developed to match those lots immediately surrounding them.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The amendment to the approved Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. As planned, this amendment will continue the properties development goals of providing buffering between different property usages and will extend and improve municipal infrastructure, and will provide housing needed in the city of St. Charles.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The amendment to the approved Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as varied pursuant to the amendment and approved Special Use for the Planned Unit Development. The Special Use and PUD zoning allows for a more inventive design and the housing will be constructed at or above current codes and energy requirements. The Special Use and minor changes to the zoning requirements allows for an inventive solution for meeting a needed housing niche within the St. Charles housing stock.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The amendment to the approved PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City. The development of this property will improve connections of the water and sewer systems and provide storm water management facilities where none currently exist. It will provide a diversity of housing by providing single story and first floor master bedroom housing providing solutions for current St. Charles residents whose housing needs have changed over time and want to stay in the City due to civic, cultural, social and religious activities that they have long time connections. The PUD will substantially increase the tax base for the City, School District, Park District, etc. over the current use in perpetuity benefiting many taxing bodies. In addition, it provides housing close to many commercial districts benefiting many surrounding businesses and the economic wellbeing of the City

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The amendment to the approved PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown area as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.



## MINOR SUBDIVISION – FINAL PLAT APPLICATION

### For City Use

Project Name: Munhall Glen- Lots 44+45  
Project Number: 2020 -PR- 004  
Cityview Project Number: PLMS202200067

Received Date

**RECEIVED**

**NOV 07 2022**

City of St. Charles  
Community Development

- File this application to request approval of a Minor Subdivision – Final Plat.
- Per City Code Section 16.04.040, 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 the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.

<b>1. Property Information:</b>	Location: 493 Robyn Lane and 494 Cora Lane, St. Charles	
	Parcel Number (s): 09-26-377-013 and 09-26-377-007	
	Proposed Subdivision Name: Replat of Lots 44 & 45 Munhall Glen Subdivision	
<b>2. Applicant Information:</b>	Name: Court Airhart	Phone: 630-293-3000 ext.145
	Address 500 E. Roosevelt Road West Chicago, IL 60185	Email: <a href="mailto:court@airhartconstrucion.com">court@airhartconstrucion.com</a>
<b>3. Record Owner Information:</b>	Name: Airhart Construction Corp.	Phone: 630-293-3000 ext. 145
	Address: 500 E. Roosevelt Road, West Chicago, IL 60185	Email: <a href="mailto:court@airhartconstruction.com">court@airhartconstruction.com</a>

#### 4. **Required Attachments:**

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

**Submit 1 copy of each required item, unless otherwise noted.**

☒ **APPLICATION FEE:** \$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 subject property:

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

☐ **FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

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

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

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

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

☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.

☐ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

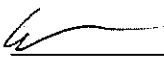
**PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.


**Copies:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)



**FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

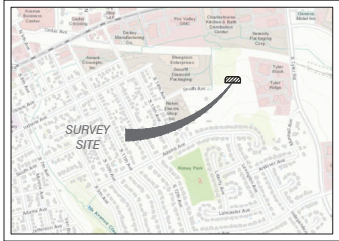
**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

 - PRESIDENT AIRMAINT CONSTRUCTION CORP 11/7/2022  
Record Owner Date

 11/7/2022  
Applicant or Authorized Agent Date



P.L.N.:  
09-26-377-013 (LOT 44)  
09-26-377-007 (LOT 45)



LOCATION MAP  
NOT TO SCALE

### AREA SUMMARY

LOT 44: 8,255 SQUARE FEET (0.190 ACRES±)  
LOT 45: 8,255 SQUARE FEET (0.190 ACRES±)  
TOTAL: 16,510 SQUARE FEET (0.380 ACRES±)

## SITE PLAN OF LOTS 44 AND 45 OF MUNHALL GLEN SUBDIVISION

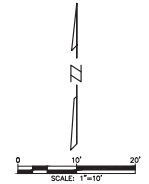
PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

- LEGEND
- PROPERTY LINE
  - LOT LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - PORCH SETBACK LINE
  - CENTER LINE
  - RIGHT-OF-WAY

- ABBREVIATIONS
- B.S.L. BUILDING SETBACK LINE  
CH. CHURCH  
CONC. CONCRETE  
DOC. DOCUMENT  
E. EAST  
FIR FOUND IRON PIPE  
G.S.L. GARAGE SETBACK LINE  
N. NORTH  
P.S.L. PORCH SETBACK LINE  
P.U. PUBLIC UTILITY AND  
P.U. PUBLIC UTILITY AND  
R. RIGHT OF WAY  
R.O.W. RIGHT OF WAY  
S. SOUTH  
W. WEST  
(XXX.XX) MEASURED INFORMATION  
XXX.XX MEASURED INFORMATION

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

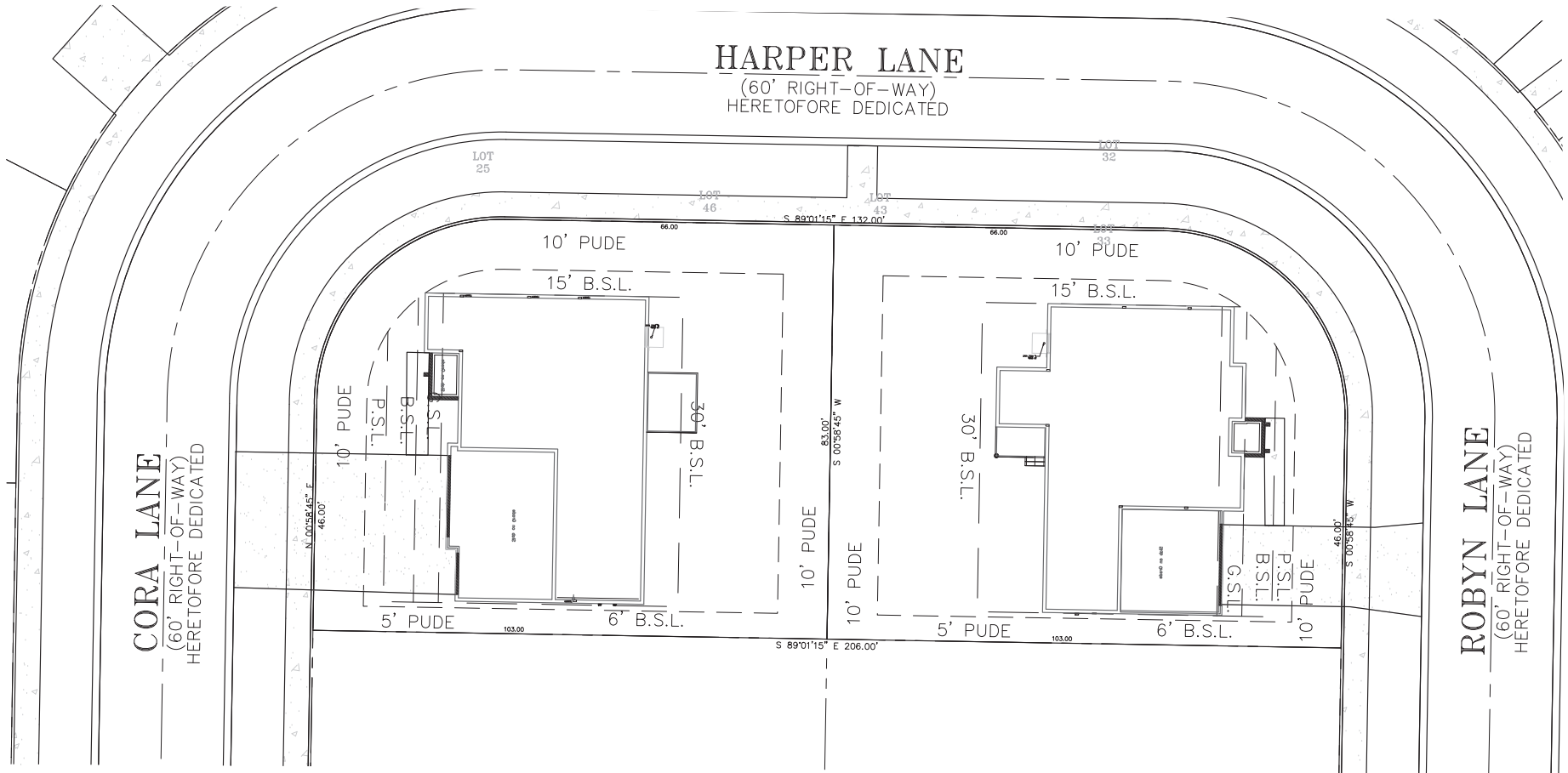
PLEASE MAIL A COPY OF THE  
RECORDED PLAT TO:  
ENGINEERING RESOURCE ASSOCIATES  
35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60055



### HARPER LANE (60' RIGHT-OF-WAY) HERETOFORE DEDICATED

### CORA LANE (60' RIGHT-OF-WAY) HERETOFORE DEDICATED

### ROBYN LANE (60' RIGHT-OF-WAY) HERETOFORE DEDICATED



ENGINEERING  
RESOURCE ASSOCIATES  
35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60055  
PHONE (630) 393-3900  
FAX (630) 393-3900



AIRHART  
CONSTRUCTION  
"Building a Better Tomorrow"

PREPARED FOR:  
AIRHART CONSTRUCTION  
500 ROOSEVELT ROAD  
WEST CHICAGO, ILLINOIS 60615

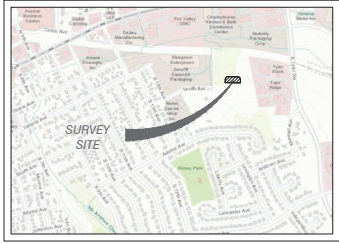
PROJECT:  
SITE PLAN OF LOTS 44 &  
45 OF MUNHALL GLEN  
SUBDIVISION  
ST. CHARLES, IL

DATE	DESCRIPTION
11-04-2022	
PROJECT #	180765.00
DRAWN BY	NAV
CHECKED BY	NAV
APPROVED BY	NAV

SITE PLAN OF  
LOTS 44 & 45  
OF MUNHALL  
GLEN  
SUBDIVISION

SHEET  
1 of 1

P.L.N.:  
09-26-377-013 (LOT 44)  
09-26-377-007 (LOT 45)



### LOCATION MAP

NOT TO SCALE

### AREA SUMMARY

LOT 44: 8,255 SQUARE FEET (0.190 ACRES±)  
LOT 45: 8,255 SQUARE FEET (0.190 ACRES±)  
TOTAL: 16,510 SQUARE FEET (0.380 ACRES±)

#### OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED 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.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, 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

AIRHART CONSTRUCTION CORP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

#### NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY,

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN 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.

NOTARY PUBLIC

#### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

I, \_\_\_\_\_, 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.

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

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

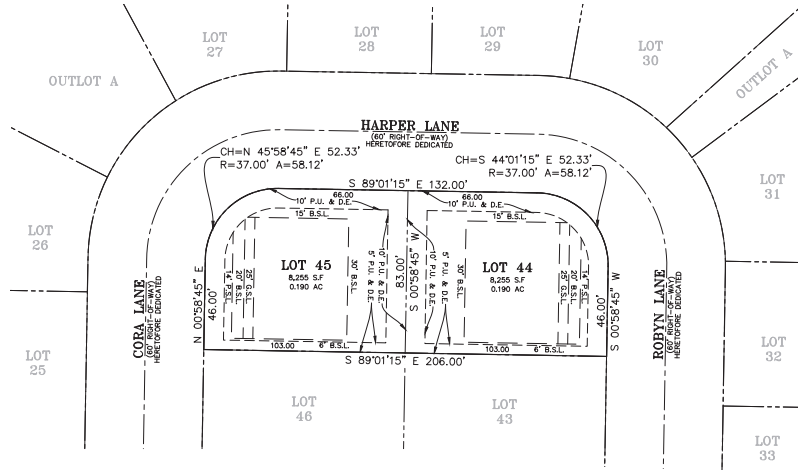
COUNTY CLERK

#### GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- ALL EASEMENTS SHOWN HEREON ARE HERETOFORE GRANTED BY DOCUMENT 2021K050679, RECORDED JULY 1, 2021, UNLESS OTHERWISE NOTED.
- PIPES OF 1/2" DIAMETER OR STEEL RODS 3/8" DIAMETER, BY 18" LENGTH SHALL BE PLACED AT THE CORNER OF EACH LOT.

## REPLAT OF LOTS 44 AND 45 OF MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



\*NOTE: SETBACK LINES ON LOTS 44 AND 45 AS ESTABLISHED BY THE FINAL PLAT OF MUNHALL GLEN SUBDIVISION RECORDED JULY 1, 2021 AS DOCUMENT NUMBER 2021K050679 ARE HEREBY ABROGATED AND HEREBY REPLACED BY THE SETBACK LINES SHOWN HEREON.

#### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

#### 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 NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

#### MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

ACCEPTED AND APPROVED BY OLD SECOND NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS MORTGAGEE.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

#### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK

#### DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

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 \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

#### SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, COUNTY OF KANE, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO.1708502026H DATED AUGUST 3, 2009.

#### FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003782  
LICENSE EXPIRES: NOVEMBER 30, 2024

#### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 44 AND 45 IN MUNHALL GLEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2021 AS DOCUMENT 2021K050679 IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

I HEREBY GRANT PERMISSION TO THE CITY OF ST. CHARLES CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

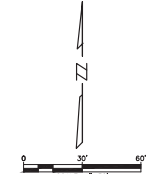
#### FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003782  
LICENSE EXPIRES: NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186  
LICENSE EXPIRES: APRIL 30, 2023

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

PLEASE MAIL A COPY OF THE RECORDED PLAT TO:  
ENGINEERING RESOURCE ASSOCIATES  
35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555



#### LEGEND

- = PROPERTY LINE
- = LOT LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = PORCH SETBACK LINE
- = CENTER LINE
- = RIGHT-OF-WAY

#### ABBREVIATIONS

- A = ARC LENGTH
- B.S.L. = BUILDING SETBACK LINE
- CH = CHORD
- CONC. = CONCRETE
- DOC. = DOCUMENT
- E = EAST
- FIR = FOUND IRON PIPE
- F.P.U. = FOUND PIPE UNDER
- G.S.L. = GRASSY SETBACK LINE
- N = NORTH
- P.S.L. = PORCH SETBACK LINE
- P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- R = RADIUS
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- W = WEST
- (XXX)XX = RECORD INFORMATION
- XXX.XX = MEASURED INFORMATION



ENGINEERING  
RESOURCE ASSOCIATES  
35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-1800  
FAX (630) 393-1800



AIRHART  
CONSTRUCTION  
"Building a Better Tomorrow"

PREPARED FOR:  
AIRHART CONSTRUCTION  
500 ROOSEVELT ROAD  
WEST CHICAGO, ILLINOIS 60615

PROJECT:  
REPLAT OF LOTS 44 & 45  
OF MUNHALL GLEN  
SUBDIVISION  
ST. CHARLES, ILL.

DESCRIPTION:

DATE: 11-02-2022  
PROJECT #: 180725.03  
DRAWN BY: CMB  
CHECKED BY: TBM  
APPROVED BY: TBM

REPLAT OF  
LOTS 44 & 45  
OF MUNHALL  
GLEN  
SUBDIVISION

SHEET  
1 of 1











