 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4d
	Title:	Plan Commission recommendation to approve a Preliminary and Final Plat of Subdivision for 1416 Indiana Avenue Subdivision	
	Presenter:	Ellen Johnson, Planner	
Meeting: Planning & Development Committee		Date: April 8, 2024	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p>The subject property is a 33,080 sf parcel located at the NE corner of Indiana and S 13th Avenues. The property contains a two-story brick industrial building known as the Lamp Factory. The property is currently under redevelopment; permits have been issued to covert the building into 15 apartment units.</p> <p>The redevelopment plans comply with the property's current zoning; no zoning approvals were necessary to facilitate the project. However, platting of the property is required.</p> <p>Bob Rasmussen, representing the property owner, has requested approval of a Preliminary/Final Plat of Subdivision to plat the subject property and establish necessary easements as required.</p> <p>Plan Commission Review The Plan Commission reviewed the Plat on 4/2/24 and unanimously recommended approval.</p> <p>There are no outstanding staff comments.</p>			
Attachments (please list):			
Plan Commission Resolution, Staff Report, Application, Plat			
Recommendation/Suggested Action (briefly explain):			
Recommendation to approve a Preliminary and Final Plat of Subdivision for 1416 Indiana Avenue Subdivision.			

City of St. Charles, Illinois
Plan Commission Resolution No. 5-2024

**A Resolution Recommending Approval of a Preliminary and Final Plat of
Subdivision for 1416 Indiana Avenue Subdivision (Bob Rasmussen)**

Passed by Plan Commission on April 2, 2024

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

WHEREAS, the Plan Commission has reviewed the Preliminary and Final Plat of Subdivision for 1416 Indiana Avenue Subdivision (Bob Rasmussen); and

WHEREAS, the Plan Commission finds the Preliminary and Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, “Subdivisions and Land Improvement”; and

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Preliminary and Final Plat of Subdivision for 1416 Indiana Avenue Subdivision (Bob Rasmussen); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Moad, Hibel, Funke, Wiese, Ewoldt, Rosenberg, Gruber, Vargulich

Nays: None

Absent: Fitzgerald

Motion carried: 8-0

PASSED, this 2nd day of April 2024.

Chairman
St. Charles Plan Commission



Applicant:	Bob Rasmussen
Property Owner:	Triple R-214 LLC
Location:	NE corner of S. 13 th and Indiana Aves.
Purpose:	Plat lot for property redevelopment
Applications:	Prelim & Final Plat of Subdivision
Public Hearing:	N/A
Zoning:	RM-3 General Residential
Current Land Use:	Vacant industrial
Comprehensive Plan:	Industrial/Business Park

1416 Indiana Avenue Subdivision



Subject Property

Summary of Proposal: Bob Rasmussen, representing property owner Triple R-214, LLC, has requested approval of a Preliminary/Final Plat of Subdivision to plat the subject property and establish easements necessary to allow for the site’s redevelopment. A building permit has been issued to convert the former Lamp Factory building into 15 apartment units. The proposed use is permitted under the property’s current zoning and the development plans comply with all zoning requirements; no zoning approvals are necessary.

- Info / Procedure on Application:** Preliminary/Final Plat of Subdivision
- Combined Preliminary/Final Plat of Subdivision review has been requested based on submittal of Final Engineering plans in connection with a building permit.
 - Final Plat is the actual plat document that will be recorded with the County to formally create a new lot 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.

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is a single 33,080 sf parcel located at the northeast corner of Indiana and S. 13th Avenues. The property contains a two-story, brick industrial building constructed in 1904 for the Heinz Brothers Cut Glass Company. Later, the building was used as a lamp factory. The building has been vacant for several years.

In 2017, the City approved Ordinance No. 2017-Z-21, which rezoned the property from M-1 Special Manufacturing to RM-3 General Residential District, and approved a Special Use for Planned Unit Development (PUD) and PUD Preliminary Plan. The PUD was called, “Crystal Lofts”. Plans included conversion of the existing building into 9 townhomes and construction of 5 additional townhomes attached at the east end. Plans also included detached and attached garages with alley access along the rear.

Subsequently, the City approved Ordinance No. 2018-Z-31 which granted a Minor Change to the PUD Preliminary Plan as well as Final Plat of Subdivision approval. However, the developer did not move forward with the project. The PUD approval eventually expired in June 2021 and the Plat of Subdivision was never recorded. The property was sold to the current owner soon thereafter.

Last Spring, the property owner submitted a building permit application to convert the existing building into 15 apartment units, with site development plans depicting surface parking accessed from a rear drive and stormwater infiltration at the north end of the parcel. The development has been named, “Indiana Place”.

Staff determined that the plans met all zoning requirements under the existing RM-3 zoning designation. Therefore, the project did not require any zoning entitlements and could be constructed “by-right” under the City Code. However, Staff also determined that the property would need to be platted via City approval of a Final Plat of Subdivision in order to grant necessary easements. A condition was added to the approval of the building permit that the Final Plat of Subdivision must be approved by City Council prior to the City granting occupancy of the building. The building permit has been issued and work has commenced. (Approved site plan and building elevations are attached, for reference.)

B. Zoning

The subject property is zoned RM-3 General Residential District. This zoning designation allows for a range of housing densities, including higher density residential up to 20 units per acre. To the north and east are manufacturing districts containing a mixture of service and retail uses. To the south and west are single-family homes with single-family residential zoning.



II. PROPOSAL

Bob Rassmussen, representing property owner Triple R-214, LLC, is seeking approval of a Final Plat of Subdivision to plat the subject property as the “1416 Indiana Avenue Subdivision”. The subdivision consists of a single lot. Final Engineering plans were submitted to the City and have been approved in connection with building permit review. A combined Preliminary-Final Plat review process has been requested due to the engineering review already having been completed.

III. ANALYSIS

A. Zoning Review

The table below compares the bulk requirements of the RM-3 District with the proposed lot and existing building. The lot meets the minimum area and width standards. The existing building does not meet setback requirements, which is an existing nonconformity authorized to continue under Ch. 17.08 of the City Code.

	RM-3 District Standard	Proposed Lot 1
Min. Lot Area	Multi-Family: 2,200 sf/du	2,205 sf/unit (33,080 sf lot, 15 units)
Min. Lot Width	65 ft.	131.5 ft.
Max. Building Coverage	40%	24% (existing)
Max. Building Height	Lesser of 45 ft. or 4 stories	Approx. 25 ft. (existing)

Min. Front Yard	30 ft. (Indiana Ave)	0 ft. (existing nonconformity)
Min. Interior Side Yard	25 ft. (east)	125 ft.
Min. Exterior Side Yard	30 ft. (13 th Ave)	4.8 ft. (existing nonconformity)
Min. Rear Yard	30 ft. (north)	50 ft.

B. Plat Review

Planning staff have reviewed the Final Plat and have no outstanding comments. Public Utility & Drainage Easement is provided around the perimeter of the lot where not in conflict with the building. A Stormwater Detention Easement is provided over the infiltration area at the north end and a Public Access Easement is granted over the private drive to allow City access to perform utility inspections and maintenance.

The project includes construction of elements that will encroach into the City's Indiana Avenue right-of-way. This includes four balconies, one awning, and two sidewalk segments. A license agreement has been prepared to allow for the projections into the ROW. This agreement will be considered by Planning & Development Committee alongside the Final Plat of Subdivision and will require City Council approval.

C. Engineering Review

Final Engineering plans have been reviewed and approved in connection with the building permit issued for this project. Engineering staff have reviewed the Plat and have no outstanding comments.

D. Inclusionary Housing

This subdivision is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The developer has paid a fee In-lieu of providing affordable units, amounting to \$29,749, as required (see fee worksheet attached).

E. School and Park Contributions

The applicant is required to provide the School and Park Districts with a cash contribution in lieu of land donation per the standards established in the Subdivision Code, Chapter 16.10 "Dedications". The attached worksheets calculate the cash contribution based on 12 1-bedroom units and 3 2-bedroom units. The resulting fees were paid prior to building permit issuance: \$5,584 to School District 303 and \$64,545 to the St. Charles Park District (see fee worksheets attached).

IV. SUGGESTED ACTION

Staff recommends approval of the Final Plat of Subdivision.

V. ATTACHMENTS

- Applications for Preliminary & Final Plat of Subdivision; received 1/26/24
- Final Plat of Subdivision
- Site Plan & Building Elevations – *for reference only*

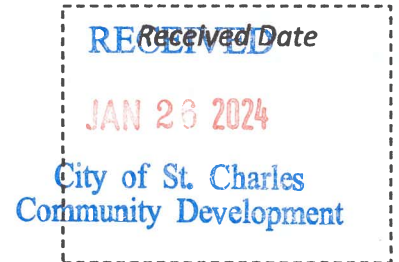
City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

PRELIMINARY PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>Indiana Place</u>
Project Number:	<u>2024 -PR- 002</u>
Cityview Project Number:	<u>PLPP202400003</u>



- File this application to request approval of a Preliminary Plat of Subdivision.
- 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 Preliminary Plat of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location: <u>1416 Indiana Ave</u>	
	Parcel Number (s): <u>09-26-352-002</u>	
	Proposed Subdivision Name: <u>Indiana Place</u>	
2. Applicant Information:	Name: <u>Bob Rasmussen</u>	Phone: <u>630-774-9101</u>
	Address: <u>521 Illinois Ave St. Charles, IL 60174</u>	Email: <u>Bob@Midwestcustomhome</u>
3. Record Owner Information:	Name: <u>Triple R-214, LLC</u>	Phone: <u>630-774-9101</u>
	Address: <u>521 Illinois Ave St. Charles, IL 60174</u>	Email: <u>—</u>

4. Identify the Type of Application:

- Preliminary Plat of Subdivision – Final Plat of Subdivision to be filed later.
- Combined Preliminary-Final Review Process – Final Plat Application to be filed concurrently.

5. Note- This application is not required for:

- **Minor Subdivision** – File only a Minor Subdivision – Final Plat application for a subdivision which qualifies as a Minor Subdivision per City Code Section 16.04.040.
- **Planned Unit Developments (PUD)** – The PUD Preliminary Plan application should be filed instead.

6. 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 if less than 3 acres; \$500 if more than 3 acres

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.

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.

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

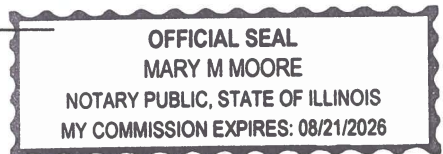
I, Bob Rasmussen, being first duly sworn on oath depose and say that I am
Manager of Triple R-214, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Bob Rasmussen</u>	<u>33.33</u>
<u>Roland Dzekorius</u>	<u>33.33</u>
<u>Richard Dahl</u>	<u>33.33</u>
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 22nd day of
January, 20 24.


Notary Public



PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: *Indiana Place*
 Date Submitted: *1-22-24*
 Prepared by: *Bob Rasmussen*

Total Dwelling Units: 15

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		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	12	DU x 1.758	= 21,096
➤ 2 Bedroom	3	DU x 1.914	= 5,742
➤ 3 Bedroom		DU x 3.053	=

Totals: 15 Total Dwelling Units (with deduction, if applicable) 26,838 Estimated Total Population

Park Site Requirements:
 Estimated Total Population: 26,838 x .010 Acres per capita = .26838 Acres

Cash in lieu of requirements:
 Total Site Acres: .26838 x \$240,500 (Fair Market Value per Improved Land) = \$ 64,545.39

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: *Indiana Place*
 Date Submitted: *1-22-24*
 Prepared by: *Bob Rasmussen*

Total Dwelling Units: 15

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		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	12	DU x .002 = .024	DU x .001 = .012	DU x .001 = .012
➤ 2 Bedroom	3	DU x .086 = .258	DU x .042 = .126	DU x .046 = .138
➤ 3 Bedroom		DU x .234 =	DU x .123 =	DU x .118 =

Totals: 15 TDU (with deduction, if applicable) 6282 TE .138 TM .038 TH
.15

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	6282	x .025	= .00705
Middle (TM)	1138	x .0389	= .0053682
High (TH)	1038 .15	x .072	= .0099 .0108

Total Site Acres: .0231 .0232182

Cash in lieu of requirements:

.0232182 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 5583.98

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	15	X	5%	=	.75
More than 15 Units		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
 - # of affordable units to be provided:
 - 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
1.75	1.75	X	\$39,665.75	=	39,665.75 29,749.3

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
		X	\$15,866.30	=	

City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>Indiana Place</u>
Project Number:	<u>2024 -PR- 002</u>
Cityview Project Number:	<u>PLFP202400004</u>



- File this application to request approval of a Final Plat of Subdivision.
- 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 of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location:	<u>1416 Indiana Ave</u>		
	Parcel Number (s):	<u>09-26-352-002</u>		
	Proposed Subdivision Name:	<u>Indiana Place</u>		
2. Applicant Information:	Name:	<u>Bob Rasmussen</u>	Phone:	<u>630-774-9101</u>
	Address:	<u>521 Illinois Ave St. Charles, IL 60174</u>	Email:	<u>Bob@Midwestcustomhomes.com</u>
3. Record Owner Information:	Name:	<u>Triple R- 2d4, LLC</u>	Phone:	<u>630-774-9101</u>
	Address:	<u>521 Illinois Ave St. Charles, IL 60174</u>	Email:	<u>—</u>

4. Identify the Type of Application:

- Subdivision:**
 - Preliminary Subdivision Plat was previously approved by the City
 - Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
- Planned Unit Development (PUD):**
 - PUD Preliminary Plan was previously approved by the City
 - Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
 - PUD Final Plat Application filed concurrently

**Note- This application is not required for a Minor Subdivision. File only a Minor Subdivision-Final Plat application for a subdivision which qualifies as a Minor Subdivision per City Code Section 16.04.040.*

5. 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.

- 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 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.
- STORMWATER MANAGEMENT PERMIT APPLICATION:** If application is not already filed.
- STORMWATER REPORT**
- ENGINEER'S COST ESTIMATE SPREADSHEET:** Use the attached form.
- FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT:** With this application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements. Include the proposed form, amount, and provider of completion guarantee collateral – bond, cash, or letter of credit. These items must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.
 - **Letter of Credit form – see City Code Title 16, Appendix C**
 - **Land Improvement Agreement – see City Code Title 16, Appendix D**
- 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.
- COPIES OF THIRD PARTY PERMIT/APPROVALS:** Provide the applicable required items which may include:
 - Illinois EPA Water Pollution Control Permit for sanitary sewer extension
 - Illinois EPA Division of Public Works Supplies Permit for water mains
 - Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
 - IDNR Office of Water Resources Permit (for work in floodplain)
 - Wetlands Permit from Army Corps of Engineers
 - Kane County DOT and/or IDOT signature on Final Plat (if applicable)
 - Offsite easements and right-of-way necessary to construct the required Land Improvements

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).
- FINAL ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Final Engineering plans that include the information listed on the Drawing Requirements Checklist-Final Engineering Plans. 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.

Triple R-214, LLC 1-22-24
Record Owner Date

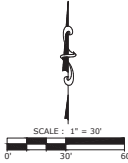
 1-22-24
Applicant or Authorized Agent Date

1416 INDIANA AVENUE SUBDIVISION

City of St. Charles, Kane County, Illinois

BEING A RESUBDIVISION OF PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER
09-26-352-002



BEARINGS SHOWN HEREON ARE ASSUMED

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE / PROPERTY LINE
- CENTER LINE
- EXISTING LOT LINE
- EASEMENT LINE
- 3/4" IRON PIPE TO BE SET
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED
- BUILDING FOOTPRINT
- ACCESS EASEMENT HEREBY GRANTED
- STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

EXISTING ZONING CLASSIFICATION

ZONE: RM-3
General Residential District

TOTAL AREA OF SUBDIVISION

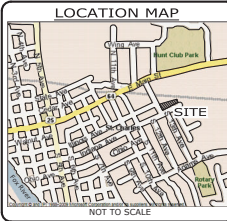
(More or Less)
Lot 1
33,080 Square Feet OR 0.759 Acres

TOTAL AREA OF PROPOSED EASEMENTS

(More or Less)
Stormwater Management Easement = 4,107 Square Feet
Access Easement = 8,898 Square Feet
Public Utility & Drainage Easement (P.U. & D.E.) = 7,448 Square Feet

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.

OWNER
Triple R-214, LLC
521 Illinois Avenue
St. Charles, IL 60174

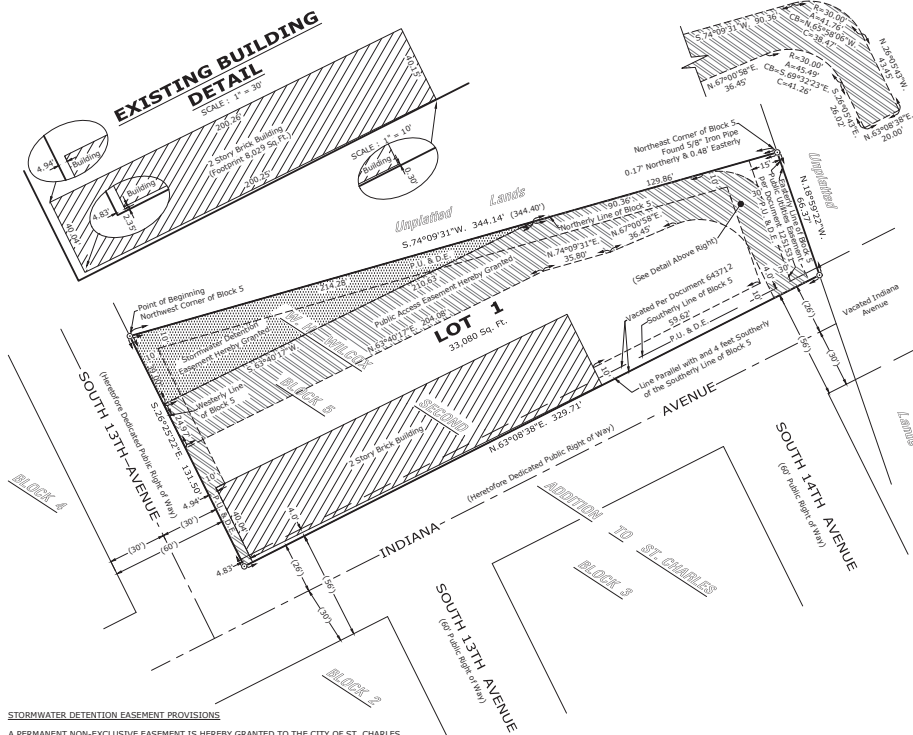


PREPARED BY:

ASMO
ASM Consultants, Inc.
16 E. Wilson St. - Batavia IL 60510
(630) 879-0200 - advncncl@advnct.com
Professional Design Firm #184-006614 expires 4/30/2025
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PREPARED FOR:

County Engineers Inc.
0N406 Dooley Drive
Geneva, IL 60134



STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGEWAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK, NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

PUBLIC ACCESS

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER GRANTED EASEMENTS, AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENT, BUT SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

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, RENOVATING, 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, DRAINAGEWAYS, 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 HEREON 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 DRAINAGEWAYS 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, EXCEPT AS APPROVED BY THE CITY OF ST. CHARLES. 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 GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE 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 GRANTEE 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.

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 LIMIT OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

TRIPLE R-214, LLC

TITLE: _____

DATED THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

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

MY COMMISSION EXPIRES _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

ACCEPTED AND APPROVED BY _____ AS MORTGAGEE.
DATED AT _____, ILLINOIS, THIS _____ DAY OF A.D., 20____

By: _____

ATTEST: _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

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

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. 20____

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.

MAYOR _____

ATTEST: _____

CITY CLERK _____

SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C0266I, DATED JULY 20, 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003342

LICENSE EXPIRES NOVEMBER 30, 2024

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.

DATED AT ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____ A.D. _____

DIRECTOR OF COMMUNITY DEVELOPMENT _____

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. _____

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. 20____

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:

THAT PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID BLOCK AND SAID WEST LINE EXTENDED 131.5 FEET TO A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES THERETO THE SOUTHERLY LINE OF SAID BLOCK 5; THENCE EASTERLY ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID NORTHERLY LINE 344.4 FEET TO THE POINT OF BEGINNING, 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 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 29TH DAY OF FEBRUARY, A.D. 2024.

Preliminary

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003342

LICENSE EXPIRES NOVEMBER 30, 2024



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

ASM JOB No. 674298SUB
SHEET 1 OF 1

Revised 3-4-24 per City Comments dated 2-22-24

WARNING



CALL BEFORE YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

COUNTY ENGINEERS, INC.
COMMERCIAL MANUFACTURE
ONEK DOOLEY BLDG. GREEN, ILLINOIS 60134

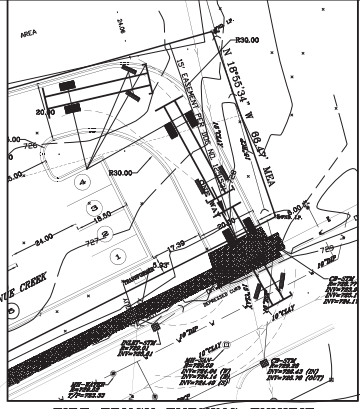
Scale: 1" = 20'

ADDRESS: 1418 INDIANA AVENUE
OWNER/PETITIONER: ST. CHARLES, HANE COUNTY

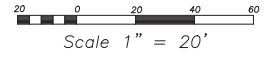
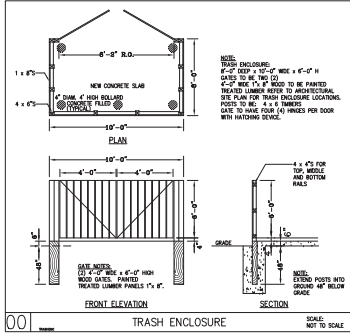
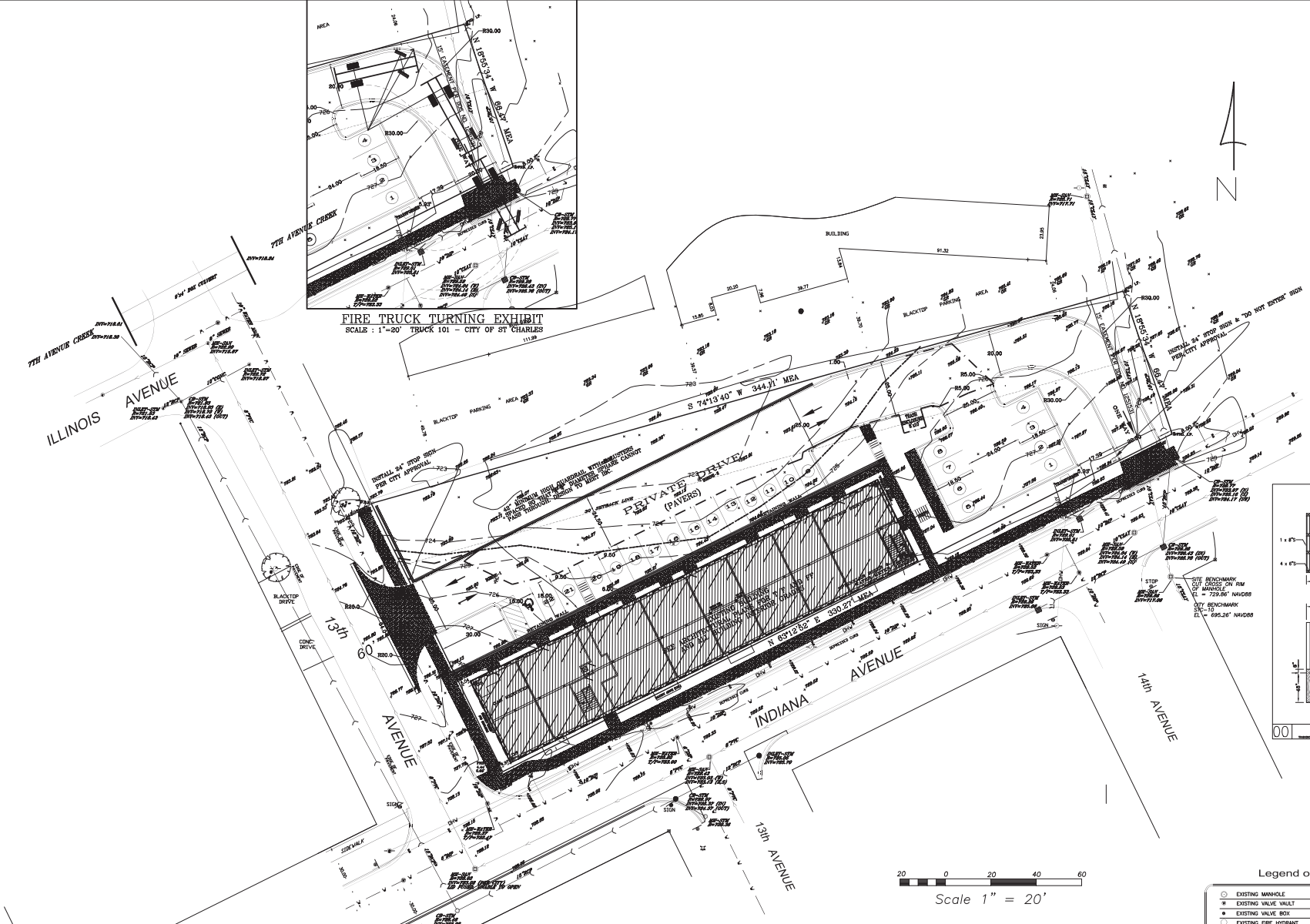
REVISIONS
1 12/28/2023 CITY COMMENTS

2 16/14/2023 CITY COMMENTS
3 7/11/2023 CITY COMMENTS
4 8/21/2023 CITY COMMENTS
5 11/25/2023 CITY COMMENTS

MARCH 10, 2023
GEOMETRIC PLAN
SHEET 3 OF 14



FIRE TRUCK TURNING EXHIBIT
SCALE: 1" = 20' TRUCK 101 - CITY OF ST CHARLES



NOTE- 7TH AVENUE CREEK FLOOD ELEVATION AS SHOWN ON FEMA F100002043
100-YR FLOOD ELEVATION = 724.5
10-YR FLOOD ELEVATION = 723.1

----- EXISTING 100-YR FLOODPLAIN
- - - - - PROPOSED 100-YR FLOODPLAIN

Legend of Symbols & Abbreviations

○	EXISTING MANHOLE	□	CONCRETE FILLED POST
●	EXISTING VALVE VAULT	□	(W-W) INDICATES WATER MANHOLE
■	EXISTING FIRE HYDRANT	AC	AIR-CONDITIONING UNIT
□	EXISTING SQUARE INLET	■	EXISTING MAILBOX
○	EXISTING STORM INLET (IN)	■	EXISTING WELL
○	EXISTING UTILITY POLE	■	EXISTING TRAFFIC SIGN
○	INDICATES IRON PIPE FOUND	■	ALL FINISHING SIGN
■	EXISTING TELEPHONE BOX	○	EXISTING STREET LIGHT
■	(S&N) EXISTING SANITARY MANHOLE	○	(M-SM) EXISTING STORM MANHOLE
■	HANDICAPPED PARKING SPOT	■	ELECTRIC BOX
		■	EXISTING CONCRETE PAVEMENT

