ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	Baker Field Subdivision		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING		**MEETING 7/2/19**	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 a 0.937 acre, unsubdivided parcel addressed as 900 S. 5th St., located at the southeast corner of Cutler and S. 5th Streets across from Baker Field Park. The property contains a 3,800 sf single-family home.

Ryan Corcoran, property owner, is seeking approval of a Final Plat of Subdivision to divide the parcel into three lots. Lot 1 includes the existing house. Lots 2 and 3 fronting S. 5th St. will be established as buildable single-family home 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 & Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Baker Field Subdivision (Fifth Street Subdivision) – Final Plat of Subdivision

DATE: June 28, 2019

I. APPLICATION INFORMATION:

Project Name: Baker Field Subdivision

Applicant: Ryan Corcoran

Purpose: Subdivide existing parcel into 3 lots

General Information:

Site Information	
Location	900 S 5th St.
Acres	40,846 sf / 0.937 acre

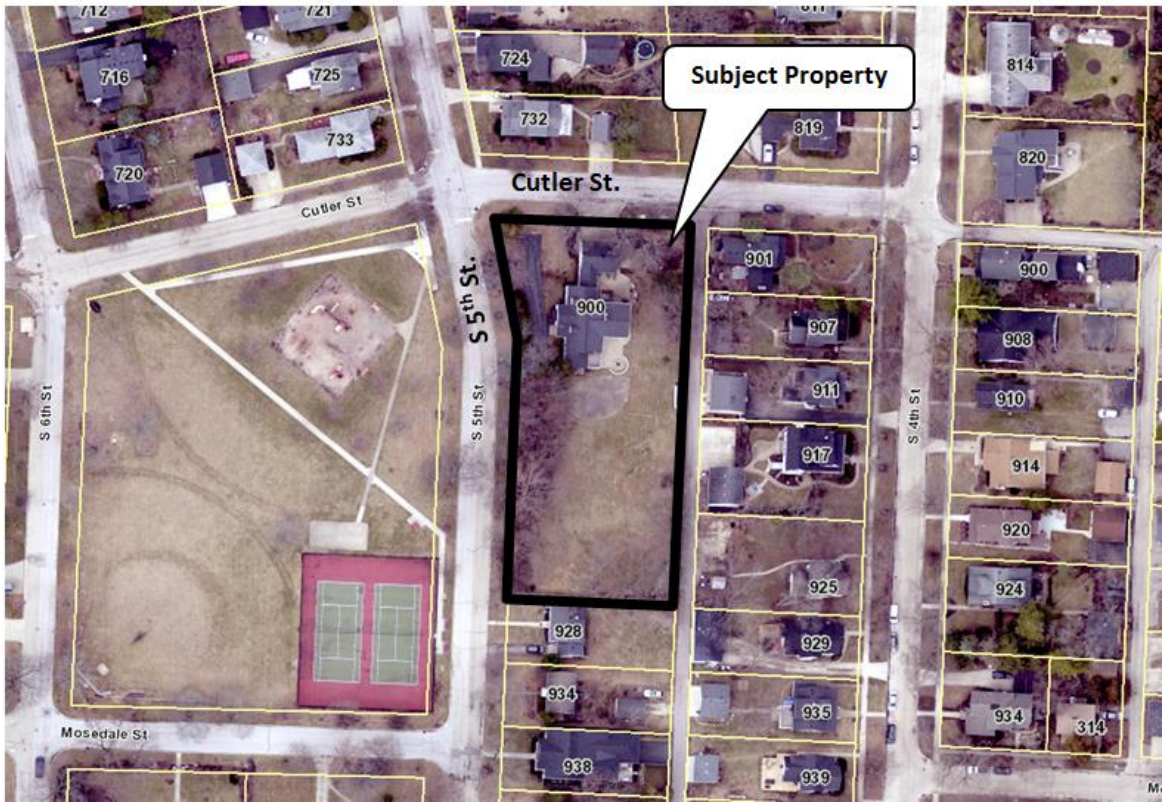
Applications:	Final Plat of Subdivision (Minor Subdivision)
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement Ch. 17.12 Residential Districts

Existing Conditions	
Land Use	Single-Family Residential
Zoning	RT-2 Single-Family Residential

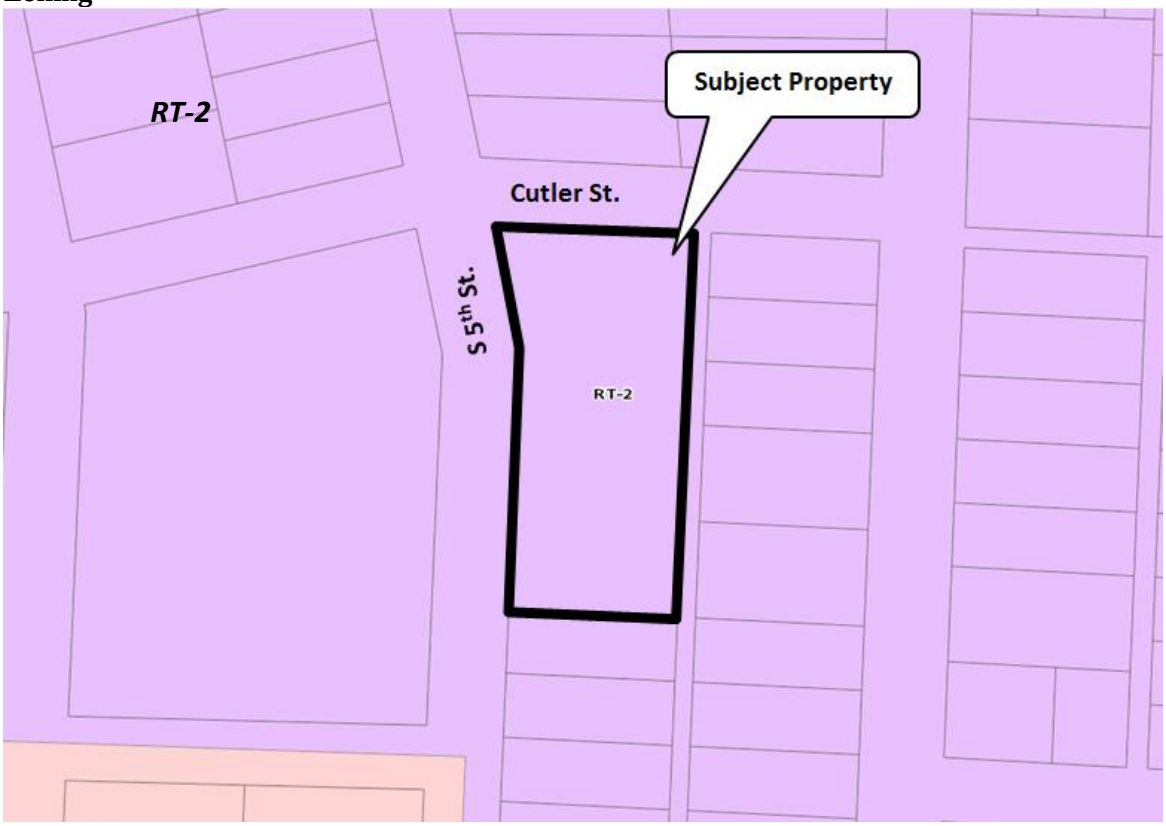
Zoning Summary		
North	RT-2 Single-Family Residential	Single-Family homes
East	RT-2 Single-Family Residential	Single-Family homes
South	RT-2 Single-Family Residential	Single-Family homes
West	RT-2 Single-Family Residential	Baker Field Park

Comprehensive Plan Designation
Single Family Detached Residential

Aerial



Zoning



II. OVERVIEW

A. BACKGROUND

The subject property is a 0.937 acre, unsubdivided parcel addressed as 900 S. 5th St., located at the southeast corner of Cutler and S. 5th Streets. The property contains a 3,800 sf single-family home constructed in 1930. The property is surrounded by single-family homes on three sides with Baker Field Park across the street to the west.

B. PROPOSAL

Ryan Corcoran recently purchased the property and is seeking approval of a Final Plat of Subdivision to divide the parcel into three lots. Lot 1 includes the existing house. Lots 2 and 3, fronting on S. 5th St., will be established as buildable single-family home lots.

III. ANALYSIS

A. ZONING REVIEW

The subject property is zoned RT-2 Traditional Single-Family Residential. The table below compares the bulk requirements of the RT-2 district with the proposed lots. All lots meet minimum area and width standards. The existing house on Lot 1 meets all bulk requirements with the exception of the exterior side yard, which is an existing nonconforming condition not created as a result of this subdivision. Lots 2 and 3 will be available for development; no building plans have been provided at this time. The buildings will be subject to the noted bulk standards.

	RT-2 District Standard	**Lot 1 (existing house)**	**Lot 2 (buildable lot)**	**Lot 3 (buildable lot)**
Min. Lot Area	6,600 sf	17,785.32 sf	15,209.04 sf	7,851.56 sf
Min. Lot Width	50 ft.	129 ft.	110.6 ft.	58.99 ft.
Max. Building Coverage	30% for structures 1.5 stories or less; 25% for structures over 1.5 stories	18%	*TBD – To follow RT-2 standard*	*TBD – To follow RT-2 standard*
Max. Building Height	Lesser of 34 ft. or 2 stories	Meets		
Min. Front Yard	25 ft.	30.13 ft. (S 5th St)		
Min. Side Yard	6 ft./10% of lot width for structures 1.5 stories or less; 8 ft./10% of lot width for structures over 1.5 stories	14 ft. (south)		
Min. Exterior Side Yard	20 ft.	***16.24 ft.*** (Cutler St.)		
Min. Rear Yard	30 ft.	51.01 ft. (east)		

B. PLAT REVIEW

Staff has noted a number of relatively minor comments that will need to be addressed on the Final Plat prior to City Council action:

1. The title noted on the Final Plat is "Fifth Street Subdivision", but the proposed subdivision name noted on the application is Baker Field Subdivision. Revise as necessary.
2. Add the name and address of the property owner.
3. Add the date of preparation/revision.
4. Add location to the signature line of the Surveyor's Certificate.
5. Add location to the signature line of Notary Public's Certificate.

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

Sidewalk

The Subdivision Code requires installation of public sidewalk in association with a new subdivision. No sidewalk is proposed for this subdivision. There is no sidewalk along S. 5th St. to the south of the property, however sidewalk does exist along S. 5th St. to the north, across Cutler St. There is also no sidewalk along Cutler St. on the subject block. The Plan Commission may recommend a sidewalk be provided based on the code requirement.

C. ENGINEERING REVIEW

No engineering plan is required for a Minor Subdivision. Water services for the new lots can connect to existing mains in the area. The sanitary sewer in S. 5th St. will need to be extended north to serve the new lots.

D. INCLUSIONARY HOUSING

This subdivision is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The existing house on Lot 1 will remain. Lots 2 and 3 are subject to the 2019 fee in-lieu amount of $39,665.75 per required affordable unit. The fee worksheet is attached. A total fee in-lieu amount of $3,966.57 ($1,983.29 per lot) will be due at the time of building permit.

E. 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 in the Subdivision Code, Chapter 16.10 "Dedications". The attached worksheets calculate the cash contribution based on one 3-bedroom home and one 4-bedroom home. The resulting fees 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. SUGGESTED ACTION

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

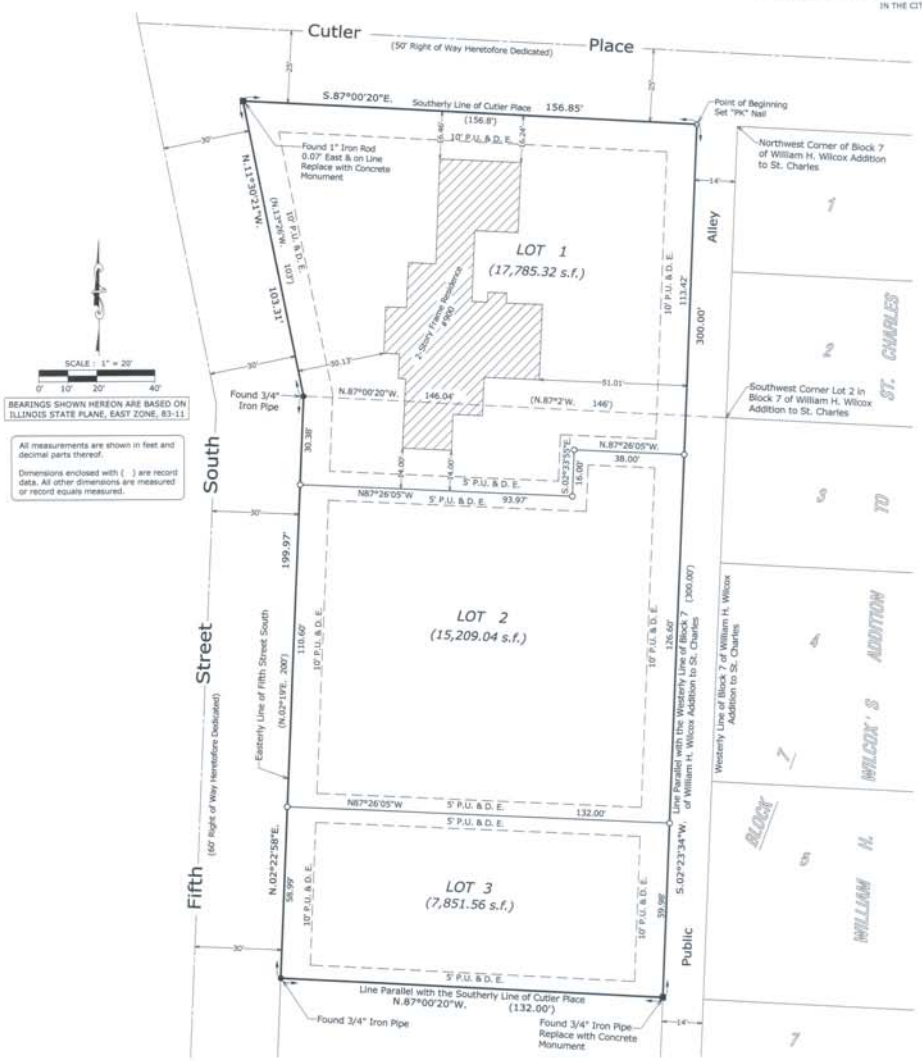
V. ATTACHMENTS

- Application for Minor Subdivision – Final Plat; received 6/14/19

FIFTH STREET SUBDIVISION

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



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, AMERITECH AND NICOR 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, INSPECTING, OPERATING, REPLACING, RENEWING, 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 WAYS, 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 SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE 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 GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS 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 BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, 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 GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES 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 GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

AREA TABLE
(MORE OR LESS)

Lot 1 = 17,785.32 Square Feet
Lot 2 = 15,209.04 Square Feet
Lot 3 = 7,851.56 Square Feet
P.U.&D.E. = 10,345.24 Square Feet

TOTAL AREA OF SUBDIVISION
40,845.92 SQ. FT. OR 0.937 ACRES

EXISTING ZONING CLASSIFICATION

ZONE: RT-2
Traditional Single Family (+ 6,600 s.f.)

LEGEND

- Subdivision Boundary Line
- Lot Line / Property Line
- Center Line
- Existing Lot Line
- Easement Line
- ■ Set Concrete Monument
- O Set 3/4" Iron Pipe
- ● Existing Iron Pipe as Indicated
- P. U. & D. E. Public Utility & Drainage Easement
- (156.8') Recorded / Deed
- 156.85' Measured

LOCATION MAP

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

BY: _____
(PRINT NAME) (TITLE)

(SIGNATURE)

DATED AT _____, ILLINOIS, THIS ____DAY OF _____, 20____.

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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 NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR(HIS/HER/THEY) 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. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D. 20___.

CITY OF ST. CHARLES PLAN COMMISSION

PLAN COMMISSION CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED, AND ACCEPTED THIS _____DAY OF _____, A.D. 20____.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.

MAYOR

Attest: _____
CITY CLERK

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

PARCEL INDEX NUMBER

09-34-307-001

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

_____
(PRINT NAME)

_____
(ADDRESS)

_____
(CITY/TOWN) (STATE) (ZIP CODE)

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
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.

COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT ST. CHARLES. ILLINOIS, THIS _____ DAY OF _____, A.D. _____.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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 OF THE COUNTY AT GENEVA, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

KANE COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY LINE OF CUTLER PLACE, AS SHOWN UPON THE PLAT OF NORWAY MAPLE ADDITION TO ST. CHARLES, ILLINOIS, 14 FEET WESTERLY FROM THE NORTHWEST CORNER OF BLOCK 7 OF WILLIAM H. WILCOX'S ADDITION TO ST. CHARLES; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 7 AFORESAID 300 FEET, THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID CUTLER PLACE 132 FEET TO THE EASTERLY LINE OF FIFTH STREET SOUTH; THENCE NORTH 2 DEGREES 19 MINUTES EAST ALONG THE EASTERLY LINE OF SAID FIFTH STREET SOUTH 200 FEET TO A POINT NORTH 87 DEGREES 2 MINUTES WEST 146 FEET FROM THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 7 OF SAID WILLIAM H. WILCOX ADDITION; THENCE NORTH 13 DEGREES 26 MINUTES WEST ALONG THE EASTERLY LINE OF SAID FIFTH STREET SOUTH 103 FEET TO THE SOUTHERLY LINE OF SAID CUTLER PLACE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF CUTLER PLACE 156.8 FEET TO THE POINT OF BEGINNING; IN THE CITY OF 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 SHOWN 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 170330 0264 H, THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 17089C0264H, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. 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 COMPREHENSIVE 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. _____.

PRELIMINARY

CAROL A. SWEET-JOHNSON INC. STATE OF 035-003342 BATAVIA ILLINOIS PROFESSIONAL LAND SURVEYOR

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003342

LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM LICENSE NO. 184-006014

LICENSE EXPIRES APRIL 30, 2021

SUBMITTED BY AND RETURN TO:
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

ASM JOB No. 6740915UB

SHEET 1 OF 1

ADVANCED SURVEYING & MAPPING

PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advance@advct.com
Professional Design Firm #184-006014 expires 4/30/2021

PREPARED FOR:

County Engineers Inc.
0N406 Dooley Drive
Geneva, IL 60134

NO.	DATE	REVISION

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CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use
Project Name: 5th Street Subdv.
Project Number: 2019 -PR- 013
Application Number: PLMS 2019 00131

Received Date
RECEIVED
St. Charles, IL
JUN 14 2019
CDD
Planning Division

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: 900 S. 5th Street St. Charles IL	
	Parcel Number (s): 09-34-307-001	
	Proposed Subdivision Name: Baker Field Subdivision	
2. Applicant Information:	Name: Ryan Corcoran	Phone: 630-301-2999
	Address: 425 S 2nd. Street St. Charles, IL 60174	Fax:
		Email: ryan@completmgmt.c
3. Record Owner Information:	Name: Ryan Corcoran	Phone:
	Address: 900 S 5th Street St. Charles, IL	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 _____ Date 6/14/19

Applicant or Authorized Agent _____ Date

PREPARED BY:
John T. Clery, PC
1515 E. Woodfield Rd, Suite 830
Schaumburg, IL 60173

MAIL TAX BILL TO:
Ryan P. Corcoran and Sara J.Corcoran
900 S. 5th St.
St. Charles, IL 60174

MAIL RECORDED DEED TO:
Mike Chvatal
10860 W. Cermak Rd.
Westchester, IL 60154

TENANCY BY THE ENTIRETY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Steven J. Baginski, a Widower of the City of St. Charles, State of Illinois, for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Ryan P. Corcoran and Sara J. Corcoran, Husband and Wife of 40 W 535 Brown Rd, St. Charles, Illinois, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of KANE, State of Illinois, to wit:

That part of the West half of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning on the Southerly line of Cutler Place, as shown upon the Plat of Norway Maple Addition to St. Charles, Illinois, 14 feet Westerly for the Northwest corner of Block 7 of William H. Wilcox's Addition to St. Charles; thence Southerly parallel with the Westerly line of said Block 7 aforesaid 300 feet; thence Westerly parallel with the Southerly line of said Cutler Place 132 feet to the Easterly line of Fifth Street South; thence North 2 degrees 19 minutes East along the Easterly line of said Fifth Street South 200 feet to a point North 87 degrees 2 minutes West 164 feet from the Southwest corner of Lot 2 in Block 7 of said William H. Wilcox Addition; thence North 13 degrees 26 minutes West along the Easterly line of said Fifth Street South 103 feet to the Southerly line of said Cutler Place; thence Easterly along said Southerly line of Cutler Place 156.8 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

Permanent Index Number(s): 09-34-307-001
Property Address: 900 S. 5th St, St. Charles, IL 60174

Subject, however, to the general taxes for the year of 2018 2nd Installment and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 11 day of June, 2019

Steven J. Baginski

STATE OF IL)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven J. Baginski a widower personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 11th day of June, 2019

Notary Public

My commission expires: 5/28/22

Exempt under the provisions of paragraph _____

JOHN T CLERY
Official Seal
Notary Public - State of Illinois
My Commission Expires May 28, 2022

INCLUSIONARY HOUSING WORKSHEET

ST. CHARLES
SINCE 1851

Name of Development: Baker Field
Date Submitted: 4/21/19
Prepared by: Sam Corcoran

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	2	X	5%	=	.1
More than 15 Units		X	10%	=	

How will the Inclusionary Housing requirement be met?

- ☐ Provide on-site affordable units
- ☑ Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- ☐ Provide a mixture of affordable units and fee in-lieu
  - # of affordable units to be provided: _____
  - Amount of fee in-lieu to be paid (calculate below): _____

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
2	.1	X	$39,665.75	=	3,966.00 %

2 = 1983.00 per lot

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Baxter Field Subdivision
Date Submitted:
Prepared by:

ST. CHARLES
SINCE 1834

Total Dwelling Units: 3

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction: 2

If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.

Estimated Population Yield:

Type of Dwelling	*# Dwelling Units (DU)*	*Population Generation per Unit*		*Estimated Population*
Detached Single Family				
➢ 3 Bedroom	1	DU x 2.899	=	2.899
➢ 4 Bedroom	1	DU x 3.764	=	3.764
➢ 5 Bedroom		DU x 3.770	=	
Attached Single Family				
➢ 1 Bedroom		DU x 1.193	=	
➢ 2 Bedroom		DU x 1.990	=	
➢ 3 Bedroom		DU x 2.392	=	
➢ 4 Bedroom		DU x 3.145	=	
Apartments				
➢ Efficiency		DU x 1.294	=	
➢ 1 Bedroom		DU x 1.758	=	
➢ 2 Bedroom		DU x 1.914	=	
➢ 3 Bedroom		DU x 3.053	=	
Totals	2 Total Dwelling Units (with deduction, if applicable)			6.663 Estimated Total Population

Park Site Requirements:

Estimated Total Population 6.663 x .010 Acres per capita = .06663 Acres

Cash in lieu of requirements:

Total Site Acres .06663 x $240,500 (Fair Market Value per Improved Land) = $ 16,024.52

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Baker Field Subdivision
Date Submitted:
Prepared by:

ST. CHARLES
SINCE 1834

Total Dwelling Units: 3

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction: 2

If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.

Estimated Student Yield by Grades:

Type of Dwelling	*# of dwelling Units (DU)*	*Elementary (Grades K to 5)*		*Middle (Grades 6 to 8)*		*High (Grades 9 to 12)*	
Detached Single Family							
➢ 3 Bedroom	1	DU x .369	= .369	DU x .173	= .173	DU x .184	= .184
➢ 4 Bedroom	1	DU x .530	= .530	DU x .298	= .298	DU x .360	= .36
➢ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➢ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➢ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➢ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➢ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➢ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➢ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➢ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➢ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=
Totals	2 TDU (with deduction, if applicable)		.899 TE		.471 TM		.544 TH

School Site Requirements:

Type	*# of students*	*Acres per student*	*Site Acres*
Elementary (TE)	.899	x .025	= .022475
Middle (TM)	.471	x .0389	= .0183219
High (TH)	.544	x .072	= .039168
		Total Site Acres	.0799649

Cash in lieu of requirements:

.0799649 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 19,231.56