

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IC

Title:

Motion to approve a Resolution requesting a Certificate of Necessity from the Illinois Department of Commerce and Economic Opportunity regarding Anthony Place at Prairie Centre.

Presenter:

Rita Tungare

Meeting: City Council – New Business

Date: August 20, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: ☐**Executive Summary** *(if not budgeted please explain):*

Anthony Place is the planned senior affordable housing development within the Prairie Centre project. GC Housing Development is under contract to develop Anthony Place. The project has been awarded tax credits through the Illinois Housing Development Authority and is now proceeding through the state approval process.

In support of GC Housing's application for tax credits, in February 2018, the City Council approved a resolution to authorizing the City to enter an intergovernmental agreement with the Housing Authority of Elgin regarding rental assistance for the project.

The next step in the process is for the City to request a "Certificate of Necessity" from the Illinois Department of Commerce and Opportunity. This Certificate will authorize the City to enter into the intergovernmental agreement with the Housing Authority of Elgin. This will also allow the required environmental review of the project to be conducted by the Kane County Office of Community Reinvestment, which administers federal housing funding for our area.

Request of the Certificate of Necessity is a procedural step that is consistent with the previous approvals regarding the Anthony Place project.

Attachments *(please list):*

Resolution

Recommendation/Suggested Action *(briefly explain):*

Motion to approve a Resolution requesting a Certificate of Necessity from the Illinois Department of Commerce and Economic Opportunity regarding Anthony Place at Prairie Centre.

**City of St. Charles, Illinois Resolution
No. 2018-103**

**A Resolution requesting a Certificate of Necessity from the Illinois
Department of Commerce and Economic Opportunity regarding Anthony
Place at Prairie Centre**

**Presented & Passed by the
City Council on August 20, 2018**

WHEREAS, the Housing Authority of Elgin and the Fox River Affordable Housing Corporation (an Instrumentality of the Housing Authority of Elgin) desire to provide housing assistance and operate within the corporate limits of St. Charles, Illinois; and

WHEREAS, the Housing Authority of Elgin would provide and administer Project Based Vouchers for the affordable housing project commonly known as Anthony Place St. Charles and the Fox River Affordable Housing Corporation would perform other affordable housing activities associated with the subject development; and

WHEREAS, the area of Kane County that falls within the corporate limits of the City of St. Charles is not served by a housing authority; and

WHEREAS, the City of St. Charles does not oppose the Housing Authority of Elgin and the Fox River Affordable Housing Corporation providing housing assistance and activities associated with Anthony Place St. Charles; and

WHEREAS, the City of St. Charles affirms that:

1. The City of St. Charles has increased in population in recent years, but affordable housing facilities have not kept abreast of its growth;
2. That this population increase and other local conditions are responsible for a shortage of affordable housing units for persons and families of low income;
3. That there exist undeveloped parcels of land within the City of St. Charles which could be developed to address the shortage of safe and sanitary housing for persons of low income; and
4. That under current conditions approved by the City of St. Charles under Resolution No. 2018-8, the City of St. Charles desires to have the Elgin Housing Authority and the Fox River Affordable Housing Corporation provide and administer Project Based Vouchers and perform other affordable housing activities within its corporate limits to address the shortage of affordable housing and such affordable housing shall be located within the Prairie Centre project

located near 2067 Prairie Street, St. Charles, Illinois, 60174, on Proposed Lot 2 of the St. Charles Prairie Centre Resubdivision No. 1, a resubdivision of Lot 5 of St. Charles Prairie Centre Subdivision, recorded as Document No. 2018K015395 in Kane County, Illinois (attached hereto as Exhibit "A").

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois:

1. In view of the foregoing facts, the City of St. Charles requests that, pursuant to Section 30 of the Illinois Housing Authorities Act (310 ILCS 10/30), the Illinois Department of Commerce and Economic Opportunity issues a Certificate of Necessity authorizing the Housing Authority of Elgin, the Fox River Affordable Housing Corporation and the City of St. Charles enter into an Intergovernmental Agreement for the sole purpose of allowing the Housing Authority of Elgin and the Fox River Affordable Housing Corporation to provide and administer Project Based Vouchers and other affordable housing activities for the project known as Anthony Place St. Charles, located within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of August, 2018.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of August, 2018.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of August, 2018.

Raymond P. Rogina

Attest:

City Clerk/Recording Secretary

Voice Vote:

Ayes:

Nays:

Absent:

Abstain:

Exhibit “A”

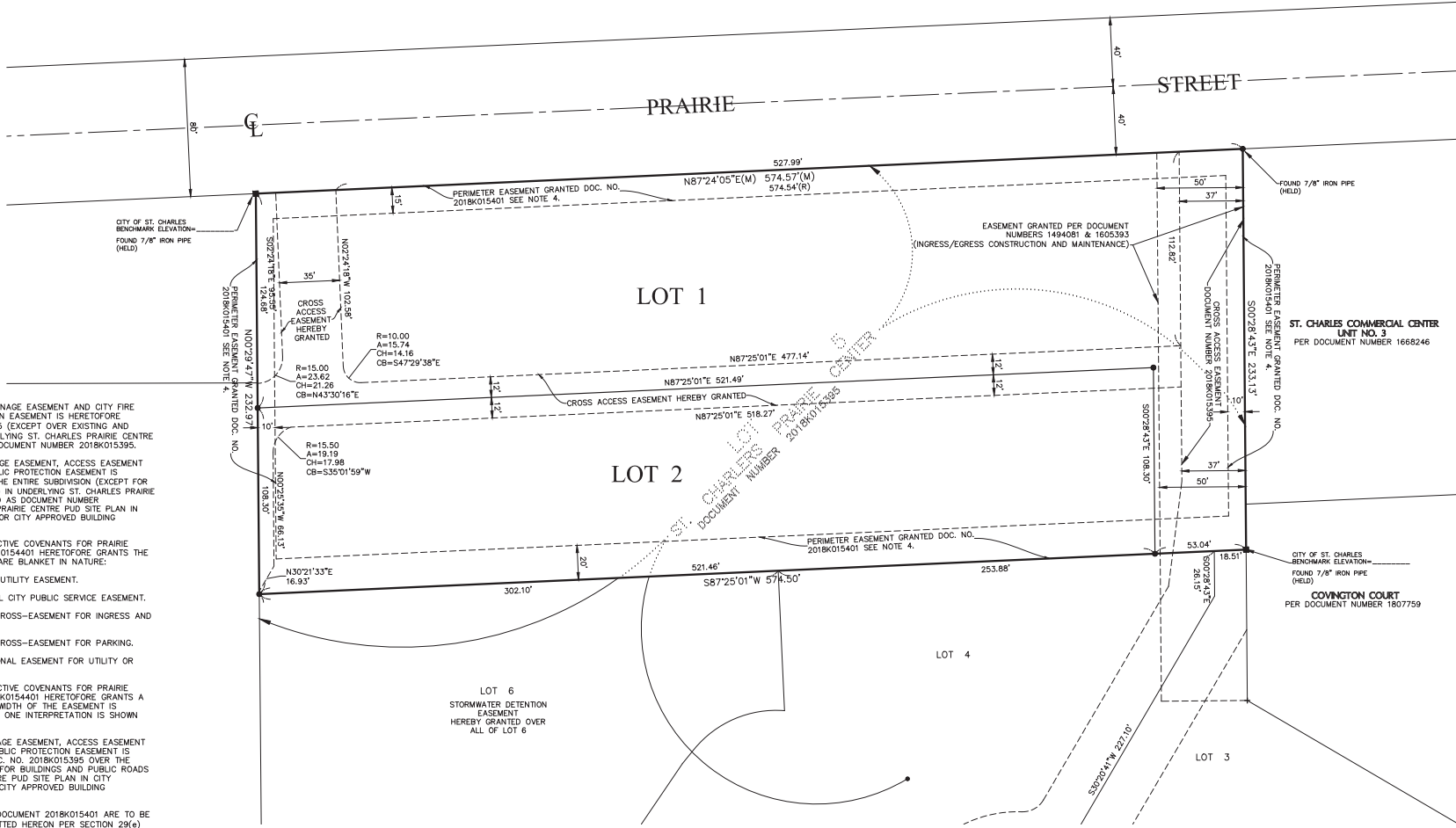
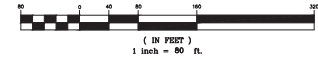
Proposed Lot 2 of the St. Charles Prairie Centre Resubdivision No. 1, a proposed resubdivision of Lot 5 of St. Charles Prairie Centre Subdivision, recorded as Document No. 2018K015395 in Kane County, Illinois.

FINAL PLAT OF RESUBDIVISION
ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 1

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS

P.I.N. 09-33-329-068

GRAPHIC SCALE



NOTE

1. A BLANKET UTILITY AND DRAINAGE EASEMENT AND CITY FIRE LANE AND PUBLIC PROTECTION EASEMENT IS HERETOFORE GRANTED OVER ALL OF LOT 5 (EXCEPT OVER EXISTING AND FUTURE BUILDINGS) IN UNDERLYING ST. CHARLES PRAIRIE CENTRE SUBDIVISION RECORDED AS DOCUMENT NUMBER 2018K015395.
2. BLANKET UTILITY AND DRAINAGE EASEMENT, ACCESS EASEMENT AND CITY FIRE LANE AND PUBLIC PROTECTION EASEMENT IS HERETOFORE GRANTED OVER THE ENTIRE SUBDIVISION (EXCEPT FOR BUILDINGS AND PUBLIC ROADS) IN UNDERLYING ST. CHARLES PRAIRIE CENTRE SUBDIVISION RECORDED AS DOCUMENT NUMBER 2018K015395, AS SHOWN ON PRAIRIE CENTRE PLD SITE PLAN IN CITY ORDINANCE #2017-Z-15 OR CITY APPROVED BUILDING LOCATIONS.
3. THE DECLARATION OF PROTECTIVE COVENANTS FOR PRAIRIE CENTRE, DOCUMENT NO.2018K0154401 HERETOFORE GRANTS THE FOLLOWING EASEMENTS AND ARE BLANKET IN NATURE:
A NON-EXCLUSIVE, BLANKET UTILITY EASEMENT.
A NON-EXCLUSIVE PERPETUAL CITY PUBLIC SERVICE EASEMENT.
A NON-EXCLUSIVE PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS.
A NON-EXCLUSIVE PRIVATE CROSS-EASEMENT FOR PARKING.
RESERVED RIGHT FOR ADDITIONAL EASEMENT FOR UTILITY OR DRAINAGE.
4. THE DECLARATION OF PROTECTIVE COVENANTS FOR PRAIRIE CENTRE, DOCUMENT NO. 2018K0154401 HERETOFORE GRANTS A PERIMETER EASEMENT. THE WIDTH OF THE EASEMENT IS SUBJECT TO INTERPRETATION. ONE INTERPRETATION IS SHOWN HEREON.
5. BLANKET UTILITY AND DRAINAGE EASEMENT, ACCESS EASEMENT AND CITY FIRE LANE AND PUBLIC PROTECTION EASEMENT IS HERETOFORE GRANTED IN DOC. NO. 2018K015395 OVER THE ENTIRE SUBDIVISION, EXCEPT FOR BUILDINGS AND PUBLIC ROADS AS SHOWN ON PRAIRIE CENTRE PLD SITE PLAN IN CITY ORDINANCE #2017-Z-15 OR CITY APPROVED BUILDING LOCATIONS.
6. PERIMETER EASEMENTS PER DOCUMENT 2018K015401 ARE TO BE RELEASED ON LOT 2 AS PLATTED HEREON PER SECTION 29(a) OF SAID DOCUMENT 2018K015401.

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N.E.A. = NON EASEMENT AREA
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
P.U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

--- SUBDIVISION BOUNDARY LINE
--- ADJACENT LAND PARCEL LINE
--- LOT LINE
--- EASEMENT LINE
--- CENTERLINE
--- BUILDING SETBACK LINE
--- SECTION LINE

LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

BASIS OF BEARING

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

AREA SUMMARY

LOT 1 77,370 SQUARE FEET OR 1.776 ACRES
LOT 2 56,438 SQUARE FEET OR 1.295 ACRES
GROSS AREA 133,808 SQUARE FEET OR 3.071 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

K:\P\SDATA\2018 PROJ\ECTS\18.020\18.020\RESUBDIVISION (2018).DWG

OWNER/SUBDIVIDER

ANTHONY PLACE ST. CHARLES, LP.
343 WAINWRIGHT DRIVE
NORTHBROOK, IL 60062

DATE

04-18-17

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FINAL PLAT OF RESUBDIVISION ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 1

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE LOT 1

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

DATED AT _____
THIS _____ DAY OF _____ A.D., 20____
BY: _____ ATTEST: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE LOT 1

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) _____

OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

BY: _____ NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE LOT 1

STATE OF ILLINOIS }
COUNTY OF _____ } SS

_____, AS MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

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

BY: _____ BY: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE LOT 1

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) AND _____ (TITLE) _____

(TITLE) OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20____.

BY: _____ NOTARY PUBLIC

OWNER'S CERTIFICATE LOT 2

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

DATED AT _____
THIS _____ DAY OF _____ A.D., 20____
BY: _____ ATTEST: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE LOT 2

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) _____

OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

BY: _____ NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE LOT 2

STATE OF ILLINOIS }
COUNTY OF _____ } SS

_____, AS MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

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

BY: _____ BY: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE LOT 2

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) AND _____ (TITLE) _____

(TITLE) OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20____.

BY: _____ NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 20____
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR _____

ATTEST: _____

DIRECTOR OF COMMUNITY DEVELOPMENT (OR DESIGNEE) 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.

DIRECTOR OF COMMUNITY DEVELOPMENT

DATED AT _____ ILLINOIS,
THIS _____ DAY OF _____ A.D. 20____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
CITY OF ST. CHARLES } SS.

APPROVED THIS _____ DAY OF _____ A.D. 20____
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN _____

PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS PROVISIONS

PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS. THE OWNER OF EACH COMMERCIAL SITE, AND SUCH OWNER'S AGENTS, EMPLOYEES AND INVITEES, SHALL HAVE AND ENJOY THE NON-EXCLUSIVE RIGHT AND EASEMENT (THE "PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS"), EXERCISABLE IN COMMON WITH ALL OTHERS HAVING THE LIKE RIGHT, AT ALL TIMES HEREFTER, WITHOUT FEE OR CHARGE, TO USE FOR VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS SITES TO OTHER SITES WITHIN THIS SUBDIVISION, AND TO AND FROM THE PUBLIC RIGHTS-OF-WAY ADJOINING THIS SUBDIVISION.

(I) THOSE PRIVATE DRIVES LABELED "CROSS ACCESS EASEMENT" DEPICTED ON THE FINAL PLAT AND

(II) ANY PORTION OF ANY EXISTING OR HEREAFTER CREATED SITE THAT IS FROM TIME TO TIME PAVED AND USED FOR DRIVEWAY PURPOSES (COLLECTIVELY "DRIVEWAYS")

IT BEING ACKNOWLEDGED THAT

(A) PORTIONS OF EACH SITE WILL ULTIMATELY BE IMPROVED WITH ONE OR MORE WITH BUILDINGS AND ASSOCIATED DRIVE-THROUGH CANOPIES AND EQUIPMENT, LANDSCAPED AREAS, PARKING AREAS AND OTHER SITE IMPROVEMENTS (COLLECTIVELY "COMMERCIAL SITE IMPROVEMENTS"), AND

(B) THE PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS HEREBY CREATED SHALL NOT APPLY TO AREAS IN WHICH SUCH COMMERCIAL SITE IMPROVEMENTS ARE NOW SITUATED OR HEREAFTER PLACED BY ANY OWNER AS APPROVED BY THE CITY.

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 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 AT _____, ILLINOIS,

THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK _____

CERTIFICATE OF 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 _____, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS.

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT 5 IN ST. CHARLES PRAIRIE CENTRE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 5, 2018 AS DOCUMENT NUMBER 20180015395, IN KANE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE CITY OF ST. CHARLES, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-E AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170330 0264 H, MAP NUMBER 17089C0264H HAVING A REVISED DATE OF AUGUST 3, 2009.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____ 20____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2019

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2018

ANTHONY PLACE ST. CHARLES, LP.
343 WAINWRIGHT DRIVE
NORTHBROOK, IL 60062

OWNER'S SUBDIVIDER

DATE	04-15-17	FILED	BOOK	CHECKED BY	FILED	RECORDS
NO.	1	FILED	04-15-17	FILED	04-15-17	FILED
1	FILED	04-15-17	FILED	04-15-17	FILED	FILED
2	FILED	04-15-17	FILED	04-15-17	FILED	FILED
3	FILED	04-15-17	FILED	04-15-17	FILED	FILED
4	FILED	04-15-17	FILED	04-15-17	FILED	FILED
5	FILED	04-15-17	FILED	04-15-17	FILED	FILED
6	FILED	04-15-17	FILED	04-15-17	FILED	FILED
7	FILED	04-15-17	FILED	04-15-17	FILED	FILED
8	FILED	04-15-17	FILED	04-15-17	FILED	FILED
9	FILED	04-15-17	FILED	04-15-17	FILED	FILED
10	FILED	04-15-17	FILED	04-15-17	FILED	FILED

PROJECT
ANTHONY PLACE AT PRAIRIE CENTRE
ST. CHARLES, ILLINOIS
CLIENT
ESM CIVIL SOLUTIONS, LLC
NORTHVILLE, ILLINOIS 60461

COMPASS
surviving to
ALTA SURVEYING • TOPOGRAPHY • CONSTRUCTION STAKING
2011 GINGER B. AURORA, ILLINOIS
PHONE: (815) 339-1800 FAX: (815) 339-0200 EMAIL: AMPT@COMPASSSURVEYING.COM

SCALE: 1" = N/A

2 OF 2

FILED NO. 18.0201

K:\PDATA\2018 PROJECTS\18.0201\18.0201RESUBDIVISION (2018).DWG

PLEASE RETURN THE RECORDED MYLAR TO:

CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174