ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4a
	Title:	Plan Commission recommendation to approve a Minor Subdivision Final Plat for RTM Fox River LLC Subdivision.
	Presenter:	Ellen Johnson

Meeting: Planning & Development Committee	Date: September 9, 2019	
Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: ☐

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

The subject property is a vacant, 10,000 sf parcel on the east side of S. 4th Ave. between South and Adams Avenues.

Robert Manthei, property owner, is seeking approval of a Final Plat of Subdivision to divide the parcel into two buildable single-family home lots.

This subdivision qualifies as a "Minor Subdivision" under the Subdivision Code, and therefore no preliminary or final engineering plan is required to be submitted with the plat.

Plan Commission Review

Plan Commission reviewed the Final Plat on 9/3/19 and voted 6-0 to recommend approval, subject to resolution of outstanding staff comments.

Attachments (*please list*)**:**
Plan Commission Resolution, Staff Report, Application

Recommendation/Suggested Action (*briefly explain*)**:**
Plan Commission recommendation to approve a Minor Subdivision Final Plat for RTM Fox River LLC Subdivision.

City of St. Charles, Illinois
Plan Commission Resolution No. 15-2019

A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for RTM Fox River LLC Subdivision (Robert Manthei)

Passed by Plan Commission on September 3, 2019

WHEREAS**,** it is the responsibility of the St. Charles Plan Commission to review requests for Final Plat of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision (Minor Subdivision) for RTM Fox River LLC Subdivision (Robert Manthei); and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement" and Title 17, Chapter 17.12-Residential Districts.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision (Minor Subdivision) for RTM Fox River LLC Subdivision (Robert Manthei); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:
Ayes: Kessler, Becker, Funke, Purdy, Melton, Pretz, Wallace
Nays: None
Absent: Vargulich, Kessler, Holderfield
Motion carried: 6-0

PASSED, this 3rd day of September 2019.

_____
Chairman
St. Charles Plan Commission

Community & Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Rita Payleitner
And Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: RTM Fox River LLC Subdivision – Final Plat of Subdivision

DATE: September 5, 2019

I. APPLICATION INFORMATION:

Project Name: RTM Fox River LLC Subdivision

Applicant: Robert Manthei

Purpose: Subdivide parcel into 2 lots

General Information:

Site Information	
Location	East side of S. 4th Ave. between South and Adams Avenues
Acres	10,031 sf / 0.23 acre

Applications:	Final Plat of Subdivision (Minor Subdivision)
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement Ch. 17.12 Residential Districts

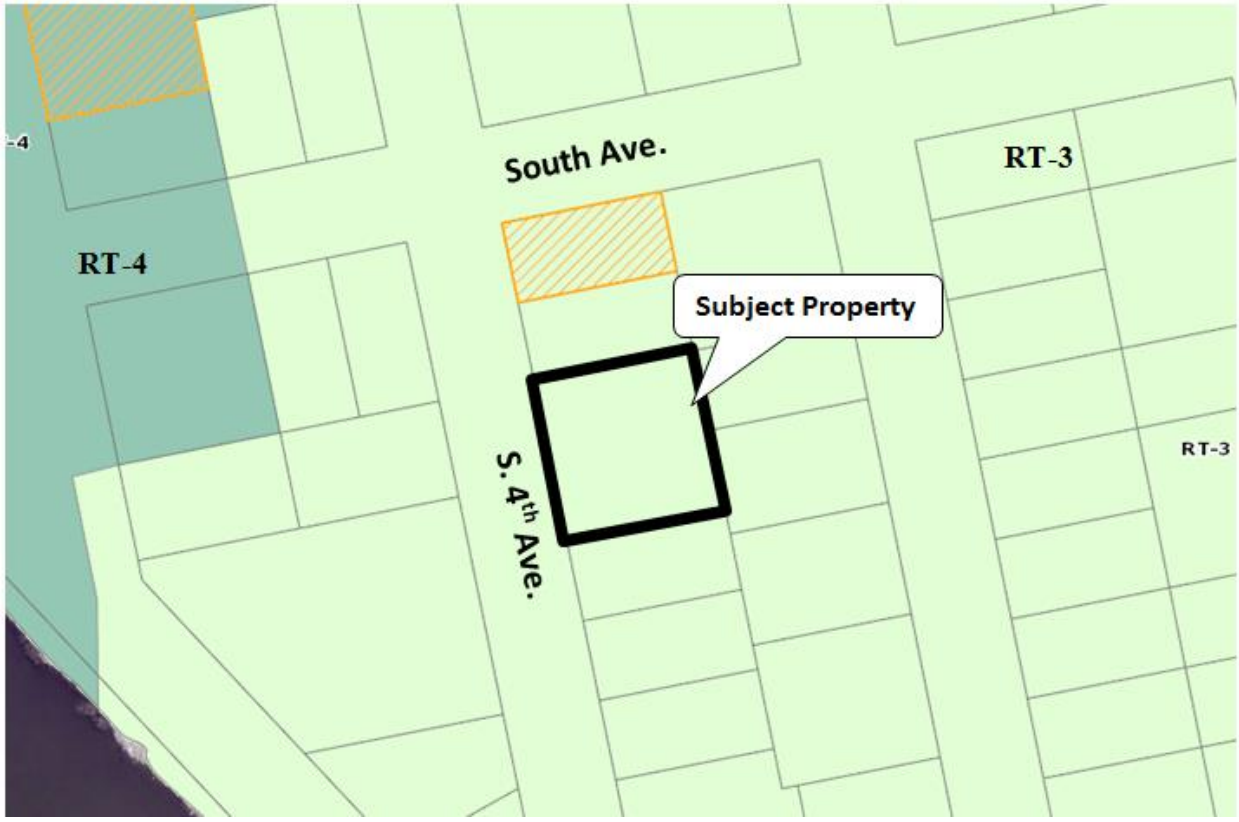
Existing Conditions	
Land Use	Vacant
Zoning	RT-3 Single-Family Residential

Zoning Summary		
North	RT-3 Single-Family Residential	Single-Family homes
East	RT-3 Single-Family Residential	Single-Family homes
South	RT-3 Single-Family Residential	Single-Family homes
West	RT-3 Single-Family Residential	Single-family home, office building

Comprehensive Plan Designation
Single Family Detached Residential

Aerial

Zoning



II. OVERVIEW

A. BACKGROUND

The subject property is a vacant, 10,000 sf parcel on the east side of S. 4th Ave. between South and Adams Avenues. The parcel is a portion of the west half of Block 8 in Minard, Ferson and Hunt's Second Addition to St. Charles (1848). It does not appear the parcel ever contained a structure. The property was used for many years as extra parking for the office building across the street (606 Riverside Ave.).

The current owner purchased the subject property and 606 Riverside Ave. in 2015. Since then, the existing parking on the office building lot has been adequate to meet minimum zoning standards. The subject property has not been used as excess parking in recent years.

B. PROPOSAL

Robert Manthei, property owner, is seeking approval of a Final Plat of Subdivision to divide the parcel into two buildable single-family home lots. This subdivision qualifies as a "Minor Subdivision" under the Subdivision Ordinance, and therefore no preliminary or final engineering plan is required to be submitted with the plat.

III. ANALYSIS

A. ZONING REVIEW

The subject property is zoned RT-3 Traditional Single-Family Residential. At 10,000 sf and 100 ft. wide, the property is of adequate size to divide into two buildable lots. The table below compares the bulk requirements of the RT-3 district with the proposed lots. The future homes will be subject to the noted bulk standards.

	RT-3 District Standard	**Lot 1 (buildable lot)**	**Lot 2 (buildable lot)**
Min. Lot Area	5,000 sf	5,017 sf	5,014 sf
Min. Lot Width	50 ft.	50 ft.	50 ft.
Max. Building Coverage	30% for structures 1.5 stories or less; 25% for structures over 1.5 stories	*TBD – To follow RT-3 standard*	*TBD – To follow RT-3 standard*
Max. Building Height	Lesser of 32 ft. or 2 stories		
Min. Front Yard	20 ft.		
Min. Side Yard	5 ft./10% of lot width for structures 1.5 stories or less; 6 ft./10% of lot width for structures over 1.5 stories		
Min. Rear Yard	30 ft.		

B. PLAT REVIEW

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

1. Remove Redemption Holdings LLC info from the Owner's Certificate.
2. Add the Mortgagee's Certificate.
3. Add a metes and bounds legal description to the Surveyor's Certificate.
4. Add location to the signature line of the Surveyor's Certificate.
5. Add location to the signature line of Notary Public's Certificate.
6. Replace the cross in concrete monumentation with ¾" iron pipe.

C. ENGINEERING REVIEW

Engineering plans are not required for a Minor Subdivision.

The City believes that private sanitary sewer services cross through this property to the east. The developer will need to conduct further investigation to locate the services and provide easements and/or relocate the services, as needed.

The development shall not cause adverse stormwater impacts on neighboring properties. Engineering plans will be required at the time of building permit to manage stormwater runoff.

Installation of public sidewalk along 4th Ave. will be required for this subdivision.

D. INCLUSIONARY HOUSING

This subdivision is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. Credit shall be granted for the existing lot. The fee in-lieu shall be paid for one unit. The fee worksheet is attached. A total fee in-lieu amount of $1,983.29 will be due prior to issuance of building permit for the second lot.

E. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The applicant is required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established in the Subdivision Code, Chapter 16.10 "Dedications". Credit shall be granted for the existing lot. The attached worksheet calculates the cash contribution for one 3-bedroom home. The School District contribution is $7,023.25 and the Park District contribution is $6,972.10. These fees will be due prior to issuance of the first building permit in the subdivision.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission reviewed the Final Plat on 9/3/19 and voted 6-0 to recommend approval, subject to resolution of outstanding staff comments.

V. ATTACHMENTS

- Application for Minor Subdivision – Final Plat; received 7/29/19

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use
Project Name: RTM Fox River LLC Subdivision
Project Number: 2019 -PR- 015
Application Number: PLM201900149

Received Date
RECEIVED
St. Charles, IL
JUL 29 2019
CDD
Planning Division

Per City Code Section 16.04.04, a Minor Subdivision must meet the following criteria:
1) Compliance with subdivision design standards in the City Code; 2) No more than 4 lots; 3) No public utility extensions or new streets are required to serve the subdivision; 4) no stormwater detention is required to serve the subdivision; 5) all lots meet minimum zoning standards.

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

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

1. Property Information:	Location: S. 4th Avenue Between South Ave. & Adams Ave.		
	Parcel Number (s): 09-34-217-003		
	Proposed Subdivision Name: RTM Fox River LLC Subdivision		
2. Applicant Information:	Name: Robert Manthei	Phone: 630-254-2833	
	Address: 602 Fox Glen Drive St. Charles, IL 60174	Fax: 630-513-7021	
		Email: bjmanthei@comcast.net	
3. Record Owner Information:	Name: Robert Manthei	Phone: 630-254-2833	
	Address: 602 Fox Glen Drive St. Charles, IL 60174	Fax: 630-513-7021	
		Email: bjmanthei@comcast.net	

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.

R Martin 7/22/2019

Record Owner Date

R Martin 7/22/2019

Applicant or Authorized Agent Date

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.

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- 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.

R Martin 7/22/2019

Record Owner Date

R Martin 7/22/2019

Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, ROBERT MANTHEI being first duly sworn on oath depose and say that I am Manager of RTM FOX RIVER 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.:

ROBERT MANTHEI	
JONI MANTHEI	

By: _____, Manager

Subscribed and Sworn before me this _____ day of

_____, 20 _____.

_____
Notary Public

INCLUSIONARY HOUSING WORKSHEET

Name of Development	MANTHEI Subdivide
Date Submitted:	5-12-19
Prepared by:	~~ROBERT~~ MANTHEI

ST. CHARLES SINCE 1834

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	1	X	5%	=	.05
More than 15 Units		X	10%	=	

How will the Inclusionary Housing requirement be met?

- ☐ **Provide on-site affordable units**
- ☐ **Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)**
- ☐ **Provide a mixture of affordable units and fee in-lieu**
  - **# of affordable units to be provided: _____**
  - **Amount of fee in-lieu to be paid (calculate below): _____**

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
.05	1	X	$39,665.75	=	1,983.29

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development _____
Date Submitted: _____
Prepared by: _____

ST. CHARLES SINCE 1834

Total Dwelling Units: 2

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction: 1

If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.

Estimated Student Yield by Grades:

Type of Dwelling	*# of dwelling Units (DU)*	*Elementary (Grades K to 5)*		*Middle (Grades 6 to 8)*		*High (Grades 9 to 12)*	
Detached Single Family							
➢ 3 Bedroom	1	DU x .369	= .369	DU x .173	= .173	DU x .184	= .184
➢ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➢ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➢ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➢ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➢ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➢ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➢ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➢ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➢ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➢ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=
Totals	1 TDU (with deduction, if applicable)		.369 TE		.173 TM		.184 TH

School Site Requirements:

Type	*# of students*	*Acres per student*	*Site Acres*
Elementary (TE)	.369	x .025	= .009225
Middle (TM)	.173	x .0389	= .0067297
High (TH)	.184	x .072	= .013248
		Total Site Acres	0.0292027

Cash in lieu of requirements:

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

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development _____
Date Submitted: _____
Prepared by: _____

ST. CHARLES
SINCE 1834

Total Dwelling Units: 2

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction: 1

If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.

Estimated Population Yield:

Type of Dwelling	*# Dwelling Units (DU)*	*Population Generation per Unit*		*Estimated Population*
Detached Single Family				
➢ 3 Bedroom	1	DU x 2.899	=	2.899
➢ 4 Bedroom		DU x 3.764	=	
➢ 5 Bedroom		DU x 3.770	=	
Attached Single Family				
➢ 1 Bedroom		DU x 1.193	=	
➢ 2 Bedroom		DU x 1.990	=	
➢ 3 Bedroom		DU x 2.392	=	
➢ 4 Bedroom		DU x 3.145	=	
Apartments				
➢ Efficiency		DU x 1.294	=	
➢ 1 Bedroom		DU x 1.758	=	
➢ 2 Bedroom		DU x 1.914	=	
➢ 3 Bedroom		DU x 3.053	=	
Totals	1			2.899
	Total Dwelling Units (with deduction, if applicable)			Estimated Total Population

Park Site Requirements:

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

Cash in lieu of requirements:

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

RTM FOX RIVER LLC SUBDIVISION

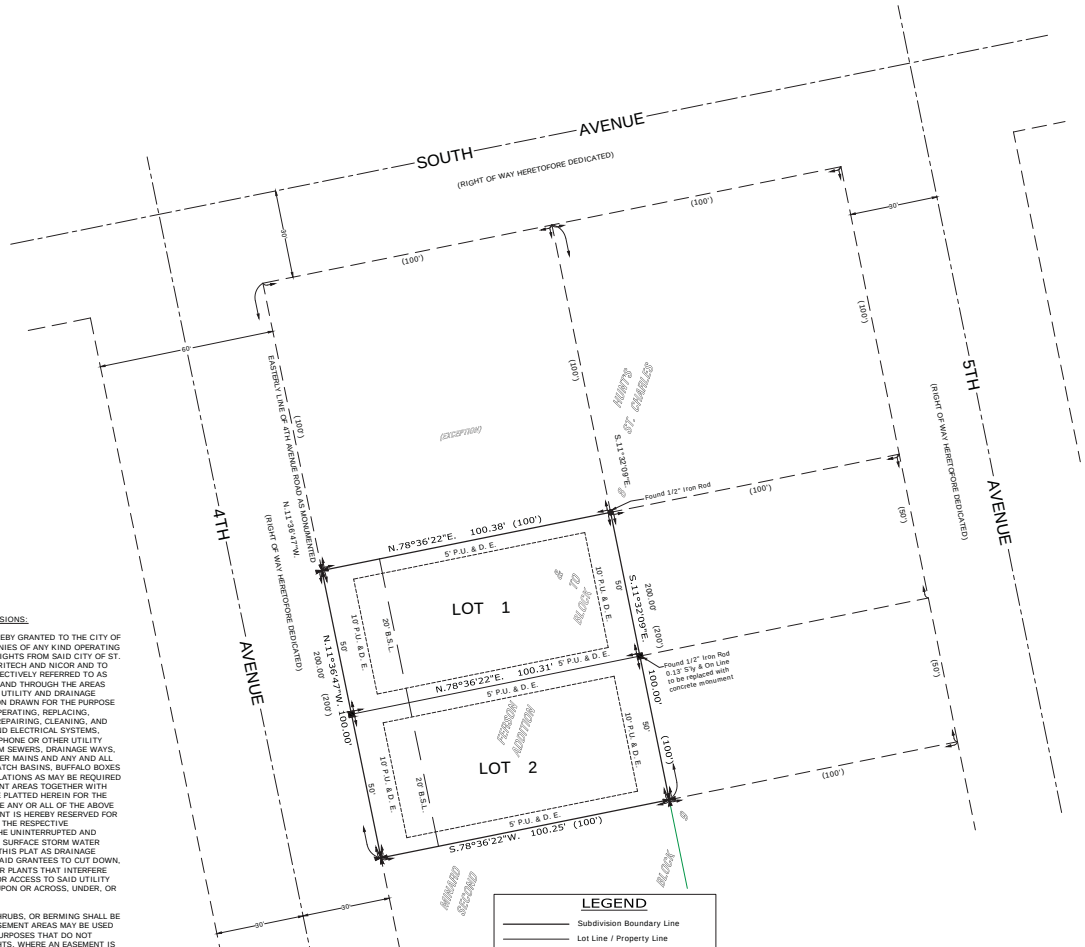
City of St. Charles, Kane County, Illinois

THE WEST 1/2 OF BLOCK 8 (EXCEPT THE NORTH 100 FEET THEREOF) IN MINARD, FERSON AND HUNT'S SECOND ADDITION TO ST CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

SCALE : 1" = 20'

0' 10' 20' 40'

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, 83-11



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

AREA TABLE

(MORE OR LESS)

Lot 1 = 5,017.29 Square Feet
Lot 2 = 5,013.92 Square Feet
P.U.&D.E. = 3,606.25 Square Feet

TOTAL AREA OF SUBDIVISION
10,031.21 SQ. FT. OR 0.230 ACRES

EXISTING ZONING CLASSIFICATION

ZONE: RT-3
Traditional Single Family (+ 5,000 s.f.)
Building Setbacks: Front Yard = 20'
Rear Yard = 30'
Side Yard = 6'

All measurements are shown in feet and decimal parts thereof.

Dimensions enclosed with ( ) are record data. All other dimensions are measured or record equals measured.

LEGEND

- Subdivision Boundary Line
- Lot Line / Property Line
- Center Line
- Existing Lot Line
- Easement Line
- Concrete Monument
- Cross in concrete
- Set 3/4" Iron Pipe
- P. U. & D. E. — Public Utility & Drainage Easement
- B. S. L. — Building Setback Line
- (150') — Record / Deed
- 150.56' — Measured

LOCATION MAP

NOT TO SCALE

PARCEL INDEX NUMBER
09-34-217-003

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

_____ (PRINT NAME)

_____ (ADDRESS)

_____ (CITY/TOWN) (STATE) (ZIP CODE)

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS / ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT 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.

Redemption Holdings, LLC
616 Franklin Street
Geneva, IL 60134

BY: _____
(PRINT NAME) (TITLE)

_____
(SIGNATURE)

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR(HIS/HER/THEY) OWN FREE AND VOLUNTARY ACT(S) FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 2019.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D. 2019.

CITY OF ST. CHARLES PLAN COMMISSION

_____
PLAN COMMISSION CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED, AND ACCEPTED THIS _____ DAY OF _____, A.D. 2019.
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 ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D. 2019.

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 ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D. 2019.

COUNTY CLERK 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 OF THE COUNTY AT GENEVA, ILLINOIS, THIS _____ DAY OF _____, A.D. 2019.

_____
KANE COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 1/2 OF BLOCK 8 (EXCEPT THE NORTH 100 FEET THEREOF) IN MINARD, FERSON AND HUNT'S SECOND ADDITION TO ST CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND PLAT. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE DESCRIBED PROPERTY LIES WITHIN ZONE X, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. CHARLES, ILLINOIS COMMUNITY PANEL NUMBER 170330 0264 H, THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 17089C0264H, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT THE FOREGOING DESCRIBED TRACT IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF JULY, A.D. 2019.

CAROL A. SWEET-JOHNSON
STATE OF ILLINOIS
035-003342
BATAVIA
ILLINOIS
PROFESSIONAL LAND SURVEYOR

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003342

LICENSE EXPIRES NOVEMBER 30, 2020

SUBMITTED BY AND RETURN TO:
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

ASM JOB No. 674111SUB

SHEET 1 OF 1

1 Chain = 66 Feet

JOHNSON - WESTERN SURVEYING — A MEASURE ABOVE THE REST

PREPARED BY:
ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advocate.com
Professional Design Firm #184-006014 expires 4/30/2021

PREPARED FOR:
Robert & Jodi Manthei
602 Fox Glen Drive
St. Charles, IL 60174

NO.	DATE	REVISION
1	07-17-19	PRELIMINARY PLAT ISSUED
2	07-23-19	FINAL PLAT ISSUED
3		
4		

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