



<b>Applicant:</b>	Stonewood Properties & Development LLC
<b>Property Owners:</b>	Stonewood Properties & Development LLC; David & Wendy Park
<b>Location:</b>	NW corner of Geneva Road & Mosedale Street
<b>Purpose:</b>	Modify lot lines and easements
<b>Application:</b>	Final Plat of Subdivision (Minor Subdivision)
<b>Public Hearing:</b>	N/A
<b>Zoning:</b>	RT-2 (Traditional Single Family)
<b>Current Land Use:</b>	Single-Family
<b>Comprehensive Plan:</b>	Single Family Detached Residential

**Cityview Resubdivison**



*Subject Property*

**Summary of Proposal:** Stonewood Properties, 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. Proposed is to reduce Outlot A in 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 / 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.

**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.

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	RT-2 Traditional Single Family Residential	SF home/buildable lots
<b>North</b>	RT-1 Traditional Single Family Residential	SF homes
<b>East</b>	RM-3 General Residential	The View Apartments
<b>South</b>	RT-1 Traditional Single Family Residential	SF homes
<b>West</b>	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
<b>Lot 1</b>	8,708 sf	<i>No change</i>	<i>N/A</i>
<b>Lot 2</b>	9,141 sf	9,847 sf	+ 706 sf
<b>Lot 3</b>	9,256 sf	9,390 sf	+ 134 sf
<b>Lot 4</b>	12,839	<i>No change</i>	<i>N/A</i>
<b>Outlot A</b>	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
<b>Min. Lot Area</b>	6,600 sf	9,847 sf	9,390 sf
<b>Min. Lot Width</b>	50 ft.	60 ft. (no change)	60 ft. (no change)
<b>Max. Building Coverage</b>	30% for structures 1 ½ stories or less 25% for structures over 1 ½ stories	26%	23%
<b>Max. Building Height</b>	Lesser of 34 ft. or 2 stories	TBD	TBD
<b>Min. Front Yard</b>	25 ft.	25 ft	30 ft
<b>Min. Side Yard</b>	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
<b>Min. Rear Yard</b>	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 turf-grass, 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



**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](mailto:cd@stcharlesil.gov)

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

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

Lot 2 *John H. Colyer Manager*

Lot 3 *SEE LETTER*

OUTLOT A *John H. Colyer HOA President* *Nov. 6, 2023*

Record Owner

Date

*John H. Colyer Manager*

Applicant or Authorized Agent

*Nov. 6, 2023*

Date

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

STATE OF ILLINOIS        )  
  ) SS.  
KANE COUNTY                )

I, John H. Cebrzynski, being first duly sworn on oath depose and say that I am  
Manager of Stonewood Properties and Dev. 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.:

- Patricia M. Cebrzynski Sole Owner
- |       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: John H. Cebrzynski, Manager

Subscribed and Sworn before me this 6th day of  
November, 20 23.

Dawn M. Wrobel  
Notary Public



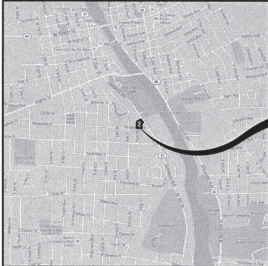


FINAL PLAT OF SUBDIVISION

FOR  
CITYVIEW'S FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 2, 3, 4 AND OUTLOT A, IN CITYVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 2019, AS DOCUMENT NUMBER 2019K-054029 IN KANE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:  
CITY OF ST. CHARLES  
2 E. MAIN STREET  
ST. CHARLES, IL 60174  
NOTICE TO RECORDER:  
PLEASE RETURN RECORDED MYLAR TO THE SAME.



SITE LOCATION

VICINITY MAP

**LINE LEGEND**

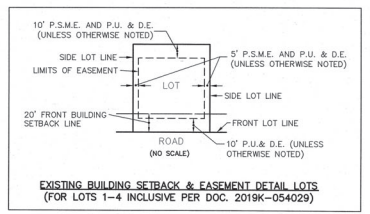
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- UNDERLYING LOT LINE (Light Solid Line)
- BUILDING SETBACK LINE (Long Dashed Lines)
- EASEMENT LINE (Short Dashed Lines)
- FOUND CONCRETE MONUMENT (Previously Set)
- SUPPLEMENTAL STORMWATER DETENTION EASEMENT (S.S.D.E.) PERTAINING EXCLUSIVELY TO LOTS 3 & 4 PLATTED HEREOF.



**TOTAL AREA OF SUBDIVISION**  
0.855 ACRES  
(MORE OR LESS)

**LOT AREA SUMMARY TABLE**

LOT NO.	SQ. FT.	ACRES
2	9,847	0.226
3	9,390	0.216
4	12,339	0.285
OUTLOT A	5,152	0.118
TOTAL	37,228	0.855



**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED. UNLESS NOTED OTHERWISE ALL EASEMENTS SHOWN HEREOF GRANTED BY DOC. NO. 2019K-054029.

P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT.

P.S.M.E. - INDICATES PRIVATE STORMWATER MANAGEMENT EASEMENT.

S.S.D.E. - SUPPLEMENTAL STORMWATER DETENTION EASEMENT.

THE MEASURED BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBDIVISION BEING S 33°33'47" E (ASSUMED).

FIP = FOUND IRON PIPE (# AS SHOWN)  
FIR = FOUND IRON ROD (# AS SHOWN)

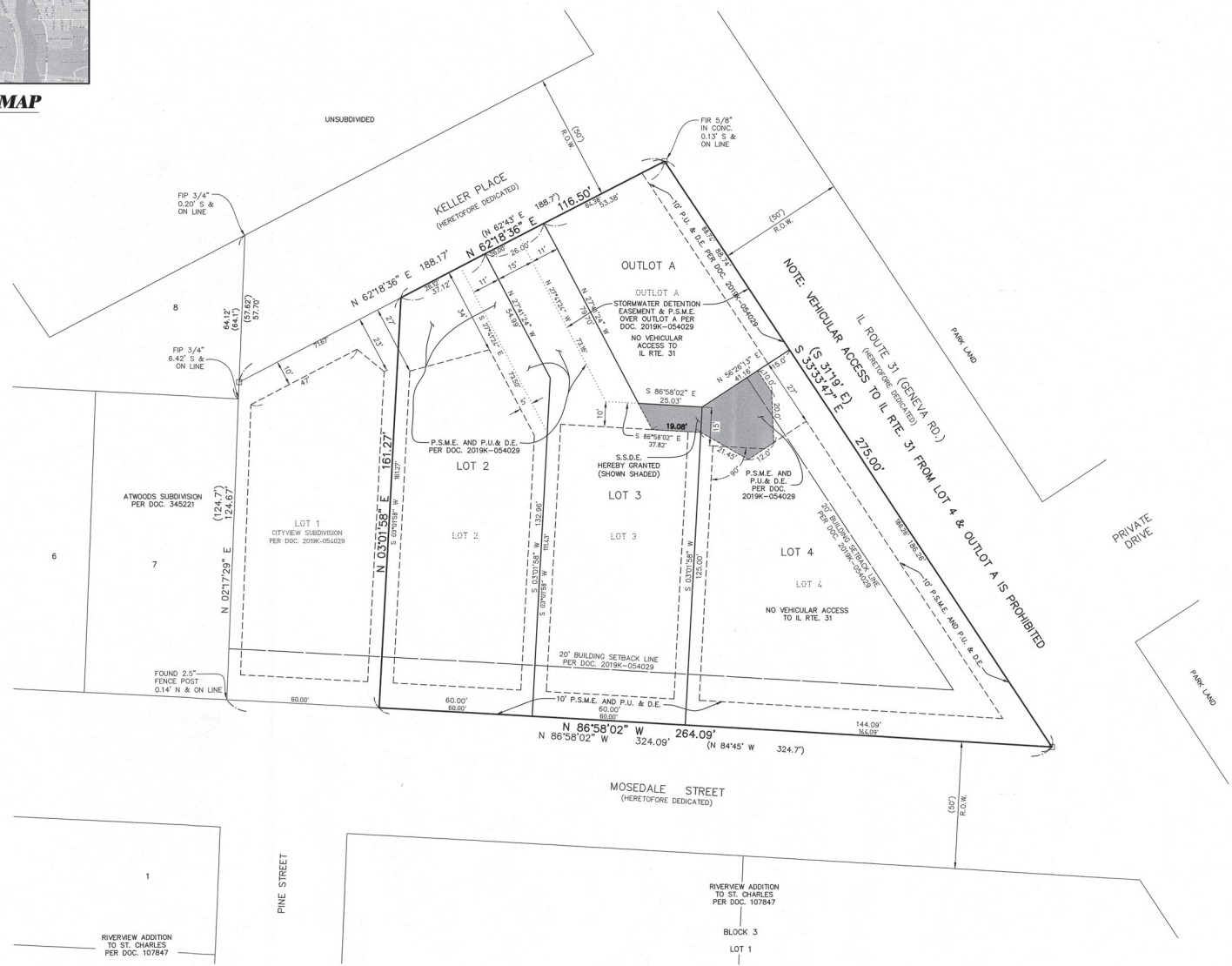
PROPERTY ZONED RT-3 TRADITIONAL SINGLE FAMILY DISTRICT OF CITY OF ST. CHARLES.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CITYVIEW HOMESOWNERS ASSOCIATION RECORDED APRIL 14, 2023 AS DOCUMENT NO. 2023K011669. AN AMENDED DECLARATION TO BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.

PREPARED FOR:  
STONEMOOD PROPERTIES AND DEVELOPMENT LLC  
926 SUNSET ROAD  
GENEVA, IL 60134  
(630) 262-3844

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
63052-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: 1ST RESUB  
DRAWN BY: SMR/DDD P.L.D. BK. / P.O. NO.: 053/57-60  
COMPLETION DATE: 11-01-2023 JOB NO.: 504.015-411  
PROJECT REFERENCE: 826.005  
REVISED: 11-15-23 ADDED OWNER & NOTARY CERT.  
REVISED: 2-22-24/SMR PER CITY REVIEW 12-21-23  
REVISED: 4-9-24/SMR REVISE S.S.D.E. PROVISIONS  
REVISED: 4-26-24/PER CITY REVIEW 4-25-24



DRAWING PLOTTED BY: V:\PROJECTS\2023\20230415\20230415\20230415.DWG DATE: 4/27/2024 BY: JRM



