



Applicant:	Maurice McNally (Avondale Custom Homes)
Property Owner:	McNally Construction Management LLC
Location:	505 & 511 Prairie St.
Purpose:	Subdivision
Application:	Final Plat of Subdivision (Minor Subdivision)
Public Hearing:	N/A
Zoning:	RT-2 (Traditional Single Family)
Current Land Use:	Single-Family
Comprehensive Plan:	Single Family Detached Residential

Norway Maple Resubdivision



Subject Property

Summary of Proposal: Avondale Custom Homes has requested approval of a Final Plat of Subdivision to subdivide the three current parcels (two lots) with frontage on Prairie St. into two lots with frontage on S. 5th St. Both lots will be developed with 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, subject to resolution of all staff comments prior to City Council action.

Staff Contact: Rachel Hitzemann, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is two lots. Lot one (505 Prairie St.) is .413 acres and lot two (511 Prairie St.) is .220 acres. Up until recently, each lot contained a single-family home; both homes have been demolished as part of this project. The lots are located just outside of the Historic District, so no Historical review is required for demolition or new homes.

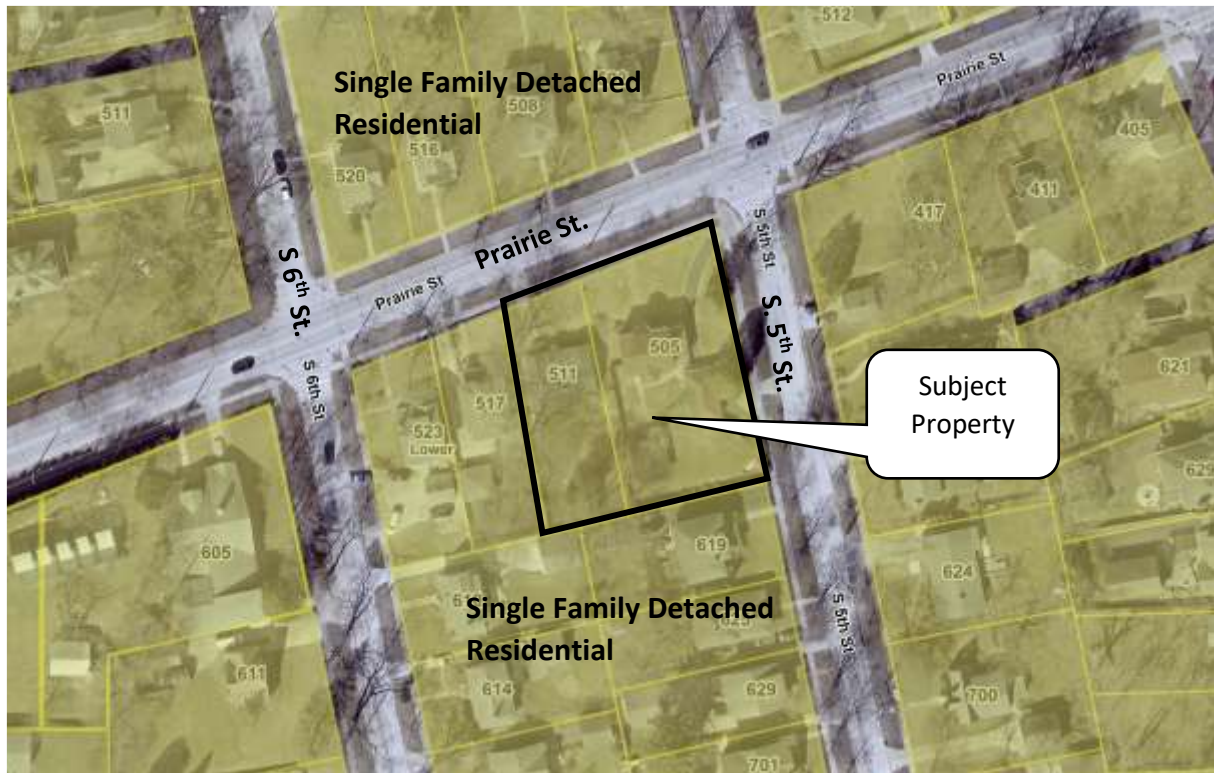
B. Zoning

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



C. Comprehensive Plan

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



II. PROPOSAL

Avondale Custom Homes has purchased the property and is seeking approval of a Final Plat of Subdivision to resubdivide two lots (three parcels) with frontage on Prairie St. into two lots with frontage on S. 5th Street. Avondale Custom Homes plans build two new single-family homes on the lots.

III. ANALYSIS

A. Bulk Standards

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

	RT-2 District Standard	Lot 1	Lot 2
Min. Lot Area	6,600 sf	14,054 sf	12,147 sf
Min. Lot Width	50 ft.	102.18 ft.	78.46 ft
Max. Building Coverage	30% for structures 1 ½ stories or less 25% for structures over 1 ½ stories		
Max. Building Height	Lesser of 34 ft. or 2 stories		
Min. Front Yard	25 ft.	25 ft	25 ft
Min. Exterior Yard	20ft	20 ft	N/A

Min. Side Yard	Greater of 6 ft or 10% of lot width for 1 ½ stories or less	8 ft.	8 ft
	Greater of 8ft or 10% of lot width for over 1 ½ stories		
Min. Rear Yard	30 ft.	30 ft	30 ft

B. Plat Review—Staff Comments

Planning staff has reviewed the Final Plat and has the following comments:

1. Interior side yard setback for the proposed Lot 1 must be 9.85 ft. (10% of lot width measured at the front setback line).
2. 5 ft P.U and D.E. easements must be added along both interior lot lines.
3. Revise plat to say “Norway” instead of “No-way”

C. Other Reviews

City Staff from other departments reviewed the plat and had no additional comments.

D. Inclusionary Housing

Residential subdivisions are typically subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. In this case, the proposed resubdivision will replace two existing lots with the same number of new lots. Recently, the houses on the two existing lots were demolished. Under Title 19, a fee in-lieu is required in demolition situations when the house was considered an “affordable unit” based on the sale price or equalized market value at the time of demolition. One of the two houses demolished for this subdivision was considered an affordable unit. Therefore, a fee in-lieu will be charged for one of the new houses. A fee of \$793.32 will be due at the time of building permit for the first house in the subdivision.

E. School and Park Contributions

School and Park land-cash fees per Title 16 of the City Code will not be due for this development. A credit is granted for existing lots within a proposed subdivision. The two proposed lots are replacing two existing lots; a credit shall be granted for both lots.

IV. SUGGESTED ACTION

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

V. ATTACHMENTS

- Application for Minor Subdivision – Final Plat; received 10/19/23
- Final Plat of Subdivision

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:	<u>Norway Maple Resubdivision</u>
Project Number:	<u>2023</u> -PR- <u>015</u>
Cityview Project Number:	<u>PLMS202300136</u>



- *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: Adresses (2)—505 and 511 Prairie Street, St. Charles, Illinois. 60174	
	Parcel Number (s): 505 Prairie is 09-34-157-004 511 Prairie is 09-34-157-003	
	Proposed Subdivision Name: NA	
2. Applicant Information:	Name: Maurice McNally, Avondale Custom Homes.	Phone: 630-584-7106
	Address C/O Avondale Custom Homes, 360 S 1st Street, St Charles, IL, 60174	Email: office@avondalecustomhomes.com
3. Record Owner Information:	Name: McNally Construction Management	Phone: 630-584-7106
	Address: 360 S 1st Street, St Charles, IL, 60174	Email: office@avondalecustomhomes.com

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:

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.

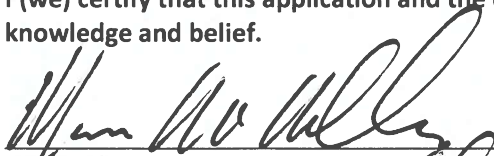
INCLUSIONARY HOUSING WORKSHEET: *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

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

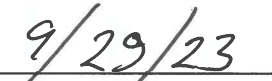
FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST: A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

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.


Record Owner


Date


Applicant or Authorized Agent


Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, MAURICE Mc. Dally, being first duly sworn on oath depose and say that I am
Manager of McDally Construction Management an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

MAURICE Mc. Dally. 100% _____

By: *M Maurice Mc Dally* Manager

Subscribed and Sworn before me this 29th day of
September, 20 23.

Karole J Rutherford
Notary Public



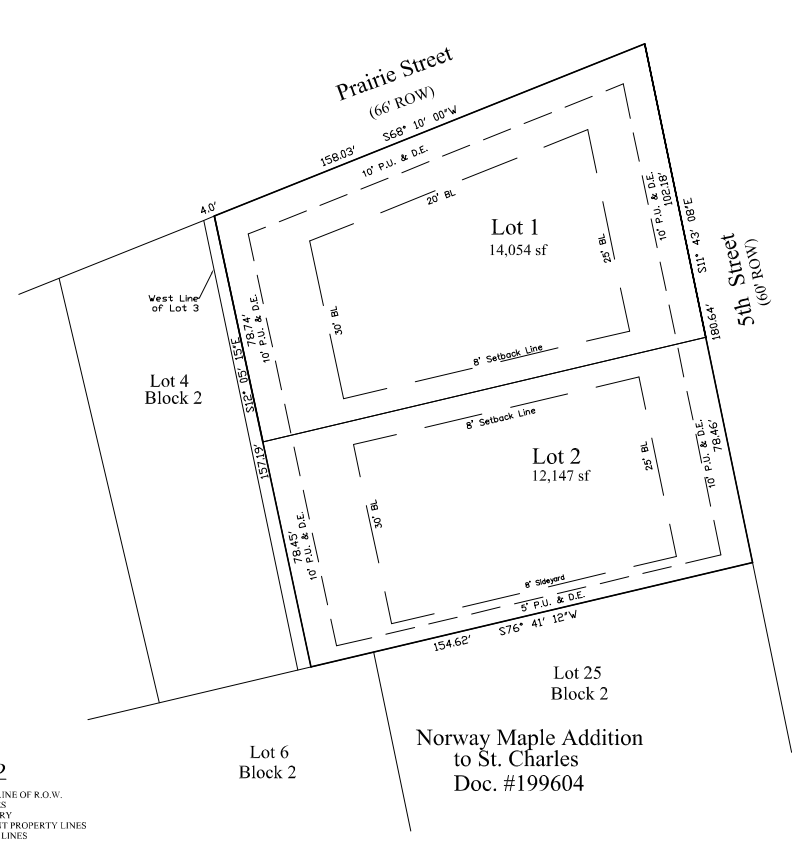
Plat of Resubdivision of Lots 1, 2 and part of Lot 3 in Norway Maple Addition to St. Charles

Being a Subdivision of part of the Southwest Quarter of the Northwest Quarter of Section 34 Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.



Norway Maple Addition to St. Charles
Doc. #199604

Original Lot Configuration



Norway Maple Addition to St. Charles
Doc. #199604

Resubdivided Lot Configuration

LEGEND

- CENTERLINE OF R.O.W.
- LOT LINES
- BOUNDARY
- ADJACENT PROPERTY LINES
- SECTION LINES
- BUILDING LINES
- EASEMENT LINES
- sf SQUARE FEET
- L = ARC LENGTH
- R = RADIUS LENGTH
- C = CORD LENGTH
- CB = CORD BEARING
- D = CURVE DELTA
- P.U.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- BL BUILDING LINE
- FOUND IRON PIPE
- SET CONCRETE MONUMENT
- ⊠ SECTION CORNER

NOTES:

Interior lot corners shall be monumentated prior to the conveyance thereof. All monuments shall be set upon the completion of the construction operations but no later than 12 months after the recording of the plat of subdivision. 3/4 inch iron pipe stakes shall be placed at all lot corners and at all curve control points as permanent monuments from which future surveys may be made. All measurements are shown in feet and decimal parts of a foot.

Final PLAT		
Resubdivisions of Norway Maple Addition to St. Charles		
August 28, 2023	Scale 1" = 20'	
Sheet Number: 1 of 2		
Prepared For:	Revision:	Date:
Avondale Custom Homes, Inc. 125 N 11th Avenue St. Charles, IL 60174		

Taurus Engineering, L.L.C.

5N557 Route 59
Bartlett, IL 60103
630-549-5306
tauruseng@sbeglobal.net

PREPARED FOR:
Aronold CustomHomes, Inc.
1725 N 11th Avenue
St. Charles, IL 60174
Phone: 630-584-7106

PREPARED BY:
TAURUS ENGINEERING
5N557 Route 59
Bartlett, IL 60103
Phone: 630-249-5506

P.I.N. 09-34-157-003
09-34-157-004

Plat of Resubdivision of Lots 1, 2 and part of Lot 3 in Norway Maple Addition to St. Charles

Being a Subdivision of part of the Southwest Quarter of the Northwest Quarter of Section 34 Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.

Owner's Certificate

State of Illinois)
County of Kane) JSS

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 limits of:

St. Charles Community Unit School District 303

Dated this ___ day of _____, A.D. 202__.

Notary Certificate

State of Illinois)
County of Kane) ss

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as given under my hand and notarial seal.

This ___ day of _____, A.D. 2023.

My commission expires _____.

Notary Public _____

Mortgage Certificate

State of _____)
County of _____) JSS

_____ as Mortgagee, under the provisions of a certain mortgage dated _____ and recorded in the Recorder's of Deeds office of _____ County, _____ on the _____ day of _____, 20____, do hereby consent to and approve the re-plating of the lots as depicted hereon.

Dated this ___ day of _____, A.D. 2023.

Mortgage Name: _____

By: _____ JSS

Attest: _____ JSS

Notary Certificate

State of _____)
County of _____) JSS

The undersigned, a Notary Public in the County and State aforesaid do hereby certify that

Name _____ Title _____

Name _____ Title _____

Who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, and _____ and _____ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said _____ as Mortgagee, for the uses and purposes therein set forth.

Given under my hand and seal this ___ day of _____, A.D. 2023.

Notary Public _____

Plan Commission Certificate

State of Illinois)
County of Kane) ss

Reviewed by the Plan Commission of the City of St. Charles, Kane County, Illinois this ___ day of _____, A.D. 2023.

By: _____
Plan Commission Chairman

Attest: _____
Secretary

County Clerk's 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 current 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 name and seal of the County Clerk at _____, Kane County, Illinois, this ___ day of _____, A.D. 2023.

By: _____
County Clerk

Recorder's Certificate

State of Illinois)
County of Kane) ss

This instrument was filed for record in the Recorder's Office of Kane County, Illinois, this ___ day of _____, A.D. 2023, at _____ o'clock _____ m., and recorded in Map Book _____, Page _____, as Document No. _____.

By: _____
County Recorder

Certificate as to Special Assessments

State of Illinois)
County of Kane) JSS

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the annexed plat.

Dated this ___ day of _____, A.D. 2023.

By: _____
Collector of Special Assessments

Director of Public Works

State of Illinois)
County of Kane) JSS

I, _____ the Director of Public Works for the City of St. Charles, Kane County, Illinois, certify that the required improvements have been installed, or that the required guarantee bond has been posted for the completion of all required land improvements.

Dated this ___ day of _____, A.D. 2023.

Director of Public Works _____

Plan Commission Certificate

State of Illinois)
County of Kane) ss

Approved this ___ day of _____, A.D. 2023.

City of St. Charles Plan Commission

Chairman _____

City Council Certificate

State of Illinois)
County of Kane) ss

Approved and accepted this ___ day of _____, A.D. 2023.

City Council of City of St. Charles, Illinois.

By: _____
Mayor

Attest: _____
City Clerk

Public Utility Easement Provisions:

A perpetual easement is hereby granted to the City of St. Charles, Kane County, Illinois, its successors and assigns, over, upon, across, through and under those portions of the above described real estate designated Public Utility Easement on this plat, for the purpose of installing, laying, constructing, operating, maintaining, repairing, renewing and replacing: watermains, sanitary sewer lines, storm sewer lines, street light cables and any other Village utilities, together with all appurtenant structures, including, but not limited to: manholes, wet wells, lift stations, fire hydrants, valve vaults, street lights and any and all other fixtures and equipment required for the purpose of serving the above described real estate with water service, sanitary sewer service, storm water collection, street lighting and other municipal services and for the purpose of providing ingress to and egress from the property shown hereon for emergency vehicles of any and all types whatsoever. In no event shall any permanent building(s) be placed upon the said easement areas, but the easement areas may be used for gardens, shrubs, landscaping and other such purposes that do not, and will not in the future, interfere unreasonably with the easement rights herein granted to the City of Geneva.

A non-exclusive easement is also hereby reserved for and granted to Ameritech, Northern Illinois Gas Company, Comcast, other public utilities, and holders of existing franchises granted by the City of Geneva, Illinois, and their respective successors and assigns within the areas shown on the plat as "Public Utility Easement" to construct, install, reconstruct, repair, remove, replace, inspect, maintain, and operate underground transmission and distribution systems and lines under the surface of the "Public Utility Easement", including without limitation telephone cables, gas mains, electric lines, and cable together with the right of access thereto for the personnel and equipment necessary and required for such uses and purposes, and together with the right to install required service connections under the surface of each lot to serve improvements thereon.

DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS TO HAVE THE RIGHT, BUT NOT THE DUTY, TO INSTALL AND MAINTAIN SURFACE DRAINAGE, SUBSURFACE DRAINAGE AND/OR STORM SEWERS, WITH ALL NECESSARY MANHOLES, CONNECTIONS, AND OTHER APPURTENANCES IN, UPON, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF PROVIDING, INSTALLING AND MAINTAINING SURFACE DRAINAGE, SUBSURFACE DRAINAGE AND STORM SEWER SERVICE TO THE PUBLIC IN GENERAL TOGETHER WITH THE RIGHT TO, BUT NOT THE DUTY, ENTER UPON THE SAID EASEMENT AT ALL TIMES FOR ANY AND FOR ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH SUCH STORM SEWERS AND/OR DRAINAGE. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR DRAINAGE AND STORM SEWER PURPOSES INCLUDING ANY PURPOSES APPROVED BY THE CITY OF GENEVA WITH THIS DEVELOPMENT PLAN.

PLEASE RETURN RECORDED MYLAR TO:

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

Drainage Overlay Certificate

State of Illinois)
County of Kane) JSS

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this ___ day of _____, 2023.

Raymond G. Ulrich
Raymond G. Ulrich

Design Engineer _____

Owner or Attorney _____

Surveyor Certificate

This is to certify that I, Raymond G. Ulrich, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted for the Owners thereof the following parcels of land that are located in the Southwest Quarter of the Northeast Quarter of Section 34, Township 39 North, Range 8 East of the Third Principal Meridian, described as follows:

Lots 1, 2 and the Easterly 50 feet of Lot 3 (measured along the Northerly line) in Block 2 of Norway Maple Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.

Total Area of Survey = 26,201 square feet (0.6015 Acres) more or less.

I further certify that iron stakes have been set at all lot corners, points of curvature and tangency, except where concrete monuments are indicated, and that the plat hereon drawn correctly represents said survey and subdivision. Dimensions are given in feet and decimal parts thereof.

I further certify that the foregoing property falls within the corporate limits of the City of St. Charles, and I further certify that no part of the property covered by this subdivision is located within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency per Flood Insurance Rate Map, Community Panel Number 17089C0264H, effective date August 3, 2009.

Dated at Bartlett, Illinois, this 28th day of August, 2023.

Raymond G. Ulrich
Raymond G. Ulrich

Illinois Land Surveyor Number: #2674



Expires 11-30-2024