



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Prairie Place Lofts		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING		MEETING 6/4/19	X

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Application & Plans, received 5/13/19
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SUMMARY:

The subject property is Lot 702 in the Pheasant Run Crossing subdivision, located on the north side of E. Main St. at Pheasant Run Drive. The property is located behind the Volkswagen Dealership. Access to Pheasant Run Dr. is provided through the neighboring Silverado property via an access easement.

Viktor Kovtunovich of 3KB Enterprises LLC is seeking feedback on a Concept Plan to rezone Lot 702 to allow for development of a residential apartment complex. Details of the proposal are as follows:

- Rezone the property from BR Regional Business to RM-2 Medium Density Multi-Family Residential.
- 66 total units in three buildings:
 - Two 24-unit buildings
 - One 18-unit building
- 48 2-bedroom/2-bathroom units & 18 1-bedroom/1bathroom units, each with a 90 sf balcony.
- Surface parking.

The Comprehensive Plan land use designation for the property is Corridor/Regional Commercial.

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

- Per **Sec. 17.04.140**, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Prairie Place Lofts Concept Plan

DATE: May 31, 2019

I. APPLICATION INFORMATION:

Project Name: Prairie Place Lofts

Applicant: Viktor Kovtunovich, 3KB Enterprises LLC

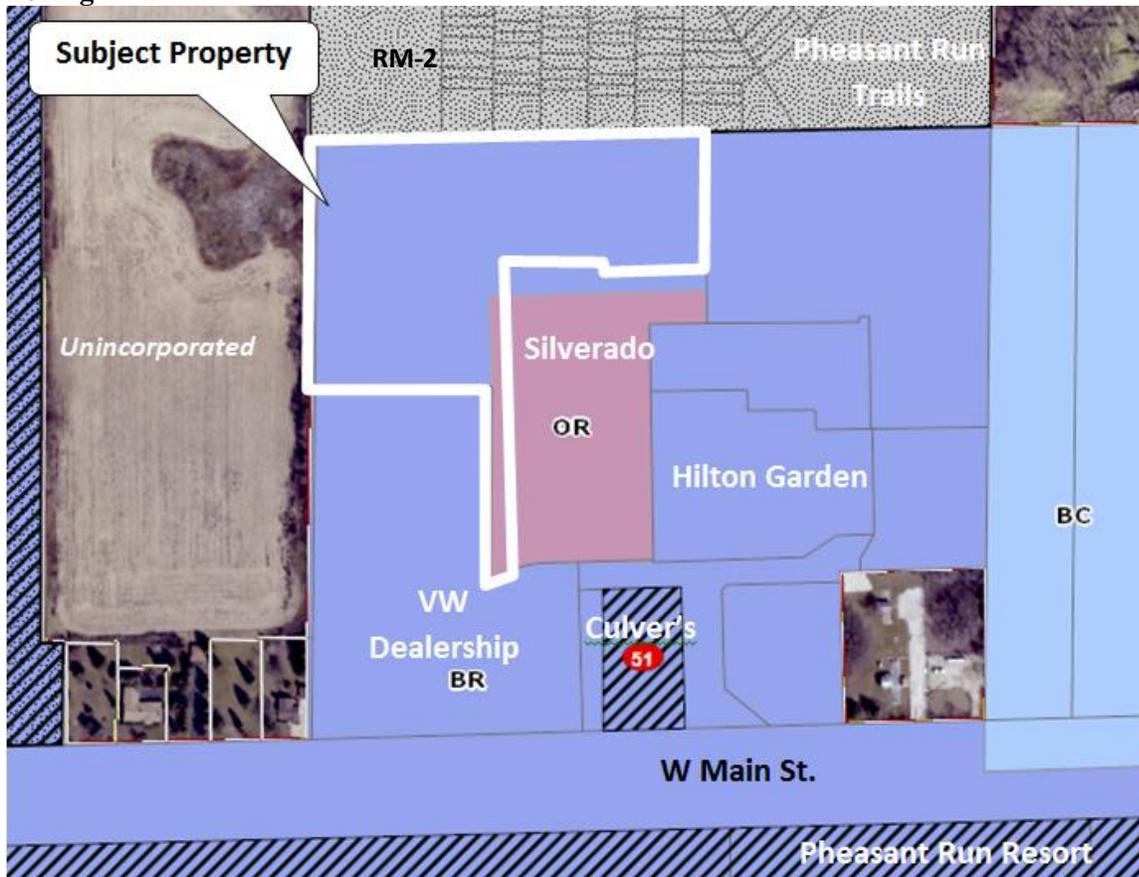
Purpose: Obtain feedback on a Concept Plan for an Apartment Complex in Pheasant Run Crossing

General Information:		
Site Information		
Location	Lot 702 in Pheasant Run Crossing, behind Volkswagen Dealership	
Acres	6.96 acres (303,314 sf)	
Application:	Concept Plan	
Applicable City Code Sections	Ch. 17.04 – Design Review Standards & Guidelines Ch. 17.12 – Residential Districts Ch. 17.24 – Off-Street Parking, Loading & Access Ch. 17.26 – Landscaping & Screening	
Existing Conditions		
Land Use	Vacant	
Zoning	BR Regional Business	
Zoning Summary		
North	RM-2 Medium Density Multi-Family Residential (PUD)	Pheasant Run Trails Townhomes
East	BR Regional Business & OR Office/Research	Silverado Memory Care
South	BR Regional Business & OR Office/Research	Volkswagen Dealership
West	O-R Office Research District (DuPage County Zoning)	Agriculture
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is part of a group of commercial properties located north of E. Main St. at Pheasant Run Drive. These properties were originally annexed into the City in the 1960s as part of the Pheasant Run Resort.

In July 2015 the City approved a Final Plat of Subdivision for Pheasant Run Crossing, which consolidated and resubdivided the properties into a single subdivision with shared access. New lots were created for the existing buildings including Culver's, the former DuPage Expo Center (now Fox Valley Volkswagen), and Hilton Garden Inn. New building lots for future development were also created. Lot 7, a 10.96 acre parcel, was created directly west of Hilton Garden Inn.

In March 2017 the City approved a Final Plat of Subdivision for Lot 7 of Pheasant Run Crossing, which divided the property into two lots:

- Lot 701 for Silverado Memory Care, with frontage on Pheasant Run Dr. (a private drive). This property was previously rezoned in 2016 to the OR District to allow for development of an assisted living facility.
- Lot 702 for future development, a flag lot with a 50 ft. wide portion running along the west side of Lot 701 to Pheasant Run Dr. (Subject Property)
- The two lots share access to Pheasant Run Dr. with a cross access easement.

B. PROPOSAL

Viktor Kovtunovich of 3KB Enterprises LLC is seeking feedback on a Concept Plan to rezone Lot 702 to allow for development of a residential apartment complex. Details of the proposal are as follows:

- Rezone the property from BR Regional Business to RM-2 Medium Density Multi-Family Residential.
- 66 total units in three buildings:
 - Two 24-unit buildings
 - One 18-unit building
- 48 2-bedroom/2-bathroom units & 18 1-bedroom/1bathroom units, each with a 90 sf balcony.
- Surface parking.

C. CONCEPT PLAN REVIEW PROCESS

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/Regional Commercial”. The Plan states (p 39):

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.”

The following item in the Commercial Areas Policies section relates to this project (p. 50):

“Focus retail development at key notes/intersections along the City’s commercial corridors. ...Retail development should be clustered near key intersections and activity generators, like Main Street & Kirk Road and Lincoln Highway & Randall Road. Although retail may be preferred, office, service, and possibly even multi-family uses can be complementary and supportive of retail nodes and considered appropriate in areas designated for commercial uses.”

The following Residential Land Use Policy applies to the proposed use of the property (p. 43):

“Locate new multi-family residential developments in appropriate locations within the City and consider the implications of concentrating units in one location or area of the City. ...Recognizing that this Plan is dynamic and not “set in stone”, the City should promote multi-family housing in areas identified in the Land Use and Residential Areas Plans, but consider proposals in other areas provided any significant impact on schools, traffic, and other infrastructure can be mitigated.”

“Transition densities to maximize compatibility. As St. Charles approaches its full build-out, its new growth and investment will shift from new development in outlying areas to redevelopment of infill sites, and many of the available infill parcels are situated between established residential areas and the City’s business commercial districts. This shift will create new challenges and obstacles for development not associated with easier “green-field” development, including: adaptive reuse, fixed/smaller parcel sizes, greater neighborhood sensitivity, and increased density/intensity. A recommended strategy for improved compatibility is place similar density and lot sizes adjacent to existing residential areas and then to transition to high residential densities moving closer to commercial areas and busy streets. This approach assists with compatibility of adjacent uses and provides additional density to serve as a transitional land use.”

B. ZONING REVIEW

The subject property is currently zoned BR Reginal Business. Multi-family residential uses are not permitted in the BR District. The applicant is proposing rezoning to the RM-2

Medium Density Multi-Family Residential District. The purpose of the RM-2 District as provided in the Zoning Ordinance is as follows:

“To accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately ten (10) units per acre. The RM-2 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.”

The subject property is adjacent to RM-2 zoning to the north, the Pheasant Run Trails townhome development completed around 2005 (density: 7.4 units/acre). The Silverado Memory Care property to the east is zoned OR Office/Research District. The unincorporated agricultural parcel to the west is zoned Office-Research under DuPage County zoning, which permits a variety of office and service business uses.

The landlocked nature of the subject property, having no street frontage aside from the “flagpole” portion of the lot, limits its viability for commercial use. The pattern of development and existing zoning in the vicinity may indicate residential use is appropriate for the subject property.

The table below compares the RM-2 District requirements with the Concept Plan. Requirements that are not met are denoted in ***bold italics***. The Concept Plan application notes that a PUD is not intended for this project. Unless a PUD is proposed requesting specific zoning deviations, all requirements would need to be met.

	RM-2 (proposed zoning)	Concept Plan
Min. Lot Area	4,300 sf/unit	4,350 sf/unit (density: 10 units/acre) <i>See Staff Comment</i>
Min. Lot Width	65 ft.	389 ft.
Max. Building Coverage	35%	11.6%
Max. Building Height	40 ft. or 3 ½ stories, whichever is less	<i>45 ft.</i> / 3 stories <i>See Staff Comment</i>
Min. Front Yard	Bldg: 30 ft. Parking: 30 ft.	Bldg: 89 ft. Parking: <i>15 ft.</i> (from south end of buildable portion of lot)
Min. Interior Side Yard	Bldg: 25 ft. Parking: 0 ft.	East Side- Bldg: 76 ft. Parking 31 ft. West Side- Bldg: 89 ft. Parking: 15 ft.
Min. Rear Yard	Bldg: 25 ft. Parking: 5 ft.	Bldg: 65 ft. Parking: 15 ft.
Landscape Buffer Yard	Not Required	N/A
Off-Street Parking	1.2 spaces/1-bedroom unit 1.7 spaces/2-bedroom unit 104 spaces required	144 spaces <i>See Staff Comment</i>

Staff Comments

- The subject property is considered a “Flag Lot” under the Zoning Ordinance. Per Section 17.22.010, only the buildable portion of the lot is used to calculate lot area. The buildable portion begins where the lot meets or exceeds the minimum required lot width. The buildable portion for the subject property is the entire lot area excluding the “flagpole”.
- The conceptual building elevations provided by the applicant do not indicate building height, however the Summary of Development provided with the application indicates an intended building height of 45 ft. This exceeds the maximum height of 40 ft. in the RM-2 District. Maximum height in the RM-3 District is 45 ft. Requesting rezoning to the RM-3 District would be an option to accommodate the height. If the RM-3 District is chosen, a 30 ft. landscape buffer would be required along the north property line. This would require shifting the parking lot south an additional 15 ft.
- The parking area along the west side of the westernmost building is not completely striped on the site plan. It appears there is room for 14 spaces in that row.
- Section 17.22.010 limits the number of buildings on a lot to one building per lot. Proposed are three buildings on a single lot. To address this issue, the property could be subdivided into three lots. All bulk requirements including building and parking setbacks would need to be met for each individual lot. This may be difficult with the current site plan. If a PUD were requested, a deviation allowing three buildings on a single lot could be granted.

C. LANDSCAPING

A landscape plan was not submitted with the Concept Plan. The table below outlines the landscaping standards that will apply to the future development and indicates whether the plan has the ability to meet these standards.

Category	Zoning Standard	Proposed
Overall Landscape Area	20%	Meets
Parking Lot Screening	Where parking lot adjoins residential, screening with landscaping, berming, or fencing to a height of 6 ft. is required. 1 shade or 2 evergreen trees per every 400 sf of setback area between the property line and the parking lot	Required along north end of parking lot to screen from townhome development to the north
Interior Parking Lot Landscape Area	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	<i>Additional islands needed</i>
Parking Lot Landscape Materials	1 tree per island Variety of plantings in islands	TBD
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	50% of total building walls 5 ft. wide beds	Adequate space provided
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed 2 trees per 50 ft. of planting bed	TBD
Monument Sign Landscaping	3 ft. around sign	Sign location not indicated <i>See Staff Comment</i>
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	TBD

Staff Comments:

- Signage is not indicated on the site plan. The Plat of Subdivision for Lot 7 of Pheasant Run Crossing established a monument sign easement on Lot 701 (Silverado) near the shared entrance drive, which was intended for use by Lot 702. However, the Zoning Ordinance does not permit off-site signage in this zoning district. A PUD deviation would be needed to allow off-site signage on the Silverado lot. As an alternative, a sign could be placed at the south end of the Lot 702 “flagpole”, however this sign would not be at the entrance drive. Signage could also be included on the existing shopping center sign at the northeast corner of E. Main St. and Pheasant Run Drive

D. BUILDING DESIGN

Conceptual architectural renderings have been submitted. The buildings consist of three stories with hipped roofs. Materials are not labeled; it appears brick and/or stone are proposed.

Buildings in the RM-2 District are subject to the Design Review requirements of Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts. It appears the buildings will have the ability to meet all applicable standards based on the conceptual drawings.

E. ENGINEERING REVIEW

The conceptual plans are under review and comments will be provided to the applicant. Based on staff discussions of this project it is not anticipated that engineering review comments will substantially alter the proposed site plan.

A detention pond serving the Pheasant Run Crossing subdivision currently exists over much of the eastern portion of the subject property, behind Silverado. This pond will need to be enlarged to accommodate the proposed development, as shown on the site plan.

F. INCLUSIONARY HOUSING

The Inclusionary Housing worksheet has been submitted indicating the applicant’s intent to pay a fee in-lieu of providing affordable units.

G. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been submitted. The applicant intends to pay a fee in lieu of a land donation. A copy of the Concept Plan has been forwarded to the school and park districts for any comments.

IV. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the applicant would need to gain approval of the following:

1. Map Amendment: To rezone the property from BR to RM-2.

Multiple zoning compliance issues were noted in this Staff Report:

- Building height.
- Front yard parking setback.
- More than one building on a lot.

- Off-site signage.

Deviations from these requirements could be requested through a Planned Unit Development (PUD). To request PUD approval, the applicant would need to file the following applications in addition to the Map Amendment:

1. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.
2. PUD Preliminary Plan: To approve the physical development of the property, including site and engineering plans, landscape plan, and building elevations.

V. SUGGESTED ACTION

Review the Concept Plan and provide comments to the applicant. Staff recommends the Commission provide feedback on the following:

- ✓ Change in land use from commercial to multi-family residential.
- ✓ Change in zoning from BR Regional Business to RM-2 Medium Density Multi-Family Residential.
- ✓ Site layout and access.
- ✓ Building architecture.
- ✓ Is a PUD appropriate for this project? Would a PUD advance one or more of the purposes of the PUD procedure:
 1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
 2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*
 3. *To encourage a harmonious mix of land uses and a variety of housing types and prices.*
 4. *To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*
 5. *To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*
 6. *To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*
 7. *To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*
- ✓ Would the identified PUD deviations be warranted? To grant PUD deviations, the City Council will need to find that:
 - a. *Conforming to the requirements would inhibit creative design that serves community goals; or*
 - b. *Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.*

Factors to be considered in this determination shall include, but are not limited to the following:

1. *The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.*
2. *The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.*
3. *The PUD will provide superior landscaping, buffering or screening.*
4. *The buildings within the PUD offer high quality architectural design.*
5. *The PUD provides for energy efficient building and site design.*
6. *The PUD provides for the use of innovative stormwater management techniques.*
7. *The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.*
8. *The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.*
9. *The PUD preserves historic buildings, sites or neighborhoods.*

1. ATTACHMENTS

- Concept Plan Application; received 5/13/19
- Plans
- Plat of Subdivision for Lot 7 of Pheasant Run Crossing

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>Prairie Place Lofts</u>
Project Number:	<u>2019 PR 008</u>
Application Number:	<u>PLCP201900119</u>

<i>Received Date</i>
5/13/2019

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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

1. Property Information:	Location:	<u>LOT 702 Pheasant Run Crossing Subdivision</u>	
	Parcel Number (s):	<u>01-30-102-046</u>	
	Proposed Project Name:	<u>Prairie Place Lofts</u>	
2. Applicant Information:	Name	<u>Viktor Koutanovich</u>	Phone <u>630-441-8789</u>
	Address	<u>3KB Enterprises LLC</u>	Fax <u>630-283-0318</u>
		<u>39W162 Longmeadow Ln.</u>	Email <u>RPKONST@COMCAST.NET</u>
		<u>St. Charles, IL 60175</u>	Phone <u>630-584-6580</u>
3. Record Owner Information:	Name	<u>American Lodging Corp</u>	Fax <u>630-584-6604</u>
	Address	<u>142 W. Station Street</u>	Email <u>DMcardle@outlook.com</u>
		<u>Barrington, IL 60010</u>	

Please check the type of application:

- PUD Concept Plan:** Proposed Name: _____
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** Prairie Place lofts

Zoning and Use Information:

Current zoning of the property: BR

Is the property a designated Landmark or in a Historic District? NO

Current use of the property: Vacant land

Proposed zoning of the property: RM-2 PUD? NO

Proposed use of the property: Multifamily Apartments Rental

Comprehensive Plan Designation: _____

Attachment Checklist

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 and DISCLOSURE:

- 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.

LEGAL DESCRIPTION: For entire subject property, on 8 ½ x 11 inch paper

PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

AERIAL PHOTOGRAPH:

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; 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.

Concept Plans shall show:

1. Existing Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

SUMMARY OF DEVELOPMENT:

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

PARK AND SCHOOL LAND/CASH WORKSHEETS

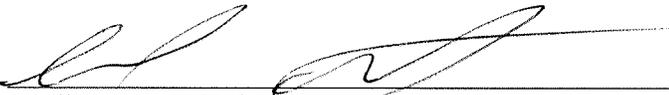
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

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.

LIST OF PROPERTY OWNERS WITHIN 250 FT.

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

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	1-26-19 Date

AMERICAN LODGING CORPORATION

142 W. Station Street
Barrington, IL 60010
Ofc 630.584.6580
Fax 630.584.6604

April 4, 2019

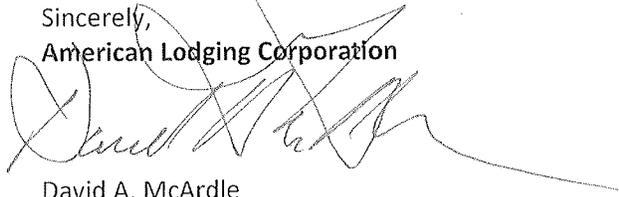
City of St. Charles
Community & Economic Development/Planning Division
Two East Main Street
St. Charles, Illinois 60174

Re: Letter of Authorization – 3KB Enterprises, LLC

To Whom It May Concern:

Please accept this as authorization for Victor Kovtunovich of 3KB Enterprises, LLC to act on behalf of American Lodging Corporation in seeking to rezone Lot 702 in the Pheasant Run Commons Subdivision from BR to RM-2.

Sincerely,
American Lodging Corporation

A handwritten signature in black ink, appearing to read "David A. McArdle", is written over the typed name and extends to the right.

David A. McArdle
President

OWNERSHIP DISCLOSURE FORM
CORPORATION

STATE OF ILLINOIS)
Cook) SS.
KANE COUNTY)

I, Rodney A. Welty, being first duly sworn on oath depose and say that I am the
Corporate Secretary of American Lodging Corporation, an
(Illinois) (Delaware) Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

100% - McArdle Ltd., a Delaware Corporation

BY: [Signature]
TITLE: Corporate Secretary

Subscribed and Sworn before me this 4th day of
April, 2019.

[Signature]
Notary Public



**EXHIBIT A
LEGAL DESCRIPTION OF LAND**

Lot 702 of Pheasant Run Crossing subdivision in St. Charles, IL

PIN: 01-30-102-046

6/9

V.K.

mm

3KB Enterprises LLC
39w162 Longmeadow Lane St. Charles, IL 60175
Tel: 630-441-8789 E: rpvconst@comcast.net

Summary of Development

Project: Prairie Place Lofts - Proposed Multifamily development
Location: LOT 702 Pheasant Run Crossing Subdivision
PIN: 01-30-102-046

66 Luxury apartments to serve professionals that are in transition stage of life
Bring in residential units to east side of St. Charles to promote and help with expansion of commercial and retail development in the area
66- Rental Apartments consisting of 2-24 unit & 1-18 unit buildings
3-Story, approximately 45' tall buildings
48- 2 bed, 2 bath units in aprox size of 1,136 sq. ft. each
18- 1 bed, 1 bath units in aprox size of 855 sq. ft. each
Top quality contraction with energy efficiency being priority
All brick exterior
Block separation wall between the units
Each unit will have in unit Utility rooms with Washer and Dryer, individual Heating and Cooling
90 sq. ft. balcony or patio for each unit
9' Ceiling Height
Engineered wood flooring in the living room and kitchen
Tall modern cabinets with Quartz countertops and tile backsplash
Stainless steel appliances, sink, faucet

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Date Submitted:
Prepared by:

Prairie Place Lofts
Viktor Kevtunovich



Total Dwelling Units: 66

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: 6

**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		DU x 2.899	=
➤ 4 Bedroom		DU x 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	18	DU x 1.758	= 31.644
➤ 2 Bedroom	48	DU x 1.914	= 91.872
➤ 3 Bedroom		DU x 3.053	=
Totals	<u>66</u>		<u>123.516</u>
	Total Dwelling Units (with deduction, if applicable)		Estimated Total Population

Park Site Requirements:

Estimated Total Population 123.516 x .010 Acres per capita = 1,235 Acres

Cash in lieu of requirements:

Total Site Acres 1.235 x \$240,500 (Fair Market Value per Improved Land) = \$ 297,017.50

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Prairie Place Lofts
 Date Submitted: _____
 Prepared by: Viktor Kostomovich



Total Dwelling Units: 66

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: 6

**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		DU x .369 =	DU x .173 =	DU x .184 =
> 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
> 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	18	DU x .002 = .036	DU x .001 = .018	DU x .001 = .018
> 2 Bedroom	48	DU x .086 = 4.128	DU x .042 = 2.016	DU x .046 = 2.208
> 3 Bedroom		DU x .234 =	DU x .123 =	DU x .118 =
Totals	<u>66</u> TDU (with deduction, if applicable)	<u>4.164</u> TE	<u>2.034</u> TM	<u>2.226</u> TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	4.164	x .025	= .104
Middle (TM)	2.034	x .0389	= .079
High (TH)	2.226	x .072	= .160
Total Site Acres			<u>.343</u>

Cash in lieu of requirements:

.343 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 82,491.50

INCLUSIONARY HOUSING WORKSHEET



Name of Development: Prairie Place Lofts
 Date Submitted: _____
 Prepared by: Viktor Koltunovich

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:

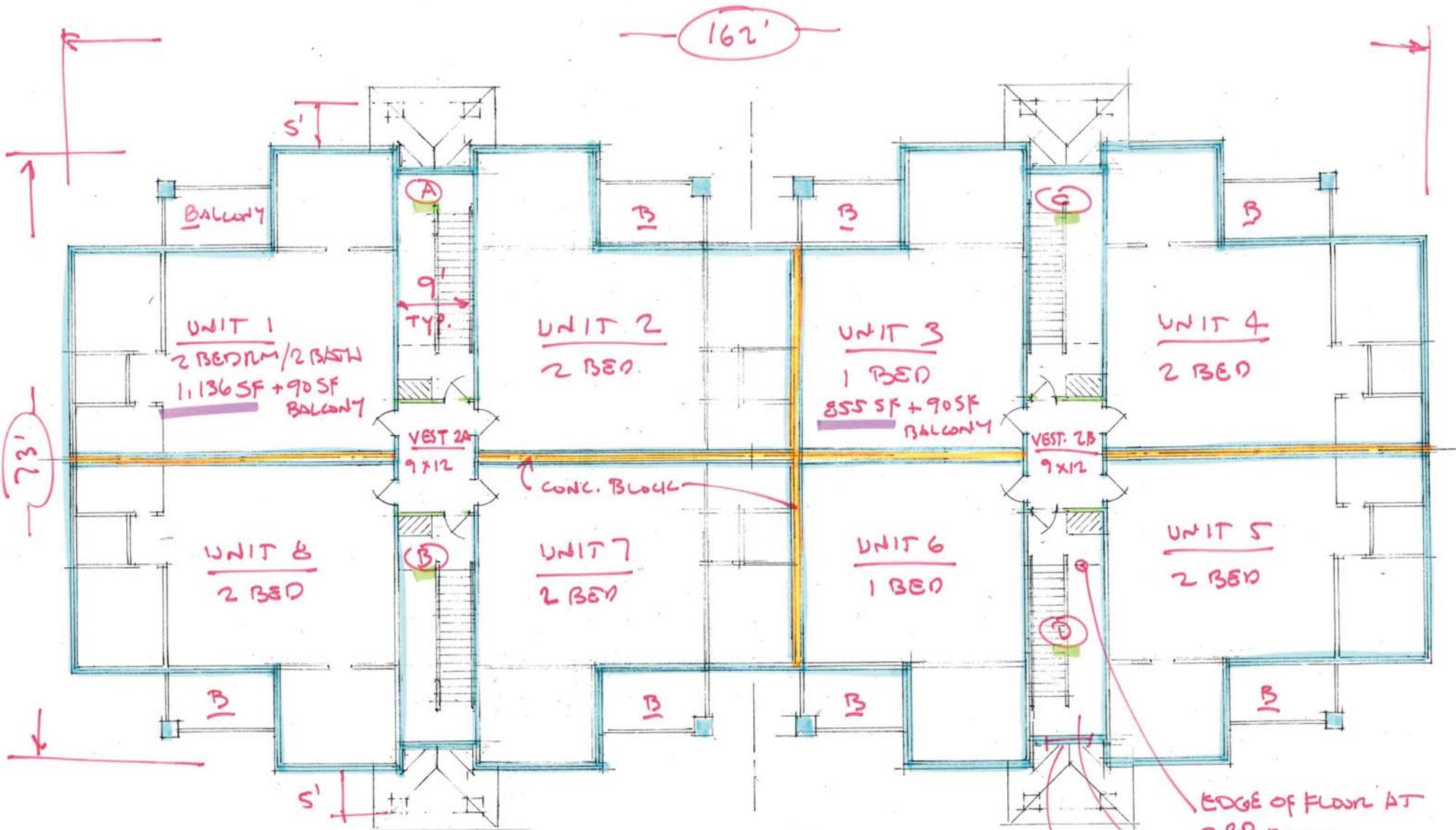
Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	66	X	10%	=	6.6

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
 - o # of affordable units to be provided: _____
 - o 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
6.6	6.6	X	\$39,665.75	=	261,794



R.P.V.
MARSHALL ARCHITECTS, INC.

CONCEPT 2ND FLOOR PLAN
N.T.S. 3.6.19
PRIME PLACE LOFTS - ST. CHARLES

EDGE OF FLOOR AT
3RD FLOOR
OPEN ABOVE
TALL WINDOW



APT.
GRILLS

R-PV

MONSIEUR
ARCHITECTS
INC.

2.17.19

PRIME PLACE LOFTS. ST. CHARLES







FINAL PLAT OF
LOT 7 OF

PHEASANT RUN CROSSING

BEING A RESUBDIVISION OF LOT 7 IN PHEASANT RUN CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015 AS DOCUMENT R2015-092580, IN WAYNE TOWNSHIP, CITY OF ST. CHARLES, DUPAGE COUNTY, ILLINOIS



SITE LOCATION

VICINITY MAP

PLEASE RETURN THE RECORDED W/PLAT TO:
CITY OF ST. CHARLES
2 E MAIN STREET
ST. CHARLES, IL 60174

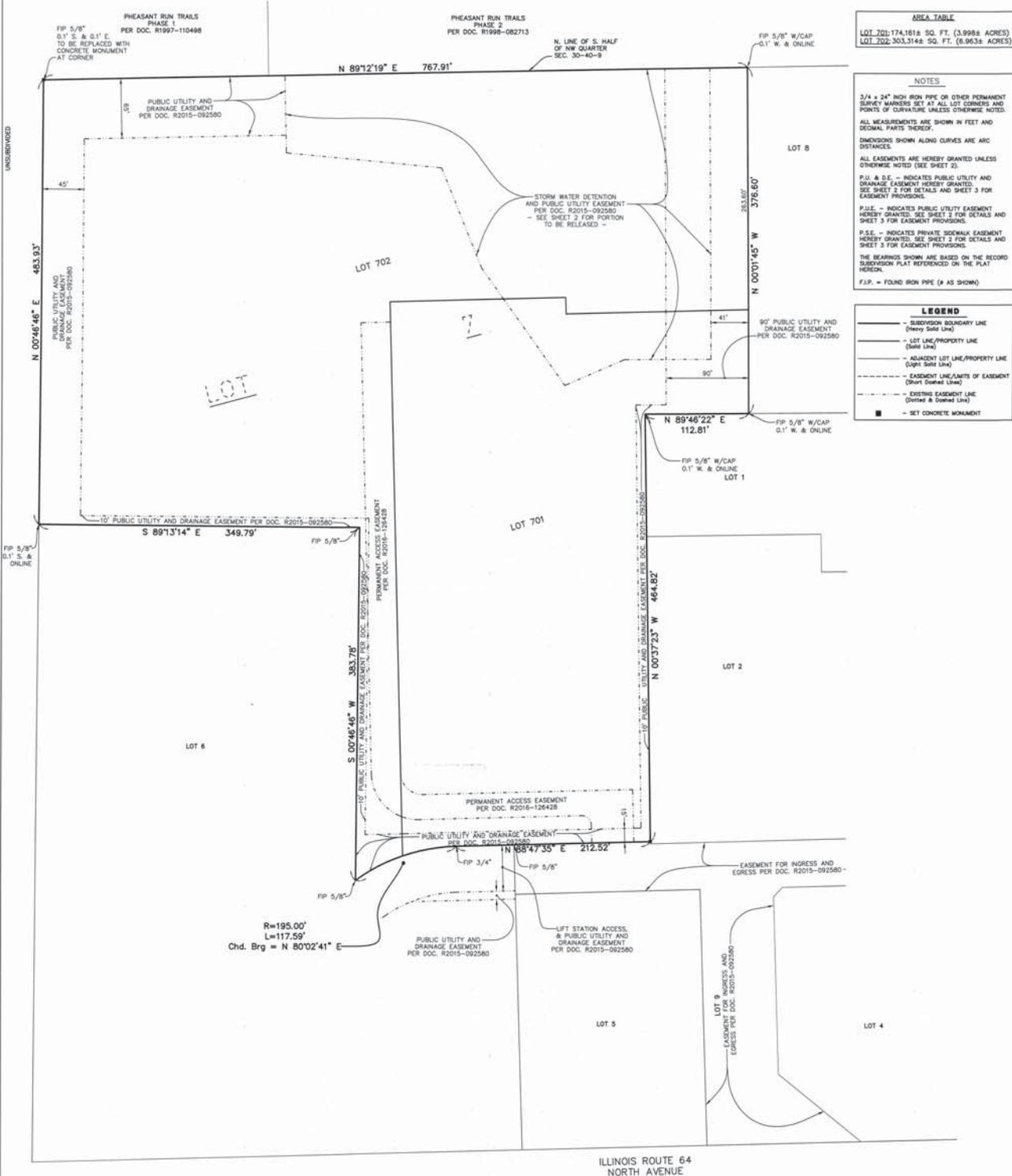
TOTAL AREA OF SUBDIVISION
10.961 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
01-30-102-037
ST. CHARLES, ILLINOIS

FRED BUCHOLZ

DUPAGE COUNTY RECORDER
APR 23, 2017 11:51 AM
PLAT # 888.00 01-30-102-037
PLAT PAGE COUNT: 3
000 PAGES R2017-039582

50 25 0 50
SCALE: 1 INCH = 50 FEET



AREA TABLE

LOT 701: 174,161± SQ. FT. (3.998± ACRES)
LOT 702: 303,314± SQ. FT. (6.963± ACRES)

NOTES

3/4" x 24" IRON PIPE OR OTHER PERMANENT SURVEY MARKS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED (SEE SHEET 3).

P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE SHEET 2 FOR DETAILS AND SHEET 3 FOR EASEMENT PROVISIONS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE SHEET 2 FOR DETAILS AND SHEET 3 FOR EASEMENT PROVISIONS.

P.S.E. - INDICATES PRIVATE SEWERAGE EASEMENT HEREBY GRANTED. SEE SHEET 2 FOR DETAILS AND SHEET 3 FOR EASEMENT PROVISIONS.

THE BEARINGS SHOWN ARE BASED ON THE RECORD SUBDIVISION PLAT REFERENCED ON THE PLAT HEREON.

F.I.P. = FOUND IRON PIPE (IF AS SHOWN)

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- EXISTING EASEMENT LINE (Dotted & Dashed Line)
- - SET CONCRETE MONUMENT

PREPARED FOR:
SILVERADO ST. CHARLES
6400 OAK CANYON DRIVE, SUITE 200
IRVINE, CA 92618
(949) 930-3050

PREPARED BY:
(CEMCON, Ltd.)
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
63002-9675 Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: ccd@cemcon.com Website: www.cemcon.com

DISC NO.: 800002 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: 767
COMPLETION DATE: 01-13-17 JOB NO.: 800.002
REVISED 02-13-17 AJB PER CITY COMMENTS DATED 02-01-17
REVISED 02-14-17 AJB REVISED EASEMENTS ON WEST SIDE OF LOT 701
REVISED 03-06-17 AJB PER SELLER'S COMMENTS DATED 02-27-17
REVISED 03-08-17 AJB P.U.E. EASEMENT REVISION ON E. SIDE OF 702
REVISED 03-16-17 AJB PER CITY COMMENTS DATED 03-15-17

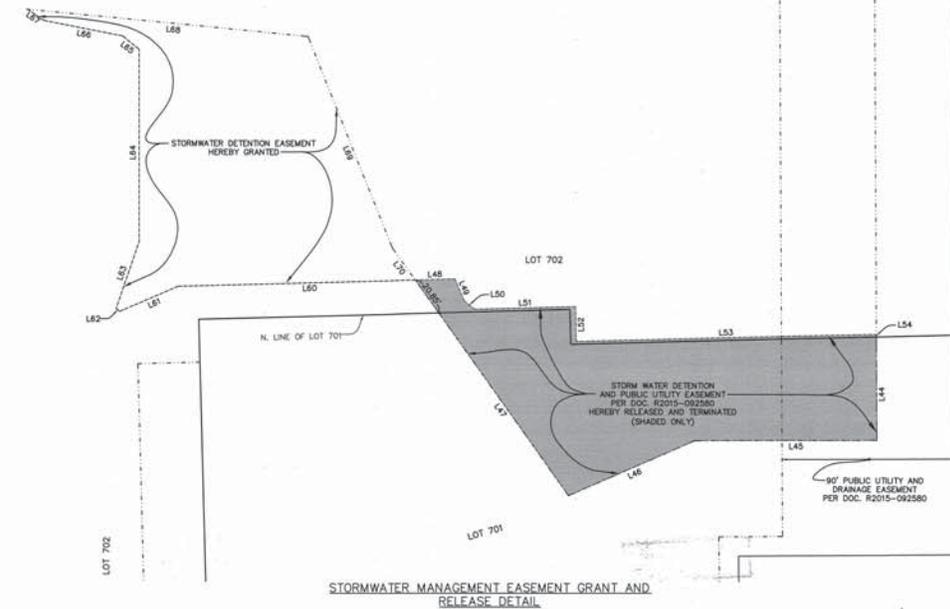
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PLAT
R2017-039582
APR 25 2017 11:51 AM
PLAT PAGE COUNT: 3
ACCOMPANYING PAPERS: 8

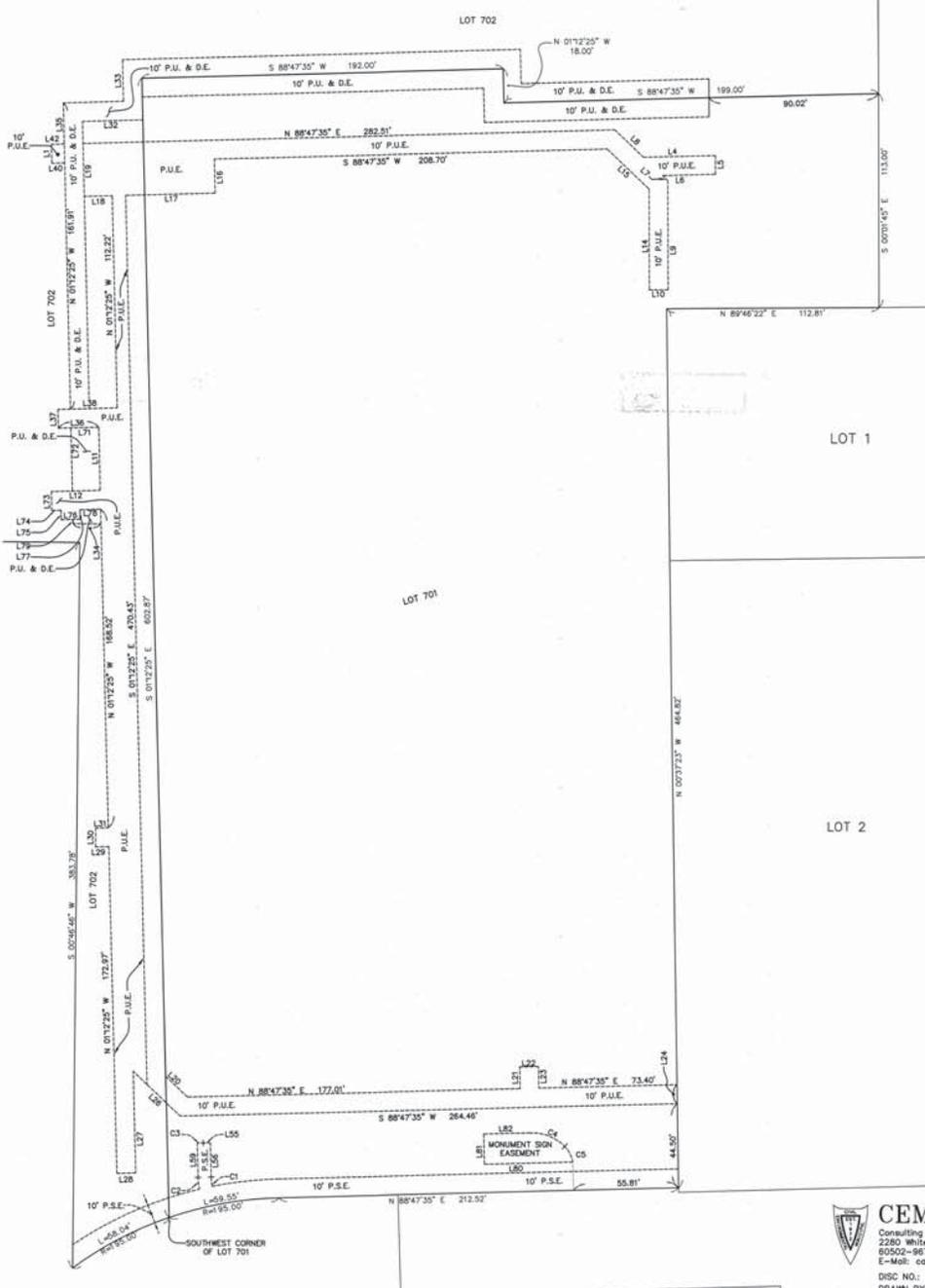


30 15 0 30
SCALE: 1" = 30 FEET



STORMWATER MANAGEMENT EASEMENT GRANT AND RELEASE DETAIL

NOTES
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE SHEET 3 FOR EASEMENT PROVISIONS.
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE SHEET 3 FOR EASEMENT PROVISIONS.
P.S.E. - INDICATES PRIVATE SIDEWALK EASEMENT HEREBY GRANTED. SEE SHEET 3 FOR EASEMENT PROVISIONS.
PORTION OF STORMWATER MANAGEMENT EASEMENT PER DOC. R2015-092580 HEREBY AMENDED AND EASEMENT RIGHTS RELEASED.



LINE	LENGTH	BEARING
L1	10.00'	N 01°12'25" W
L2	36.30'	S 88°47'35" E
L3	10.00'	S 00°01'45" E
L4	28.00'	N 88°47'35" E
L5	3.75'	S 46°12'25" E
L6	21.03'	S 46°12'25" E
L7	57.75'	S 00°01'45" E
L8	10.00'	N 88°47'35" E
L9	33.35'	S 01°12'25" E
L10	28.00'	S 88°47'35" W
L11	53.32'	N 00°01'45" W
L12	30.84'	N 88°47'35" E
L13	18.00'	S 01°12'25" E
L14	47.46'	S 88°47'35" W
L15	14.83'	S 88°47'35" W
L16	28.00'	N 01°12'25" W
L17	15.96'	S 46°12'25" E
L18	11.50'	N 01°12'25" W
L19	10.00'	N 88°47'35" E
L20	11.50'	S 01°12'25" E
L21	10.00'	N 00°37'23" W
L22	15.00'	N 01°12'25" W
L23	34.38'	N 46°12'25" W
L24	53.80'	S 01°12'25" E
L25	10.00'	S 88°47'35" W
L26	7.08'	S 88°47'35" W
L27	10.01'	N 01°12'25" E
L28	6.74'	N 88°47'35" E
L29	32.00'	S 88°47'35" W
L30	22.09'	N 01°12'25" W
L31	14.84'	N 88°47'35" E
L32	21.68'	N 01°12'25" W
L33	21.50'	S 88°47'35" W
L34	10.00'	N 01°12'25" W
L35	31.50'	S 88°47'35" W
L36	6.84'	N 88°47'35" E
L37	14.14'	N 00°12'25" W
L38	6.84'	S 88°47'35" W
L39	10.13'	N 46°12'25" W
L40	53.11'	S 00°01'45" E
L41	84.20'	S 88°38'15" W
L42	71.07'	S 66°52'30" W
L43	136.38'	N 35°16'30" W
L44	20.47'	N 88°47'35" E
L45	12.31'	S 22°26'17" E
L46	6.77'	S 50°14'57" E
L47	52.32'	N 88°47'35" E
L48	18.00'	S 01°12'25" E
L49	158.16'	N 88°47'35" E
L50	1.41'	S 00°01'45" E
L51	3.83'	N 88°47'35" E
L52	18.16'	S 01°12'25" E
L53	9.80'	S 11°06'01" E
L54	10.03'	N 11°06'01" W
L55	18.28'	N 01°12'25" W
L56	122.52'	S 88°47'35" W
L57	32.88'	S 67°08'10" W
L58	2.32'	N 51°17'02" E
L59	36.81'	N 19°21'45" E
L60	88.91'	N 00°16'22" E
L61	10.95'	N 50°39'10" W
L62	41.49'	N 78°36'23" W
L63	10.11'	N 55°07'44" W
L64	145.46'	S 84°12'04" E
L65	117.39'	S 21°31'28" E
L66	20.28'	S 35°16'30" E
L67	14.83'	S 88°47'35" W
L68	33.35'	N 01°12'25" W
L69	10.00'	N 01°12'25" W
L70	5.00'	S 88°47'35" W
L71	5.00'	N 01°12'25" W
L72	10.00'	S 88°47'35" W
L73	5.00'	S 01°12'25" E
L74	11.02'	S 88°47'35" W
L75	5.00'	N 01°12'25" W
L76	47.04'	S 88°47'35" W
L77	16.00'	N 01°12'25" W
L78	25.00'	N 88°47'35" E

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	4.91'	28.00'	S 06°21'13" E
C2	6.24'	36.00'	N 06°28'18" W
C3	3.17'	51.00'	S 89°25'39" E
C4	20.03'	25.00'	S 66°15'20" E
C5	9.49'	15.00'	S 27°03'31" E

LOT AND EASEMENT GRANT DETAIL
(ONLY EASEMENTS GRANTED HEREON ARE DEPICTED. SEE SHEET 1 FOR EXISTING EASEMENTS)

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
80502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cems@cemcon.com Website: www.cemcon.com

DISC NO: 800002 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: 767
COMPLETION DATE: 01-13-17 JOB NO.: 800.002
REVISED 02-13-17/AJB PER CITY COMMENTS DATED 02-01-17
REVISED 03-14-17/AJB REVISED EASEMENTS ON WEST SIDE OF LOT 701
REVISED 03-08-17/AJB PER SELLER'S COMMENTS DATED 02-27-17
REVISED 03-08-17/AJB P.U.E. EASEMENT REVISION ON E. SIDE OF LOT 702
REVISED 03-16-17/AJB PER CITY COMMENTS DATED 03-15-17

DATE PLOTTED: 03/15/2017 10:57:23

OWNER'S & SCHOOL DISTRICT CERTIFICATE - LOT 701

STATE OF IL)
COUNTY OF DUPage)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF LOT 701, DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON...

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303
BY: SILVERADO ST. CHARLES, LLC A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF LOT 701
ADDRESS: 6400 OAK CANYON DRIVE SUITE #200 IRVINE, CALIFORNIA
DATED THIS 31 DAY OF March, A.D. 2017
Signature: Lou S. Shank
President, CEO Chairman

NOTARY CERTIFICATE

STATE OF IL)
COUNTY OF DuPage)
I, Peter A. Blaeser, a Notary Public, in and for said County, in the State of Illinois, do hereby certify that Lou S. Shank, as Vice President, CEO of Silverado St. Charles, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me...

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 31st DAY OF March, A.D. 2017, AT IRVINE, ILLINOIS.
Signature: Peter A. Blaeser
Notary Public, State of Illinois

MORTGAGEE'S CERTIFICATE - LOT 701

STATE OF IL)
COUNTY OF DuPage)
THIS IS TO CERTIFY THAT DMH-DAYTON, INC., AS MORTGAGEE UNDER THE MORTGAGE DATED NOVEMBER 9, 2016 AND RECORDED ON NOVEMBER 15, 2016 AS DOCUMENT NUMBER R2016-126430, HEREBY CONSENTS TO RECORDING OF THE PLAT AS HEREON SHOWN.
DATED AT DuPage, ILLINOIS, THIS 3 DAY OF April, A.D. 2017
BY: Donald M.A.
President

NOTARY CERTIFICATE

STATE OF IL)
COUNTY OF DuPage)
I, Peter A. Blaeser, a Notary Public, in and for said County, in the State of Illinois, do hereby certify that Donald M.A., as President of DMH-DAYTON, INC. personally known to me to be the same person whose name is subscribed to the foregoing instrument as such mortgagee, appeared before me...

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF April, A.D. 2017, AT DuPage, ILLINOIS.
Signature: Peter A. Blaeser
Notary Public, State of Illinois

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, Rita Tinsdale, 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 & ECONOMIC DEVELOPMENT, CITY OF ST. CHARLES
DATED AT St. Charles, ILLINOIS, THIS 14th DAY OF April, A.D. 2017

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
APPROVED THIS 18 DAY OF April, A.D. 2017
CITY OF ST. CHARLES PLAN COMMISSION
CHAIRMAN

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS 10th DAY OF April, A.D. 2017
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS
MAYOR
ATTEST: Deputy City Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPage)
THIS IS TO CERTIFY THAT I, PETER A. BLAESER, ILLINOIS LAND SURVEYOR NO. 3072, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 7 IN PHEASANT RUN CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE PRINCIPAL MERIDIAN...

IT IS FURTHER CERTIFIED THAT THE PROPERTY SHOWN HEREON LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.
IT IS FURTHER CERTIFIED THAT, TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
GIVEN UNDER MY HAND AND SEAL AT DuPage, ILLINOIS, THIS 30th DAY OF April, A.D. 2017
Signature: Peter A. Blaeser
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGNER LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2017

OWNER'S & SCHOOL DISTRICT CERTIFICATE - LOT 702

STATE OF Illinois)
COUNTY OF Kane)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF LOT 702 DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON...

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303
BY: AMERICAN LODGING CORPORATION, A DELAWARE CORPORATION, OWNER OF LOT 702
ADDRESS: 1600 E. MAIN STREET SUITE ST. CHARLES, IL 60174
DATED THIS 30 DAY OF April, A.D. 2017
Signature: David J. Mack
President

NOTARY CERTIFICATE

STATE OF Illinois)
COUNTY OF Kane)
I, Jean M. Royal, a Notary Public, in and for said County, in the State of Illinois, do hereby certify that David J. Mack, as President of American Lodging Corp. and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me...

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 30th DAY OF April, A.D. 2017, AT St. Charles, ILLINOIS.
Signature: Jean M. Royal
Notary Public

MORTGAGEE'S CERTIFICATE - LOT 702

STATE OF Illinois)
COUNTY OF DuPage)
THIS IS TO CERTIFY THAT THE PRIVATE BANK & TRUST COMPANY, AS MORTGAGEE UNDER THE MORTGAGE DATED JANUARY 29, 2015 AND RECORDED ON FEBRUARY 24, 2015 AS DOCUMENT NUMBER R2015-017244, HEREBY CONSENTS TO RECORDING OF THE PLAT AS HEREON SHOWN.
DATED AT DuPage, ILLINOIS, THIS 28 DAY OF April, A.D. 2017
BY: MARGANA DIRECTOR

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage)
I, Jean M. Royal, a Notary Public, in and for said County, in the State of Illinois, do hereby certify that Margana Director, as MARGANA DIRECTOR OF THE PRIVATE BANK & TRUST COMPANY PERSONALLY known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me...

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28th DAY OF April, A.D. 2017, AT DuPage, ILLINOIS.
Signature: Jean M. Royal
Notary Public

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPage)
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORGOTTEN SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
Signature: Mark Henon
COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT St. Charles, ILLINOIS, THIS 6th DAY OF April, A.D. 2017

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPage)
I, Paul Hantz, COUNTY CLERK OF DUPage COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORGOTTEN TAXES AND NO RECEIVABLE 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 DuPage, ILLINOIS, THIS 25th DAY OF April, A.D. 2017
Signature: Paul Hantz
COUNTY CLERK

DUPage COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPage)
THIS INSTRUMENT R2017-039582 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPage COUNTY, ILLINOIS, ON THE 18th DAY OF April, A.D. 2017 AT 11:51 O'CLOCK A.M.
Signature: Fred Ruckberg
RECORDER OF DEEDS

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP FILE NO. 170430107H DATED DECEMBER 16, 2004.
Signature: Peter A. Blaeser
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGNER LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2017

PUBLIC UTILITY 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, AMETECH 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 EASEMENT" ON THE PLAT SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEM, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR ANY OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE, WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY 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 RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN OR UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENT, IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL 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 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...

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, AMETECH 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 SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR ANY OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY 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 UNIMPURED CONVEYANCE OF WATER AND SEWER SURFACE WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT, THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN OR 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 PAYING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE FORESAID 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 IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE 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 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.

PRIVATE SIDEWALK EASEMENT PROVISIONS

A PERMANENT PRIVATE SIDEWALK EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF AND GRANTED TO THE OWNERS OF LOTS 701 AND 702, SUCCESSORS AND ASSIGNS OVER THE AREA MARKED "P.S.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, AND REPAIR THE PRIVATE SIDEWALK WITHIN THE SUBJECT EASEMENT AREA TOGETHER WITH ANY AND ALL NECESSARY STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID OWNER OVER, UPON, ACROSS, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PRIVATE SIDEWALK EASEMENT" ON THE PLAT SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION, 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, NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES, THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS, NO PERSON SHALL DESTROY OR MODIFY TREES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES, THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION, 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, NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES, THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS, NO PERSON SHALL DESTROY OR MODIFY TREES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES, THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

MONUMENT SIGN EASEMENT PROVISIONS

AN EXCLUSIVE MONUMENT SIGN EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF AND GRANTED TO THE OWNERS OF LOT 702, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "MONUMENT SIGN EASEMENT" ON THE PLAT TO PLANT TREES, SHRUBS, BUSHES AND OTHER FORMS OF VEGETATION AND TO CONSTRUCT LANDSCAPING BERMS AND MONUMENTAL ENTRANCE SIGNS AND LIGHTING FOR THE PURPOSES OF AESTHETICS AND INFORMATION.

ACKNOWLEDGEMENT OF EASEMENT RELEASE

STATE OF ILLINOIS)
COUNTY OF KANE)
THE CITY OF ST. CHARLES ON BEHALF OF ITSELF AND ITS LICENSEES (NICOR, COMCAST, AT&T, ETI) HAS HEREBY CONSENTED TO THE RELEASE OF THAT PART OF THE STORMWATER DETENTION & PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
THIS 10th DAY OF April, A.D. 2017
BY: Signature
MAYOR

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PREPARED BY: CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2280 White Oak Creek, Suite 100, St. Charles, IL 60502-9675 PH: 630.862.2100 FAX: 630.862.2199 E-Mail: cadd@cemcon.com Website: www.cemcon.com

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