 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4b
	Title:	Plan Commission recommendation to approve a Minor Subdivision Final Plat for 407 S. 5th St. Subdivision	
	Presenter:	Rachel Hitzemann, Planner	
Meeting: Planning & Development Committee		Date: August 14, 2023	
Proposed Cost: N/A		Budgeted Amount: N/A	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p>The subject property is a single lot located at the corner of Oak St. and S. 5th St. The property is currently improved with a single-family home and detached garage. The property is locally landmarked.</p> <p>Zach Derrico, owner of ZJD LLC, proposes to split the parcel. The existing house will remain on Lot 1 and the detached garage will be relocated to Lot 1. Mr. Derrico is proposing to construct a new single-family home on Lot 2. 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.</p> <p><u>Historic Commission Review</u></p> <p>The Historic Commission reviewed the project at their 8/2/23 meeting and had three main points they wanted addressed;</p> <ol style="list-style-type: none"> 1. Relocation of the garage 2. One architectural style for the house 3. Transitional setback between the neighboring property, new house and the existing landmark <p>The Commission commented that the provided plans for the new house meet these requirements and are supportive of the subdivision. The new house will be required to obtain COA approval from the Historic Commission at the time of building permit.</p> <p><u>Plan Commission Review</u></p> <p>The Plan Commission reviewed the application on 8/8/23 and unanimously recommended approval.</p>			
Attachments (please list):			
Plan Commission Resolution, Staff Memo, Application, Plat, Proposed house site plan and elevations			
Recommendation/Suggested Action (briefly explain):			
Plan Commission recommendation to approve a Minor Subdivision Final Plat for 407 S. 5 th St. Subdivision.			

City of St. Charles, Illinois
Plan Commission Resolution No. 6-2023

A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for 407 S. 5th Street Subdivision (Derrico Builders, LLC)

Passed by Plan Commission on August 8, 2023

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 407 S. 5th Street Subdivision (Derrico Builders, LLC); 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 407 S. 5th Street Subdivision (Derrico Builders, LLC); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Moad, Hibel, Funke, Weise, Rosenberg, Studebaker

Nays:

Absent: Vargulich, Gruber, Ewoldt

Motion carried: 6-0

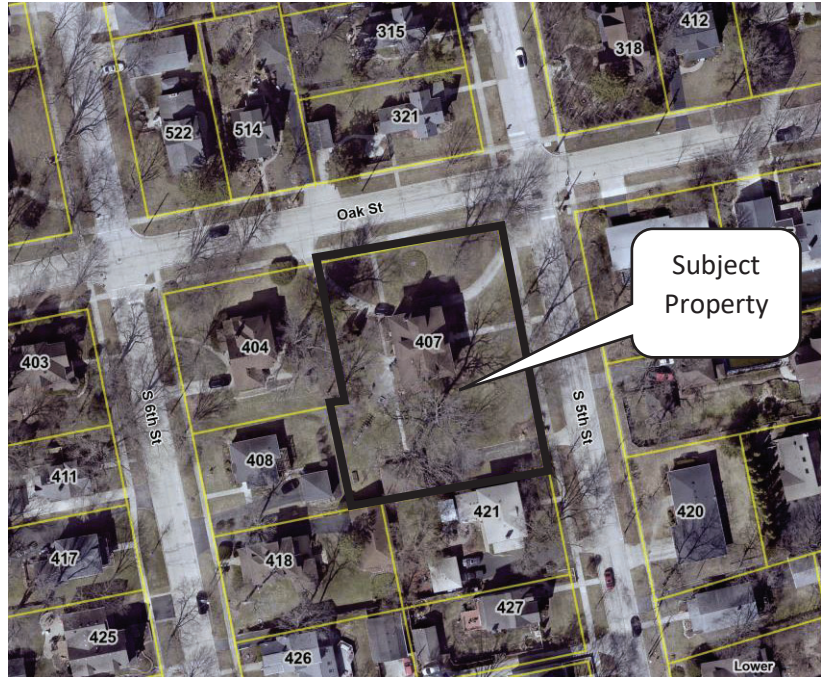
PASSED, this 8th day of August 2023.

Chairman
St. Charles Plan Commission



Applicant:	Zach Derrico
Property Owner:	ZJD, LLC
Location:	407 S. 5 th St.
Purpose:	Subdivision
Application:	Final Plat of Subdivision (Minor Subdivision)
Public Hearing:	N/A
Zoning:	RT-2 (Traditional Single Family)
Current Land Use:	Single-Family
Comprehensive Plan:	Single Family Detached Residential

407 S 5th St.



Subject Property

Summary of Proposal: Zach Derrico has requested approval of a Final Plat of Subdivision to subdivide the current parcel into two lots. Lot 1 will contain the current house and the relocated garage. Lot 2 will be developed with a new single-family home.

- Info / Procedure on Application:** Final Plat (Minor Subdivision)
- 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). Staff has provided an analysis in the Staff Report.
 - A public hearing is not required for this type of application.
 - No findings of fact are applicable to this application.

Suggested Action: Review the Final Plat of Subdivision.

Staff has found the application materials to be complete and the Final Plat to be in compliance with the Zoning and Subdivision Codes.

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

Staff Contact: Rachel Hitzemann, Planner

I. PROPERTY INFORMATION

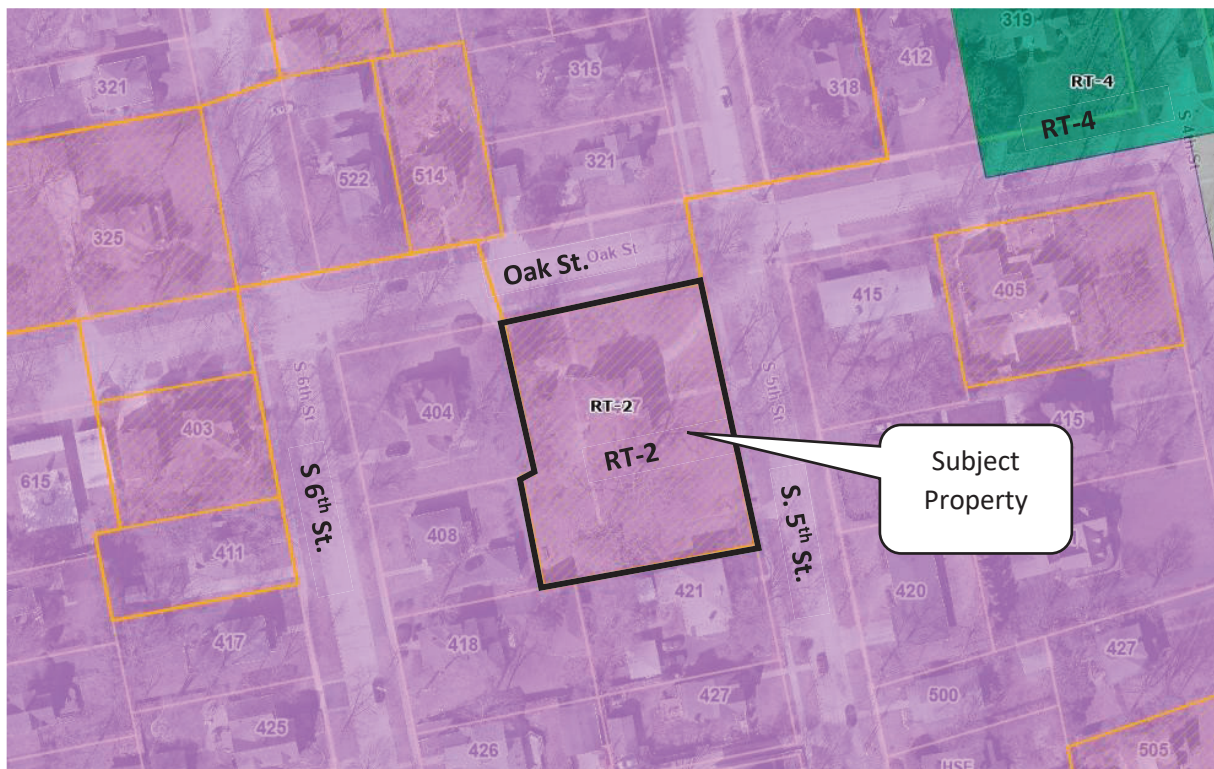
A. History / Context

The subject property is a .6448 acre parcel. The lot contains a large house and detached garage. The home is historic and is locally landmarked under the City's Historic Preservation Ordinance. The additional home on the property will need to be reviewed by the Historic Commission.

The adjacent lots contain single-family homes.

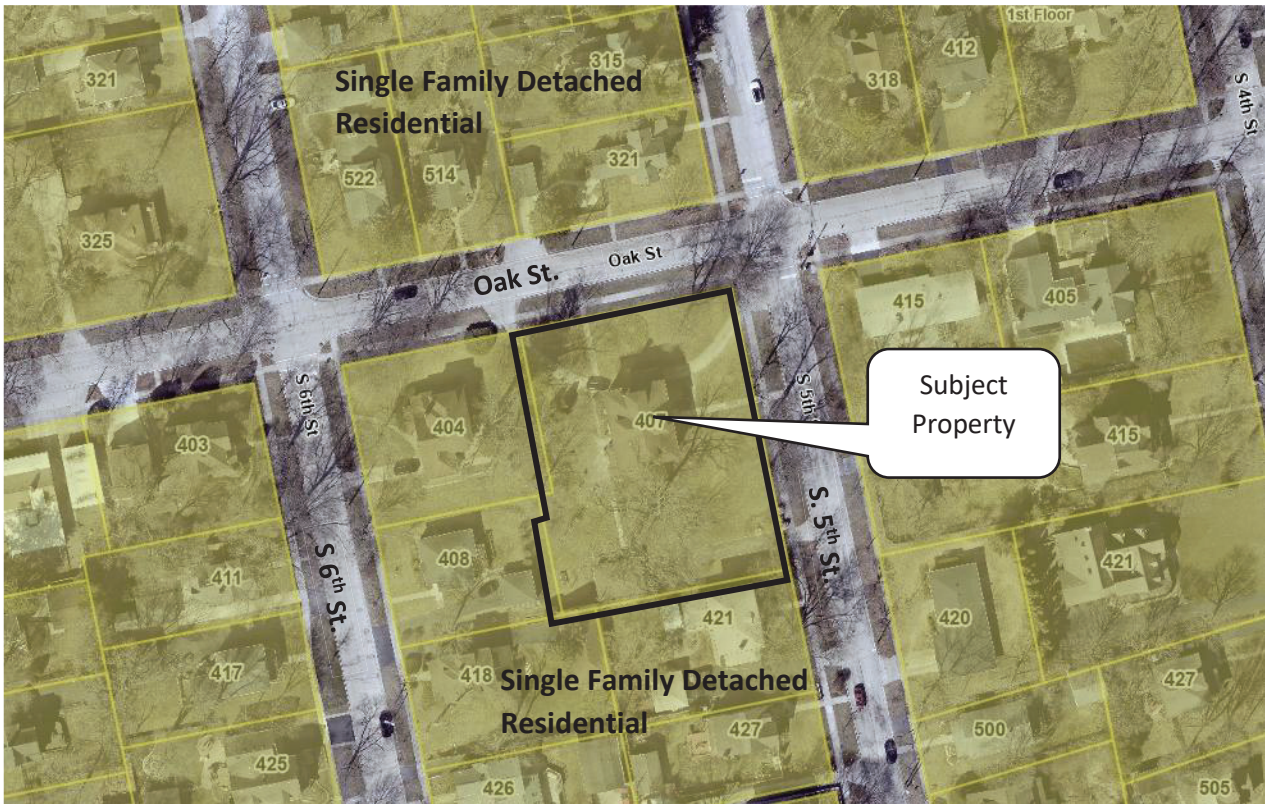
B. Zoning

The subject property is zoned RT-2 Traditional Single Family. The same zoning designation exists adjacent to the property on all sides. The surrounding properties all contain single-family homes.



C. Comprehensive Plan

The subject property is designated Single Family Detached Residential in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. All surrounding properties have the same designation.



II. PROPOSAL

Zach Derrico recently purchased the property and is seeking approval of a Final Plat of Subdivision to subdivide the parcel into two lots. Mr. Derrico plans to relocate the freestanding garage to Lot 1 and build a single-family home Lot 2.

III. ANALYSIS

A. Bulk Standards

The table below compares the bulk requirements of the RT-2 district with the proposed lots.

	RT-2 District Standard	Lot 1	Lot 2
Min. Lot Area	6,600 sf	16,437 sf	11,671 sf
Min. Lot Width	50 ft.	114.7 ft.	73.30 ft
Max. Building Coverage	30% for structures 1 ½ stories or less 25% for structures over 1 ½ stories	14%	TBD
Max. Building Height	Lesser of 34 ft. or 2 stories	2 stories	1 ½ stories
Min. Front Yard	25 ft.	62.15 ft	40 ft

Min. Exterior Yard	20ft	24 ft	N/A
Min. Side Yard	Greater of 6 ft or 10% of lot width for 1 ½ stories or less Greater of 8ft or 10% of lot width for over 1 ½ stories	11.5 ft	7.5 ft
Min. Rear Yard	30 ft.	40.66 ft	37 ft

B. Plat Review

Planning staff have reviewed the Final Plat and have one comment. A front setback should be outlined on the plat.

C. Engineering Review

The engineering review provided the following comment. City Code requires sump pump discharge to connect to public storm sewer. The nearest storm sewer is located at 5th St and Oak St. There is currently not a public storm sewer adjacent to Lot 2. The developer shall extend the public storm sewer to the southern limits of Lot 2. Submit engineering design, engineer's opinion of cost and financial guarantee for the public improvements.

D. Historic Commission

The Historic Commission reviewed the project at their 8/2/23 meeting and had three main points they wanted addressed. One, relocation of the garage. Two, one architectural style for the house and three a transitional setback between the neighboring property, the new house and the existing landmark. The Commission commented that the provided plans for the new house meet these requirements and are supportive of the subdivision.

E. Inclusionary Housing

This subdivision is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The lot will be subject to the 2023 fee in-lieu amount of \$15,866.30 per required affordable unit. The fee worksheet is attached. A total fee in-lieu amount of \$793.31 will be due at the time of building permit.

F. School and Park 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". The attached worksheets calculate the cash contribution based on one 4-bedroom home. The resulting fees are required to be paid before the building permit is issued for the house. These amounts are subject to change depending on changes to the bedroom counts at the time of permit, but are currently calculated at \$12,208.31 for the school fee and \$9,052.42 for the park fee.

IV. SUGGESTED ACTION

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

V. ATTACHMENTS

- Application for Minor Subdivision – Final Plat; received 7/11/23
- Final Plat of Subdivision
- House Plans



MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use	
Project Name:	407 S. 5th St.
Project Number:	2023 -PR- 007
Cityview Project Number:	PLM 5202300118

Received Date
RECEIVED
JUL 11 2023
 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.

1. Property Information:	Location:	407 S. 5th Street	
	Parcel Number (s):	09-34-152-005	
	Proposed Subdivision Name:	407 S Fifth Street Subdivision	
2. Applicant Information:	Name:	Derrico Builders, LLC	Phone: 630-675-4017
	Address:	311 Walnut Avenue St. Charles, IL 60174	Email: DerricoBuilders@yahoo.com
3. Record Owner Information:	Name:	ZJD, LLC	Phone: 630-675-4017
	Address:	311 Walnut Avenue St. Charles, IL 60174	Email: Derrico Builders@yahoo.com

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

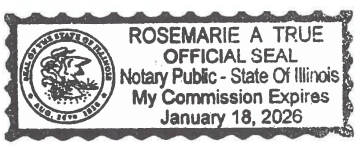
I, Zachary Derrico, being first duly sworn on oath depose and say that I am
Manager of ZJD, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 29th day of
June, 2023.


Notary Public



SUBDIVISION PLAT - DRAWING REQUIREMENTS/CHECKLIST

Name of Proposed Subdivision:

INSTRUCTIONS: To properly execute this checklist:

1. Indicate compliance with applicable requirements by initialing in all spaces where applicable.
2. Indicate those items that the subdivider considers "not applicable" with abbreviation "N.A."

Include the following on Preliminary Plats and Final Plats:

- 1. Name of proposed subdivision
- 2. Location given by town, range, section, or other legal description
- 3. Scale (minimum one inch equals 100 ft.)
- 4. Name and address of owner, trust, corporation or subdivider having control of project
- 5. Name and address of the designer of the plan
- 6. North direction
- 7. Date of preparation and date of revision, if any
- 8. Location map
- 9. Total approximate acreage and square footage of the subdivision and each proposed lot
- 10. Boundary lines of proposed subdivision including all section and corporate lines
- 11. Proposed Conditions:
 - a. Block layout
 - b. Proposed lots, including dimensions and area
 - c. Rights-of-way
 - d. Proposed easements, numbered and dimensioned.
 - i. Minimum 10 ft. wide perimeter utility and drainage easement around each lot. Where the side lot line of a single-family residential lot abuts the side lot line of another single-family residential lot, the minimum easement width may be reduced to 5 ft. on each side, provided no utilities exist or are planned along the side lot line.
 - ii. Easements over all existing and proposed overhead or underground utility services or water drainage.
 - iii. Drainage easements over detention/retention basins, watercourse, drainage way, channel, or stream that traverses the subdivision or where a wetland exists. The easement shall include an additional area of at least 15 ft. wide adjoining both edges of the area that has been affected by floodwaters or containing wetland conditions.

Additional Requirements for Final Plats:

General Requirements for Final Plats

1. All plats shall be prepared by a professional land surveyor licensed by the State of Illinois, and shall bear the surveyor's signature and seal.
 2. All plans shall describe an adequate number of benchmarks, with elevations referenced to mean sea level and the City's Geodetic Control Station Network so that elevations may be checked at any point without more than one setup of a surveyor's level.
-
- 1. Section corners and section lines accurately tied into subdivision by distances and angles
 - 2. Official survey monuments shown and dimensioned
 - 3. An accurate legal description of the entire area receiving Final Plat of Subdivision approval

- 4. An open space easement on the common area assuring that the open space shall remain open for perpetuity
- 5. Street names
- 6. Areas to be dedicated or reserved for public use shown and described with the purpose designated
- 7. Protective covenants lettered on the plat or appropriately referenced
- 8. Chart identifying the easement area (in square feet) within each lot. Different easements must be listed separately.
- 9. Easement provision language including utility, drainage, stormwater, and access, as specified in Appendix B of Title 16, "Subdivisions and Land Improvements".
- 10. Certificates as provided in Appendix B of Title 16, "Subdivisions and Land Improvements":
 - a. Surveyor's certificates (including signature and seal)
 - b. Owner's certificate (including signature)
 - c. Notary certificate (including signature and seal)
 - d. County Clerk certificate (including signature)
 - e. Certificate as to special assessments (including signature)
 - f. Certificate of County Engineer, if applicable (including signature)
 - g. Plan Commission certificate (including signature)
 - h. Director of Community Development or designee certificate (including signature)
 - i. City Council certificate (including signature)
 - j. Special Flood Hazard Area certificate (including signature)
 - k. Mortgagee certificate, as required
 - l. IDOT certificate, if applicable (including signature)
- Accurate angular and lineal dimensions for all lines, angles, and curvatures with functions used to describe all boundaries including perimeter survey of tract, streets, easements, areas to be reserved for public use, and other important features. Error of closure of boundary line surveys shall not exceed one in ten thousand (one foot for each ten thousand feet of perimeter survey). Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners the measurement of the angle shall be shown.
- An identification system for all lots and blocks.
- True angles and distances to the nearest established street lines and official monuments (not less than two), which shall be accurately described in the plat by location, size and elevation.
- Municipal, township, county, or section lines and section corners accurately tied to lines of the subdivision by distances and angles, if the section lines or corners lie within the subdivision.
- Accurate locations of permanent monuments:
 - a. Pipes of three-fourths-inch diameter or steel rods one-half-inch diameter, by eighteen-inch lengths, placed at the corners of each lot and block, at angle points, and at the ends and suitable intervals along curves.
 - b. All U.S., state, county, City, or other official benchmarks, monuments, or triangulation stations in or adjacent to the property are preserved in precise position.

 *"mason set"*

 Signature – Applicant

7/7/23

 Date

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

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.



"member"

7/7/23

Record Owner

Date

Applicant or Authorized Agent

Date

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:

Date Submitted:

Prepared by:

Total Dwelling Units:

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:

**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		DU x 2.899	=
> 4 Bedroom	1	DU x 3.764	= 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: Total Dwelling Units (with deduction, if applicable) Estimated Total Population

Park Site Requirements:
 Estimated Total Population: x .010 Acres per capita = Acres

Cash in lieu of requirements:
 Total Site Acres: x \$240,500 (Fair Market Value per Improved Land) = \$

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:

Date Submitted:

Prepared by:

Total Dwelling Units:

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:

**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		DU x .369 =	DU x .173 =	DU x .184 =
> 4 Bedroom	1	DU x .530 = .53	DU x .298 = .298	DU x .360 = .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: TDU (with deduction, if applicable) TE TM TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	.53	x .025	= .01325
Middle (TM)	.298	x .0389	= .01159
High (TH)	.360	x .072	= .02592
Total Site Acres:			<input type="text" value=".05076"/>

Cash in lieu of requirements:

(Total Site Acres) x \$240.500 (Fair Market Value per Improved Land) = \$

CITY OF ST. CHARLES INCLUSIONARY HOUSING REQUIREMENTS

Background:

St. Charles Municipal Code Title 19 “Inclusionary Housing”, requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

Development Cost Offsets:

Developments that provide affordable housing units may be eligible for the following:

- Density Bonus equivalent to one bonus unit for each affordable unit constructed, up to 120% of base density.
- Waiver of building permit, demolition, plan review, and sewer/water connection fees for the required affordable units.
- Waiver of School and Park cash contributions (when required in lieu of park and land dedications) for the required affordable units.

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, “Inclusionary Housing”. **Use the Inclusionary Housing Worksheet** to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

City Council Determination:

City Council will review the proposal to comply with the requirements of Title 19 “Inclusionary Housing” and will determine whether affordable units, fee in-lieu, or a mix of affordable units and fee in-lieu will be accepted.

INCLUSIONARY HOUSING WORKSHEET

Name of Development:

Date Submitted:

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.

1) 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	X	10%	=	

2) 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
- o # of affordable units to be provided:
 - o Amount of fee in-lieu to be paid (calculate below):

Fee In-Lieu Payment Calculation

Multi-Family Development:

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

Single-Family Attached (Townhouse) / Two-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$27,766.03	=	

Single-Family Development:

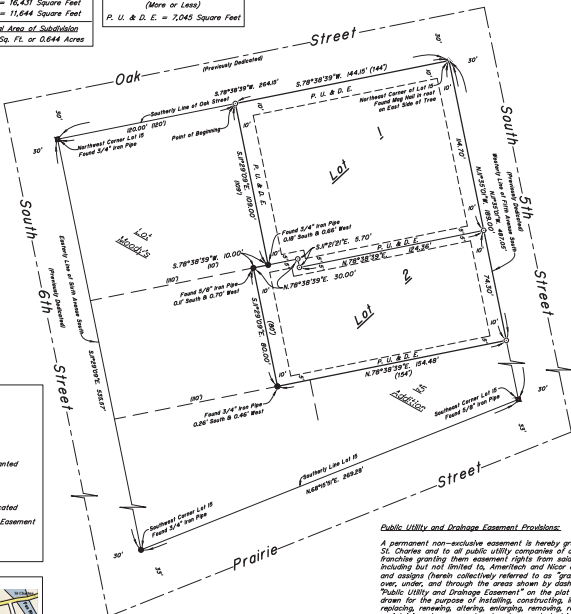
# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
1 .05	.05	X	\$15,866.30	=	793.31

407 South 5th Street Subdivision City of St. Charles Kane County Illinois

Being a subdivision of that part of Lot 15 of Moody's Addition to St. Charles, described as follows: beginning at a point on the Northernly line of said lot 120 feet Easterly of the Northwest corner thereof; thence Southernly parallel with the Westernly line of said lot 109 feet; thence Westernly parallel with the Northernly line of said lot 10 feet; thence Southernly parallel with the Westernly line of said lot 80 feet; thence Easternly parallel with the Northernly line of said lot 154 feet to the Easternly line of said lot; thence Northernly along said Easternly line 189 feet to the Northwest corner thereof; thence Westernly along the Northernly line of said lot 144 feet to the point of beginning; in the City of St. Charles, Kane County, Illinois.

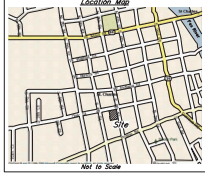
Area Table
(More or Less)
Lot 1 = 16,431 Square Feet
Lot 2 = 11,644 Square Feet
Total Area of Subdivision
28,075 Sq. Ft. or 0.644 Acres

Total Area of Proposed Easements
(More or Less)
P. U. & D. E. = 7,045 Square Feet



Existing Fencing Classification
Zone #12
Setback Lines:
Front Yard: 25 feet
Rear Yard: 30 feet
Side Yard: 5 feet
Per City of St. Charles
2021 Zoning Ordinance

Legend
- - - Subdivision Boundary Line
- - - Parcel Line
- - - Center Line
- - - Existing Deed Line
- - - Easement Line hereby granted
■ Set Concrete Monument
○ Set 1/4" Iron Pipe
● Found Iron Stake as Indicated
P. U. & D. E. Public Utility & Drainage Easement
(XXX) Measur / Deed
XXX'X" Measured



Prepared for:
Derrico Builders, LLC
311 Walnut Avenue
St. Charles, IL 60174

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 their easement rights from said City of St. Charles, including but not limited to American and Rice and to their successors and assigns (herein collectively referred to as "grantees"), in, upon, across, over, under, and through the areas shown by dotted lines and labeled "Public Utility and Drainage Easement" on the plat of subdivision herein drawn for the purpose of installing, constructing, inspecting, operating, repairing, renewing, altering, enlarging, removing, replacing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appliances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connecting catch basins, turbine 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 plattee herein for the necessary personnel and equipment to make any or all of the above work. The permanent non-exclusive easement is hereby renewed for and granted to the City of St. Charles and the respective successors and assigns for maintaining the unimpaired 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 herring shall be placed on or in said easements, but the easement areas may be used for parking, 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 surface drainage, remove debris, and leave the area in generally clean and workmanlike condition.

No.	Date	Revision
1.	06/08/2023	Issued Preliminary Plat for review
2.	06/09/2023	Issued Preliminary Plat for review

PREPARED BY
ASMO
16 E Wilson St., BETA IL 60510
(630) 878-0200 • 800-468-0888
Professional Design Firm #34-000014
Expires 12/31/2025

Class. Index Number:
09-34-152-005

This plat was submitted to the County Recorder for the purpose of recording by:

(print name)

(address)

(City/Town) (State) (zip code)

Owner's Certificate
State of Illinois }
County of Kane } ss
This is to certify that Beekle J. Untch, Trust dated February 27, 2021 is the owner of the land described above, and that they have caused said property to be surveyed and subdivided as shown on the plat herein drawn. The undersigned, owner of the property described as 407 South 5th Street Subdivision and legally described on the plat of the same name file with the boundaries of St. Charles Community Unit School District #351.

By: _____ (print name) _____ (title)

(signature)
Dated at _____, Illinois, this _____ day of _____, 20____.

Notary Public's Certificate
State of Illinois }
County of Kane } ss
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/their/their 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. 20____.

Notary public
My commission expires _____

Plan Commission Certificate
State of Illinois }
County of Kane } ss
Approved this _____ day of _____, A.D. 20____.

City of St. Charles Plan Commission.

Plan Commission Chairman _____

City Council Certificate
State of Illinois }
County of Kane } ss
Approved, and accepted this _____ day of _____, A.D. 20____.

City of St. Charles, Illinois.

Mayer _____
Attest: _____ City Clerk

Director of Community Development Certificate
State of Illinois }
County of Kane } ss
I, _____ do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at St. Charles, Illinois, this _____ day of _____, A.D. _____.

Director of Community Development _____

Certificate as to Special Assessments
State of Illinois }
County of Kane } ss
I, _____ do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Collector of Special Assessments _____
Dated at St. Charles, Illinois, this _____ day of _____, A.D. _____.

County Clerk Certificate
State of Illinois }
County of Kane } ss
I, _____ County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no responsibilities for taxes 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 of Kane, Illinois, this _____ day of _____, A.D. 20____.

Kane County Clerk _____

Surveyor's Certificate
State of Illinois }
County of Kane } ss
This is to certify that I, Shawn R. VanKampen, an Illinois professional land surveyor, have surveyed and subdivided the following described property:
That part of Lot 10 of Moody's Addition to St. Charles, described as follows: beginning at a point on the Northernly line of said lot 120 feet Easterly of the Northwest corner thereof; thence Southernly parallel with the Westernly line of said lot 109 feet; thence Westernly parallel with the Northernly line of said lot 10 feet; thence Southernly parallel with the Westernly line of said lot 80 feet; thence Easternly parallel with the Northernly line of said lot 154 feet to the Easternly line of said lot; thence Northernly along said Easternly line 189 feet to the Northwest corner thereof; thence Westernly along the Northernly line of said lot 144 feet to the point of beginning; in the City of St. Charles, Kane County, Illinois.

I further certify that the plot herein drawn is a correct and accurate representation of said survey and plot. All distances are shown in feet and decimal parts thereof.

I further certify that the described property lies within Zone "C" as designated by the Flood Insurance Rate Map for the City of St. Charles, Illinois Community Number 170330, City of St. Charles, the Federal Emergency Management Agency Firm Map Number 170800026R, with an effective date of August 1, 2009. Zone "C" is an area of minimal flood hazard.

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 _____ day of June, A.D. 2023.

PRELIMINARY

Illinois Professional Land Surveyor No. 035-002710
License expires November 30, 2024
Design Firm License No. 184-006014
License expires April 30, 2023

Submitted by and return to:
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

ASIM No. 6748633P
Sheet 1 of 1



PRELIMINARY FRONT ELEVATION . 411 S. 5TH STREET . ST. CHARLES, IL, 7-24-23

DERRICO BUILDERS, LLC

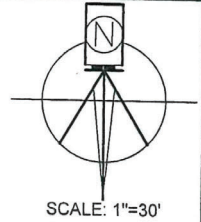
MARSHALL ARCHITECTS, INC.



PRELIMINARY RIGHT SIDE (NORTH) ELEVATION · 411 S. 5TH STREET · ST. CHARLES, IL. 7.28.23
DERRICO BUILDERS, LLC. MARSHALL ARCHITECTS, INC.

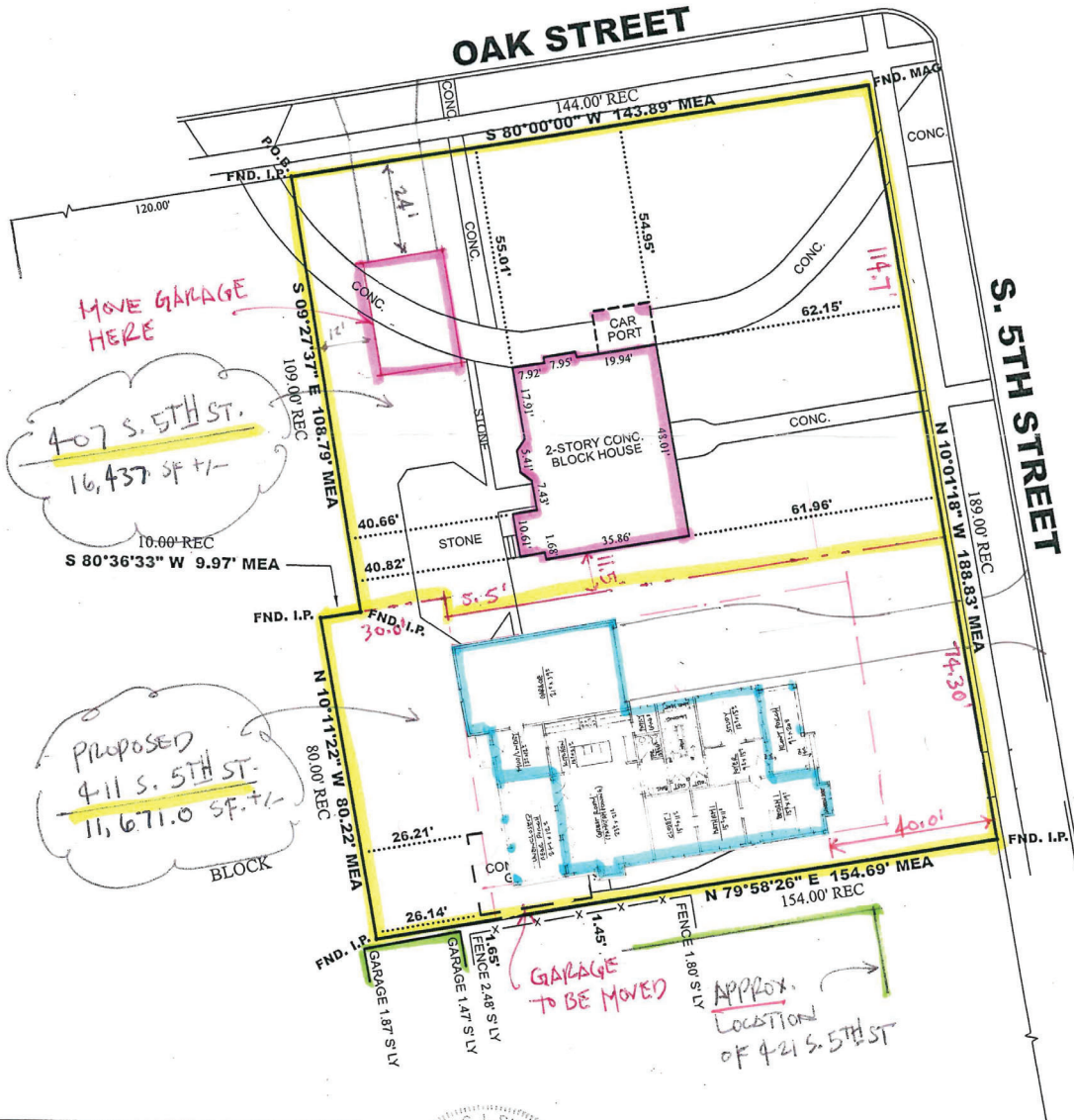
PLAT OF SURVEY D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS @SBCGLOBAL.NET



THAT PART OF LOT 15 OF MOODY'S ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 120 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 109 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 10 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 80 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 154 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID EASTERLY LINE 189 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 144 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 407 S. 5TH STREET, ST. CHARLES, ILLINOIS



LEGEND			
FND. I.R.	= FOUND IRON ROD	P.U.	= PUBLIC UTILITY
FND. I.P.	= FOUND IRON PIPE	M.U.	= MUNICIPAL UTILITY
---	FENCE	---	ASPHALT
---	BLDG. TIE	---	CONCRETE
---	BLDG. LINE	---	BUILDING
---	EASEMENT		



STATE OF ILLINOIS S.S.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007094 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

License expiration date 11-30-2024

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 4-26 A.D. 2023

FIELD WORK COMPLETED: 4-25-2023

Thomas J. Sieck, Jr.
ILLINOIS PROFESSIONAL LAND SURVEYOR

JOB NO. 423-55

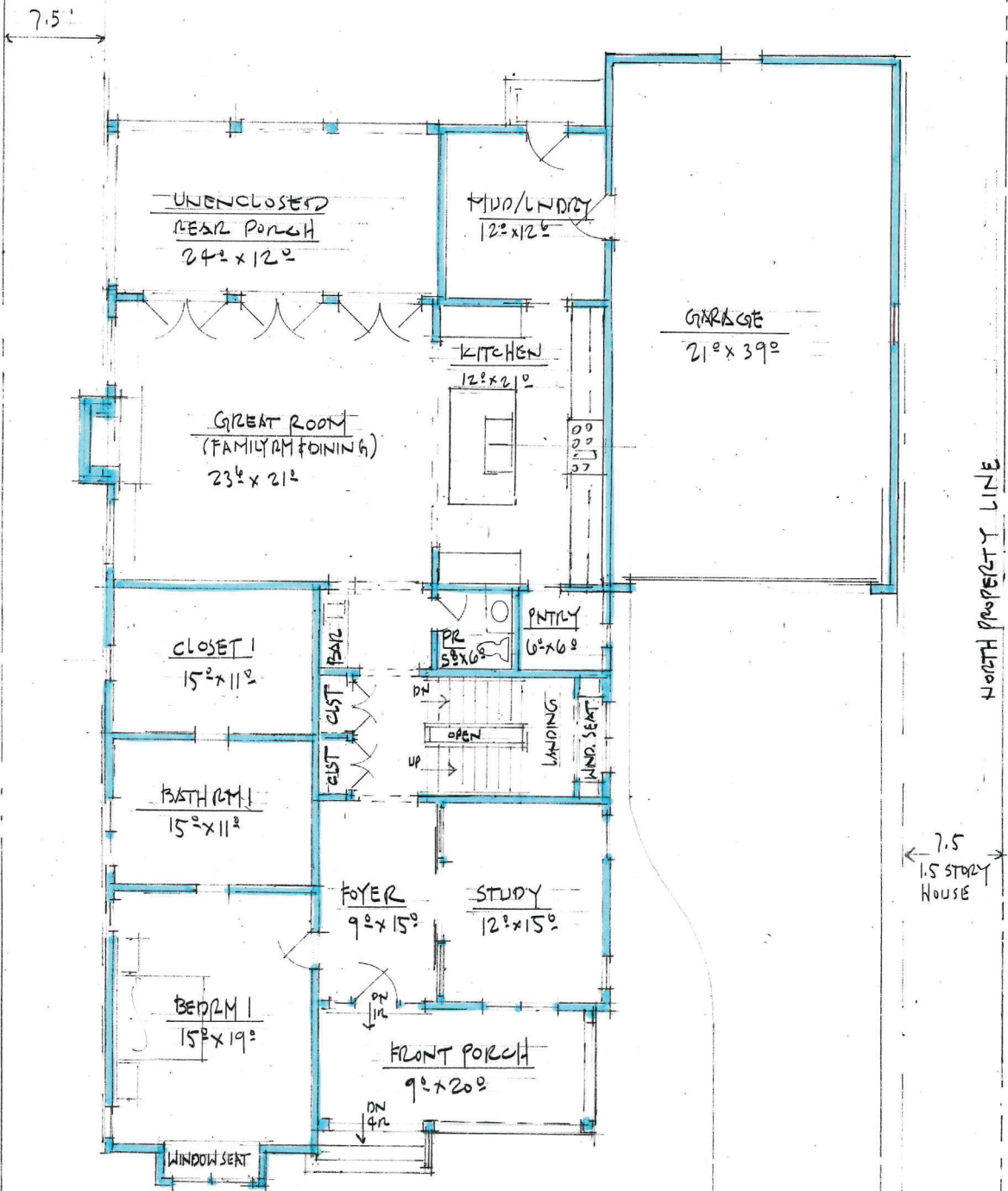
PREPARED FOR ATTY. THOMAS GOSSELIN

NO. 035-003908

WEST PROPERTY LINE

SOUTH PROPERTY LINE

NORTH PROPERTY LINE



PRELIMINARY FIRST FLOOR PLAN - 7-26-23
 411 S. 5TH STREET - ST. CHARLES, IL.
 FERRICO BUILDERS, LLC. - MARSHALL ARCHITECTS, INC.