



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	1812 Riverside Subdivision		
City Staff:	Russell Colby, Community Development Division Manager		
PUBLIC HEARING		MEETING 3/5/19	X

APPLICATION: Final Plat of Subdivision (Minor Subdivision)

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Final Plat of Subdivision
Final Plat Application	

SUMMARY:

The subject property is an unsubdivided parcel located on the east side of S. Riverside Avenue (IL Route 25), between Moore Ave. and Division Street, across from Riverside Park. The property is currently improved with a single family house that will be torn down.

Bob Rasmussen, on behalf of owners Geneva Heights, LLC, proposes to subdivide the existing parcel into two lots. This subdivision qualifies as a “Minor Subdivision” under the Subdivision Code, and therefore no preliminary or final engineering plan is required to be submitted with the plat.

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.

INFO / PROCEDURE – FINAL PLAT OF 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.

Community Development Division

Phone: (630) 377-4443



STAFF REPORT

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Russell Colby
Community Development Division Manager

RE: 1812 Riverside Subdivision

DATE: March 1, 2019

I. APPLICATION INFORMATION:

Project Name: 1812 Riverside Subdivision

Applicant: Bob Rasmussen / Geneva Heights, LLC

Purpose: Subdivided parcel into two lots

General Information:		
Site Information		
Location	1812 S. 5 th Ave./Rt. 25	
Acres	0.317 (13,795 sq. ft.)	
Applications:	Final Plat of Subdivision (Minor Subdivision)	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement Title 17, Chapter 17.12 - Residential Districts	
Existing Conditions		
Land Use	Vacant (formerly Single Family Residential)	
Zoning	RT-3 Traditional Single Family Residential	
Zoning Summary		
North	RT-3 Traditional Single Family	Single Family Home
East	RT-3 Traditional Single Family	Single Family Home
South	RT-3 Traditional Single Family	Single Family Home
West	PL Public Lands	Park
Comprehensive Plan Designation		
Single Family Detached Residential		

Zoning Map



Aerial Photo



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is an unsubdivided parcel located on the east side of S. Riverside Avenue (IL Route 25), between Moore Ave. and Division Street, across from Riverside Park. The property is currently improved with a single family house that will be torn down.

B. PROPOSAL

Bob Rasmussen, on behalf of owners Geneva Heights, LLC, proposes to subdivide the existing parcel into two lots. This subdivision qualifies as a “Minor Subdivision” under the Subdivision Code, and therefore no preliminary or final engineering plan is required to be submitted with the plat.

III. ANALYSIS

A. ZONING AND SUBDIVISION REVIEW

	RT-3 Zoning	Proposal
Minimum Lot Area	5,000 sq. ft.	6,897.84 sf
Minimum Lot Width	50 ft.	50 ft.
Minimum Front Yard	20 ft.	To follow RT-3 standard
Minimum Rear Yard	30 ft.	To follow RT-3 standard
Minimum Interior Side Yard	1.5 story or less: 5 ft. 2 story: 6 ft.	To follow RT-3 standard

B. TRAFFIC AND ACCESS

Access onto IL Rt. 25 is subject to the review and approval of the Illinois Department of Transportation. IDOT will be a signatory on the Final Plat of Subdivision.

Sidewalks do not exist along Rt. 25 in this area, but are required to be installed when a property is subdivided.

C. ENGINEERING REVIEW

No engineering plan is required for a Minor Subdivision. The property can be served by existing utilities located along Rt. 25. No stormwater detention is required.

D. FINAL PLAT OF SUBDIVISION

Staff has noted the following comments on the Subdivision Plat:

- IDOT will need to sign the plat. A signature block or access note could be added on the plat, or may be added by IDOT at the time of signature.
- The plat needs to include a calculation of all easement areas being granted.
- Subdivision monuments need to comply with City Code Standards in Section 16.06.040(C)(5). One single City benchmark will be required.

The Final Plat is under review by other City departments and there may be additional comments.

E. INCLUSIONARY HOUSING

This development is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The project is subject to the 2019 fee-in-lieu amount of \$39,665.75 per required affordable unit. (The existing house on the property is considered affordable based on assessed value; therefore the fee is required for both lots.)

% of Units Required as Affordable	5%
Total Number of New Units proposed	2
Number of Inclusionary Units Required	0.10
Total Fee-in-Lieu Amount for both lots	\$3,966.57

The fee-in-lieu will be required to be paid at the time of building permit.

F. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The applicant is required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established Subdivision Code Chapter 16.10 “Dedications”. The code allows for a credit for the existing dwelling (4 bedroom detached unit). The attached worksheets show the resulting payment due for two 3-bedroom detached units.

	School	Park
Existing Unit Credit (one 4-bedroom)	\$12,208.31	\$9,052.42
Fee due for new units (two 3-bedroom)	\$14,046.50	\$13,944.19
Net fee due	\$1,838.19	\$4,891.77

The fee-in-lieu amounts are required to be paid before the building permit is issued for the first house. These amounts are subject to change depending on changes to the bedroom counts at the time of permit.

IV. **RECOMMENDATION**

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

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use	
Project Name:	1812 Riverside Ave. Subdivision
Project Number:	2019 -PR- 002
Application Number:	2019 -AP-003

Received Date St. Charles, IL FEB 11 2019 CDD Planning Division
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Per City Code Section 16.04.04, 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 this application and submit it with all required attachments to the Planning Division. When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	1812 Riverside Ave	
	Parcel Number (s):	09-35-356-002	
	Proposed Subdivision Name:	1812 Riverside	
2. Applicant Information:	Name	Bob Rasmussen	Phone 630-774-9101
	Address	409 Illinois Ave #1-D ST. Charles, IL 60174	Fax
			Email Bob@midwestcustomhomes.com
3. Record Owner Information:	Name	Geneva Heights, LLC	Phone 630-774-9101
	Address	409 Illinois Ave #1-D ST. Charles, IL 60174	Fax
			Email

Attachment Checklist:

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

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$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 site:

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:

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

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.

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 of Plans:

Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

PARK AND SCHOOL LAND/CASH WORKSHEETS:

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

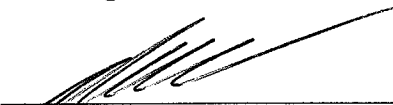

INCLUSIONARY HOUSING SUMMARY:

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

COPIES OF THIRD PARTY PERMIT/APPROVALS

- Kane County DOT and/or IDOT signature on Final Plat (if applicable)

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	<u>2-9-19</u> Date
 _____ Applicant or Authorized Agent	<u>2-9-19</u> Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

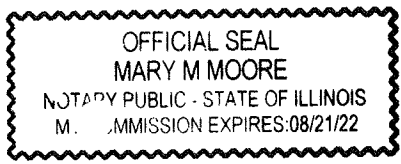
I, Robert Rasmussen, being first duly sworn on oath depose and say that I am
Manager of Geneva Heights LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|-------------------------|-------|
| <u>Robert Rasmussen</u> | _____ |
| <u>Richard Dahl</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: Robert Rasmussen, Manager

Subscribed and Sworn before me this 11th day of
February, 20 19.

Mary M. Moore
Notary Public



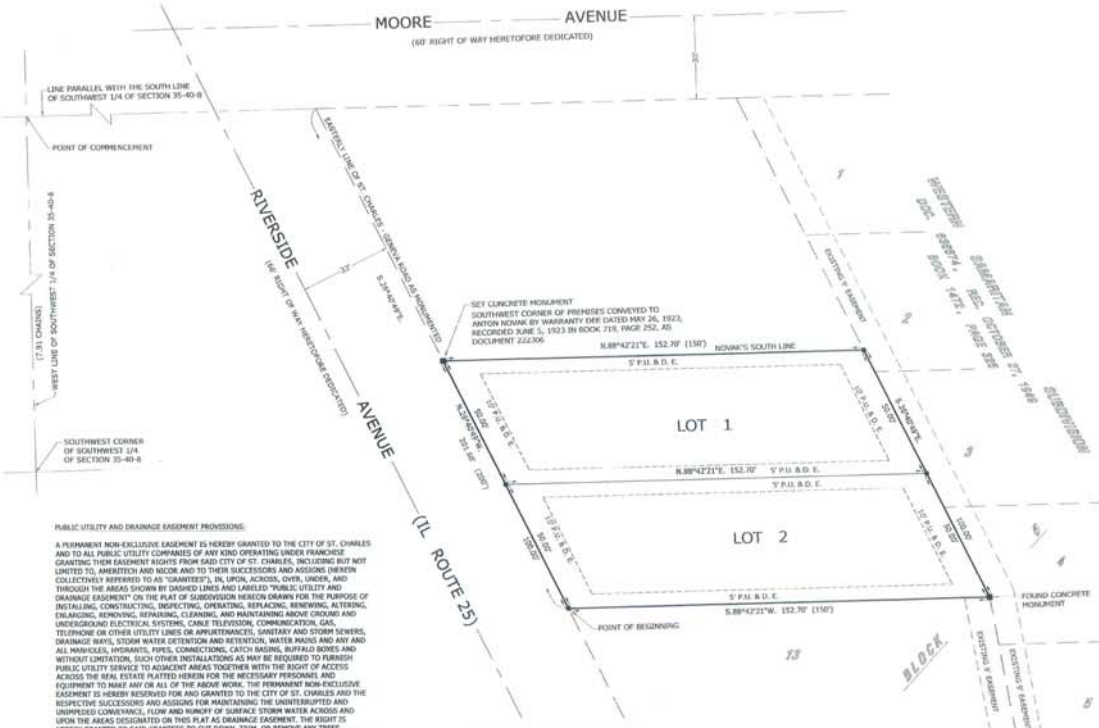
1812 RIVERSIDE SUBDIVISION

City of St. Charles, Kane County, Illinois

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35 AFORESAID, 7.91 CHAINS (322.06 FEET) NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION TO THE EASTERLY LINE OF THE ST. CHARLES AND GENEVA ROAD, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ROAD 200 FEET FOR A POINT OF BEGINNING, THENCE NORTHERLY ALONG SAID EASTERLY LINE 150 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PREMISES CONVEYED TO ANTON NOVAK BY WARRANTY DEED DATED MAY 26, 1923, AND RECORDED JUNE 5, 1923 IN BOOK 719, PAGE 252, AS DOCUMENT 222306, THENCE EAST ON NOVAK'S SOUTH LINE, WHICH IS DRAWN THROUGH THE CENTER OF A WELL AND PARALLEL WITH SOUTH LINE OF SECTION 35 AFORESAID, 150 FEET, THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID ROAD 100 FEET TO A LINE DRAWN EAST FROM THE POINT OF BEGINNING AND PARALLEL WITH THE SOUTH LINE OF SECTION 35, THENCE WEST ALONG SAID MENTIONED LINE 150 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

RECEIVED
St. Charles, IL
FEB 11 2018
CDD
Planning Division

PARCEL INDEX NUMBER	09-35-356-002
THIS PLAN WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:	
(PRINT NAME)	
(ADDRESS)	
(LIT/TOWNSHIP) (STATE) (ZIP CODE)	



OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) 355

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS / ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAN, AND THAT THIS / 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.

Redemption Holdings, LLC
510 Franklin Street
Geneva, IL 60134

BY: (PRINT NAME) (TITLE)
(SIGNATURE)
DATED AT ILLINOIS, THIS DAY OF A.D. 2018

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) 355

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES I BEAR AS SUBSCRIBERS TO THE FOREGOING INSTRUMENT AS SUCH NAME(S) APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/IT/HEY SIGNED AND DELIVERED THE ANNEXED PLAN AS THEIR/HERS/ITS/THEIR OWN FREE AND VOLUNTARY ACT(S) FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D. 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) 355

APPROVED AND ACCEPTED THIS DAY OF A.D. 2018

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

HONOR: _____

ATTEST: _____ CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) 355

APPROVED THIS DAY OF A.D. 2018

CITY OF ST. CHARLES PLAN COMMISSION

PLAN COMMISSION CHAIRMAN _____

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) 355

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 ST. CHARLES, ILLINOIS, THIS DAY OF A.D. 2018

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) 355

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORECLOSED TAXES AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT GENEVA, ILLINOIS, THIS DAY OF A.D. 2018

KANE COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) 355

THIS IS TO CERTIFY THAT L. CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35 AFORESAID, 7.91 CHAINS (322.06 FEET) NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION TO THE EASTERLY LINE OF THE ST. CHARLES AND GENEVA ROAD, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ROAD 200 FEET FOR A POINT OF BEGINNING, THENCE NORTHERLY ALONG SAID EASTERLY LINE 150 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PREMISES CONVEYED TO ANTON NOVAK BY WARRANTY DEED DATED MAY 26, 1923, AND RECORDED JUNE 5, 1923 IN BOOK 719, PAGE 252, AS DOCUMENT 222306, THENCE EAST ON NOVAK'S SOUTH LINE, WHICH IS DRAWN THROUGH THE CENTER OF A WELL AND PARALLEL WITH SOUTH LINE OF SECTION 35 AFORESAID, 150 FEET, THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID ROAD 100 FEET TO A LINE DRAWN EAST FROM THE POINT OF BEGINNING AND PARALLEL WITH THE SOUTH LINE OF SECTION 35, THENCE WEST ALONG SAID MENTIONED LINE 150 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 GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE DESCRIBED PROPERTY LIES WITHIN ZONE X, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. CHARLES, ILLINOIS COMMUNITY PANEL NUMBER 17E339 004 PL, THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 17000A001, WITH AN EFFECTIVE DATE OF AUGUST 3, 2006. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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 COMMUNITY 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 DAY OF A.D. 2018

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 079-03377

LICENSE EXPIRES NOVEMBER 20, 2020

DESIGN FIRM LICENSE NO. 184-00014

LICENSE EXPIRES APRIL 30, 2019

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, AMBERSTEE AND NOKOR 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, IMPROVING, 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, DRAINAGE WAVERS, 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 SERVICES TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAINTAIN 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 GRANTEE(S) TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAVERS 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 BERRING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCING, 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(S) IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE(S) 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(S) SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOULD SO AS TO RETAIN DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

EXISTING ZONING CLASSIFICATION

ZONE: RT-3
Traditional Single Family (+ 5,000 s.f.)

AREA TABLE
(NORTH OR 185'S)

Lot 1 = 6,897.84 Square Feet
Lot 2 = 6,897.84 Square Feet

TOTAL AREA OF SUBDIVISION
13,795.68 SQ. FT. OR 0.317 ACRES

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.

LEGEND

- Subdivision Boundary Line
- Lot Line / Property Line
- Center Line
- Evaluating Lot Line
- Easement Line
- Concrete Monument
- 5/8" x 3/4" Iron Pipe
- P. U. A. D. E. Public Utility & Drainage Easement
- Recorded / Dead
- 152.70' Measured



PREPARED BY:

ASMO
ASM Consultants, Inc.
16 E Wilson St., Batavia IL 60009
Tel (815) 875-0200 Fax (815) 454-3774
asmlaw@asmlaw.com
Professional Design Firm #184-00014 expires 4/30/2019

PREPARED FOR:

County Engineers Inc.
6N406 Doolley Drive
Geneva, IL 60134

NO. DATE REVISION

1. 12/28/2018 MISCELLANEOUS REVISION PER CITY'S COMMENTS

SUBMITTED BY AND RETURN TO:
City of St. Charles
2 E. Main Street
St. Charles, IL 60124

AGN JOB NO. 174079/PLD
SHEET 1 OF 1