

Staff Report Plan Commission Meeting – May 7, 2024

Applicant:	Stonewood	Cityview Resubdivison
	Properties &	
	Development LLC	885
Property	Stonewood	Relier Pri Genna de de la constante de la cons
Owners:	Properties &	Keller PI Page
	Development LLC;	
	David & Wendy Park	
Location:	NW corner of	
	Geneva Road &	
	Mosedale Street	
Purpose:	Modify lot lines and	
	easements	28 24 20 16
Application:	Final Plat of	28 20 16
	Subdivision (Minor	Mosedale St
	Subdivision)	anosedale St
Public Hearing:	N/A	
Zoning:	RT-2 (Traditional	1001
	Single Family)	Subject Property
Current Land	Single-Family	
Use:		_
Comprehensive	Single Family	
Plan:	Detached Residential	
Summary of	Stonewood Properties	, developer of the Cityview Subdivision, is requesting approval of
Proposal:	a Plat of Resubdivision	to modify the lot lines of Lot 2, Lot 3 and Outlot A. Proposed is
	to reduce Outlot A in s	size, allowing for Lots 2 and 3 to gain additional square footage by
	shifting the northeast	lot lines further east. Lots 2, 3, and 4 are intended for future
	development of single	-family homes.
Info /	Final Plat (Minor Subd	ivision)
Procedure on	 Final Plat is the a 	actual plat document that will be recorded with the County to
Application:	formally create i	new lots, dedicate streets, and provide easements, etc.
	 Recommendation 	n is based on compliance with all other code requirements
	(including Zoning	g & 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 fa 	ct are applicable to this application.
Suggested	Review the Final Plat of	
Action:	- 	
	·	plication materials to be complete and the Final Plat to be in
	compliance with the Z	oning and Subdivision Codes.
	Staff recommends app	proval of the Final Plat of Subdivision.
Staff Contact:	Ellen Johnson, Planner	•

I. PROPERTY INFORMATION

A. History / Context

Cityview Subdivision is located at the northwest corner of Geneva Road/Rt 31 and Mosedale Street. Cityview contains four buildable single-family lots fronting on Mosedale Street, with an outlot intended for stormwater management at the northeast corner. A home has been constructed on Lot 1. Lots 2-4 remain available for development.

Cityview Subdivision was approved under Ord. 2018-Z-4. Subsequent to Final Plat and Final Engineering approval in 2019, City staff approved revised engineering plans which reduced the area needed to accommodate the required stormwater management basin. This was due to a change in the Stormwater Ordinance which allowed for a less intensive stormwater management approach for the subdivision.

B. Zoning

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

	Zoning	Land Use
Subject Property	RT-2 Traditional Single Family Residential	SF home/buildable lots
North	RT-1 Traditional Single Family Residential	SF homes
East	RM-3 General Residential	The View Apartments
South	RT-1 Traditional Single Family Residential	SF homes
West	RT-2 Traditional Single Family Residential	SF homes



II. PROPOSAL

Stonewood Properties & Development LLC, developer of the Cityview Subdivision, is requesting approval of a Plat of Resubdivision to modify the lot lines of Lot 2, Lot 3 and Outlot A. Outlot A will be reduced in size by shifting the western lot line east by 11 feet. Lots 2 and 3 will each gain additional square footage by shifting the northeast lot lines further east, providing larger back yards for these lots. The width of the lots will remain unchanged along Mosedale St.

Lots 2 and 3 are intended for development of single-family homes. Outlot A will continue to be reserved for stormwater management. Engineering plans that incorporate the changes to the lot lines have been submitted. The lot areas are proposed to change as follows:

	Existing	Proposed	Change in Lot Area
Lot 1	8,708 sf	No change	N/A
Lot 2	9,141 sf	9,847 sf	+ 706 sf
Lot 3	9,256 sf	9,390 sf	+ 134 sf
Lot 4	12,839	No change	N/A
Outlot A	5,993 sf	5,152 sf	- 841 sf

III. ANALYSIS

A. Bulk Standards

The table below compares the bulk requirements of the RT-2 District with the two impacted buildable lots: Lots 2 and Lot 3. All bulk standards are met. These standards are not applicable for Outlot A as it is not a buildable lot.

	RT-2 District	Lot 2	Lot 3
Min. Lot Area	6,600 sf	9,847 sf	9,390 sf
Min. Lot Width	50 ft.	60 ft. (no change)	60 ft. (no change)
Max. Building Coverage	30% for structures 1 % stories or less 25% for structures over 1 % stories	26% 23%	
Max. Building Height	Lesser of 34 ft. or 2 stories	TBD	TBD
Min. Front Yard	25 ft.	25 ft	30 ft
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		8 ft	10 ft
Min. Rear Yard	30 ft.	74 ft	43 ft

B. Plat Review

Planning and Engineering staff has reviewed the Plat of Resubdivision and corresponding engineering plans for conformance with the requirements of Title 16 of the City Code, "Subdivisions & Land Improvement".

Generally, good subdivision design requires all stormwater management facilities to be wholly contained within an out lot, without encumbering adjacent developable lots with portions of storm water facilities. The proposed plat for the Cityview Resubdivision does not allow for all of the storm water facility to be wholly contained within the out lot, but rather allows portions of the storm water facility to encroach onto Lots 3 and 4. The proposed design allows Lot 4 to continue to be a buildable lot, as previously approved. The portions of Lots 3 and 4 that are affected are outside of the native vegetation planting area that surrounds the stormwater facility, and are expected to remain dry most of the time.

City staff has required clear easement language be included on the plat to help ensure that future owners of these lots are aware of this situation, and aware of the resulting obligations and limitations on the use of their property. One resulting obligation is that future owners of Lots 3 and 4 will be required to maintain the affected portions of their property with turfgrass, as required by the storm water management plan. Limitations on future property owners include a prohibition against any buildings, structures, impervious surfaces, mulch, gravel, fencing, trees, and shrubs within the affected portions of their Lot. Enforcement of these provisions will fall on the Homeowners' Association and—if/when permits are ever requested for improvements such as fences—on the City.

An Amendment to the Cityview Homeowners' Association Declaration has been prepared to reference the Plat of Resubdivision and an exhibit for the Revised Stormwater Management Plan previously approved for the subdivision.

Staff Comments:

✓ The Amendment to the HOA Declaration shall be recorded alongside the Plat of Resubdivision.

IV. SUGGESTED ACTION

Staff recommends approval of the Final Plat- Minor Subdivision Application. There are no outstanding staff comments.

V. ATTACHMENTS

- Application for Minor Subdivision Final Plat; received 11/7/23
- Plat of Resubdivision

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



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

MINOR SUBDIVISION - FINAL PLAT APPLICATION

For City Use

Project Name: Cityuiew Resubdivision

Project Number: -PR-

Cityview Project Number: PLM \$2023 60138

Received Date

RECEIVED

NOV 07 2023

- 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: Mosedale at Rt 31- North West Corner			
		Parcel Number (s): Lot 2-09-34-401-022 Lot 3-0934-401-023 (Outlot A-09-34-401-024		
		Proposed Subdivision Name: City View's First Resubdivision			
2.	Applicant Information:	Name: Stonewood Properties and Development LLC.	Phone: 630-514-5590		
		Address 926 Sunset Rd. Geneva, II. 60134	Email: John@Stonewood LLC. Net		
3.	Record Owner Information:	Name: Lot 2 Stonewood Properties and Dev. LLC.	Phone: 630-514-5590		
		Address: Lot 2- 926 Sunset Rd. Geneva, II. 60134	Email: John @ Stonewood LLC.net		

Lot 3 David C. Park and Wendy M. Park 20 Mosedale St. St. Charles, II. 60174

224-688-7197

City of St. Charles Minor Subdivision - Final Plat Application

4. Required Attachments:

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

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

APPLICATION FEE: \$300

REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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

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

N/A

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.

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

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

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

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

1

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.

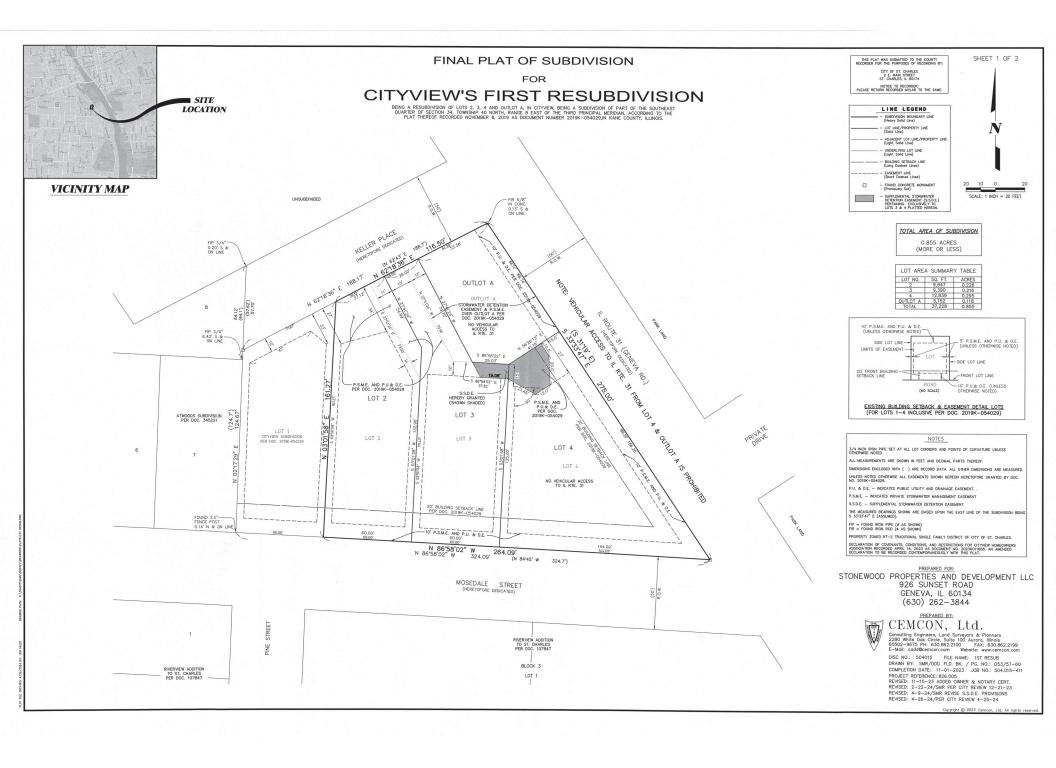
Lor 2 John H. Cofe Mansola Cor 3 SEE CETTER

- Host President Nov.
Date Record Owner

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

STATE OF ILLINOIS	s)) SS.			
KANE COUNTY) *			
John H. Ce	ebrzynski	, being first duly sw	orn on oath d	epose and say that I am
Manager of	Stonewood Prop	perties and Dev. LLC.	, an	Illinois Limited Liability
Company (L.L.	C.), and that the fo	llowing persons are al	l of the mem	bers of the said L.L.C.:
Patrio ————	cia M. Cebrzynski	Sole Owner		
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OWNER'S & SCHOOL DISTRICT CERTIFICATE

DWNER'S & SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSCRIED IS THE OWNER OF PART OF THE PROPERTY DESCRIBED IN THE AMENZED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVINED SIS MICACIED THEREON, FOR THE USES AND PURPOSS THEREN SET FORTH, AND DOES HEREBY CONVOILEDED AND ADOPT THE SAME UNDER THE STYLE AND TITLE
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
Y: DAVE C. PARK & WENDY M. PARK
ADDRESS: 20 MOSEDALE STREET, ST. CHARLES, IL 60174
DATED THIS DAY OF A.D. 20
(SIGNATURE)
OWNERS (TITLE)
NOTARY CERTIFICATE
STATE OF ILLINOIS)
S.S. COUNTY OF KANE)
A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN
HE STATE AFGRESAD, DO HEREBY CERTIFY THAT A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE CRECKOMO INSTRUMENT AS SUCH OWNERS, APPEARDS BEFORE ME THIS DAY IN PERSON AND CONCOURDEDED THAT THEY SIGNED AND DELIVERED THE ANNIXED PLAT AS THEIR OWN FREE AND COUNTRIFY ACT FOR THE LUSS AND PURPOSES THEREM SET FORTH.
DATED THIS DAY OF A.D. 20
(SIGNATURE)
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STATE OF ILLINOIS) S.S.
S.S. COUNTY OF KANE)
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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 HE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303
BY: CITY VIEW HOME OWNERS ASSOCIATION
ADDRESS: 926 SUNSET ROAD, GENEVA, IL 60134
DATED THIS DAY OF A.D. 20
(SIGNATURE)
PRESIDENT (TITLE)
NOTARY CERTIFICATE
STATE OF ILLINOIS) S.S.
S.S.
THE STATE AFORESAID, DO HEREBY CERTIFY THAT A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUSPENDED TO THE CRECOROUN ENTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND CONCINUEDED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND COUNTRIFY ACT FOR THE USES AND PURPOSES THEREM SET FORTH.
DATED THIS DAY OF A.D. 20
(SIGNATURE)

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE STATE OF ILLINOIS) S.S. COUNTY OF KANE) DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, CITY OF ST. CHARLES DATED AT_______, ILLINOIS, THIS______ , A.D., 20____ CERTIFICATE AS TO SPECIAL ASSESSMENTS STATE OF ILLINOIS) S.S. 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. DATED AT______, ILLINOIS, THIS______ DAY OF______ , A.D., 20____ PLAN COMMISSION CERTIFICATE STATE OF ILLINOIS) S.S. COUNTY OF KANE) APPROVED THIS _____ DAY OF ______ A.D. 20___ CITY OF ST. CHARLES PLAN COMMISSION CITY COUNCIL CERTIFICATE STATE OF ILLINOIS) S.S. APPROVED AND ACCEPTED THIS _____ DAY OF ______ A.D. 20___ CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS COUNTY CLERK CERTIFICATE STATE OF ILLINOIS) S.S. COUNTY OF KANE) I. COUNTY CLERK OF KAME COUNTY, ILLINOIS, DO HERBY CRITIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMBLE 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.

MAYOR

CITY CLERK

THIS______ DAY OF_______ , A.D., 20____

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COUNTY CLERK

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PREPARED BY:

Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502—9675 PH: 630.862.2100 FAX: 630.862.2199 E—Mail: cadd@cemcon.com Website: www.cemcon.com DISC NO.: 504015 FILE NAME: 1ST RESUB

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