



**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**

<b>Project Title/Address:</b>	Schulze Resubdivision – 1021 Howard St.		
<b>City Staff:</b>	Ellen Johnson, Planner		
<b>PUBLIC HEARING</b>		<b>MEETING 6/21/16</b>	X

**APPLICATION:** Final Plat of Subdivision

**ATTACHMENTS AND SUPPORTING DOCUMENTS:**

Staff Report	Final Plat of Subdivision
Final Plat Application	

**SUMMARY:**

The subject property, 1021 Howard St., is a 1.1 acre parcel containing a single-family home.

Steven Schulze, property owner, is seeking approval of a Final Plat of Subdivision to divide the property into two lots. Lot 1 would encompass the existing house and garage and Lot 2 would be established as a buildable lot for a single-family home.

Staff has a number of relatively minor comments listed in the staff report that will need to be addressed prior to City Council approval.

**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



**Staff Report**

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

**FROM:** Ellen Johnson, Planner

**RE:** Schulze Resubdivision, 1021 Howard St. – Final Plat of Subdivision

**DATE:** June 17, 2016

**I. APPLICATION INFORMATION:**

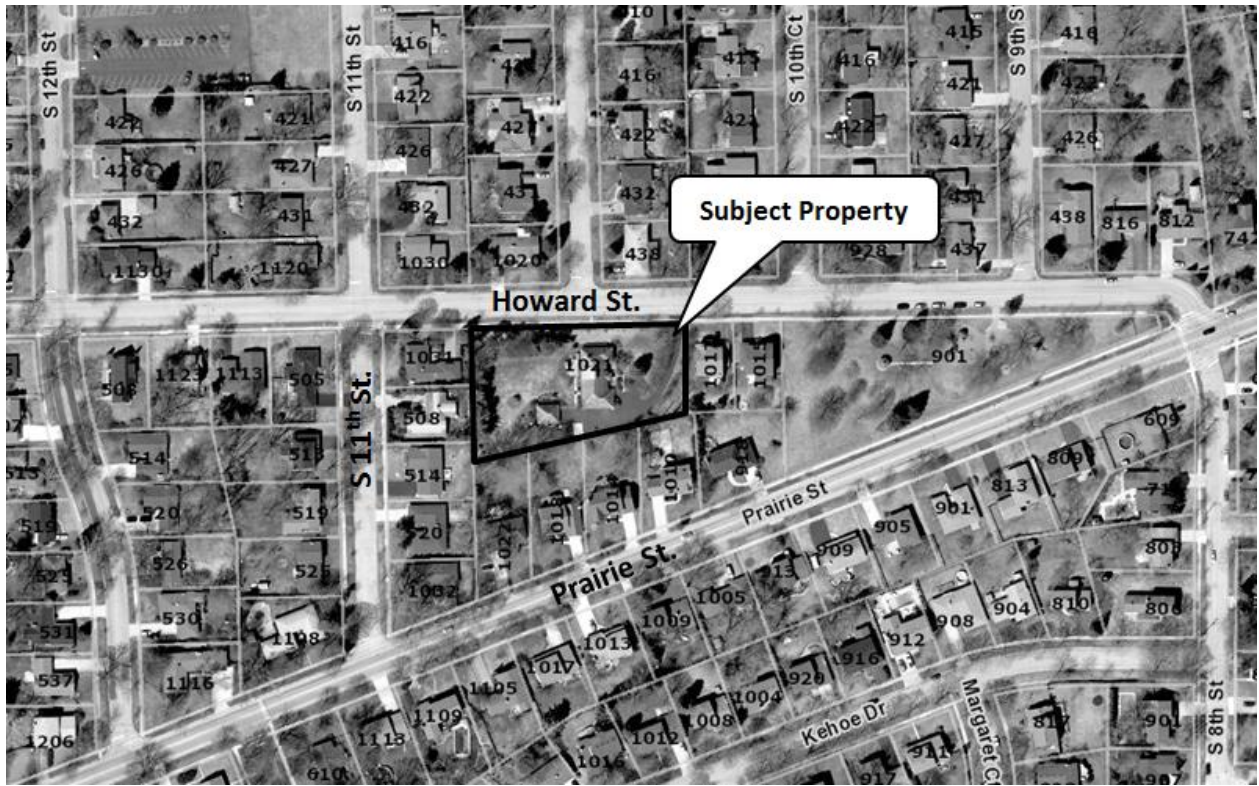
**Project Name:** Schulze Resubdivision – 1021 Howard St.

**Applicant:** Steven Schulze

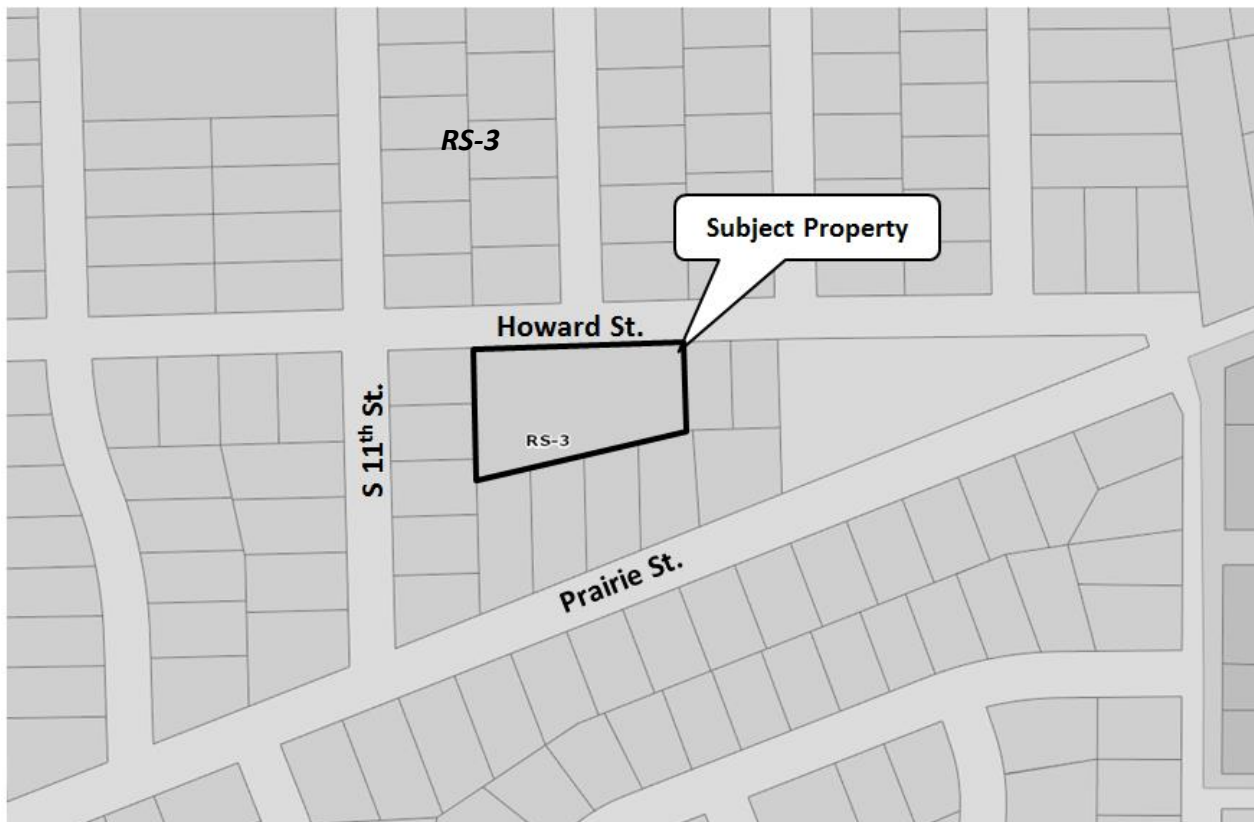
**Purpose:** Final Plat of Subdivision approval

<b>General Information:</b>		
<b>Site Information</b>		
Location	1021 Howard St.	
Acres	1.1 acres	
Applications:	Final Plat of Subdivision (Minor Subdivision)	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement	
<b>Existing Conditions</b>		
Land Use	Single-Family Residential	
Zoning	RS-3 Suburban Single-Family Residential	
<b>Zoning Summary</b>		
North	RS-3 Suburban Single-Family Residential	Single-Family homes
East	RS-3 Suburban Single-Family Residential	Single-Family homes
South	RS-3 Suburban Single-Family Residential	Single-Family homes
West	RS-3 Suburban Single-Family Residential	Single-Family homes
<b>Comprehensive Plan Designation</b>		
Single Family Detached Residential		

**Aerial**



**Zoning**



## II. OVERVIEW

The subject property, 1021 Howard St., is a 1.1 acre parcel containing a single-family home. The property was first subdivided in 1985 as part of the Grunwald Division. The existing house was constructed later that year.

Steven Schulze, property owner, is seeking approval of a Final Plat of Subdivision to divide the property into two lots. Lot 1 would encompass the existing house and garage and Lot 2, west of Lot 1, would be established as a buildable lot for a single-family home, with access from Howard St.

## III. ANALYSIS

### A. ZONING REVIEW

The table below compares the bulk requirements of the RS-3 zoning district with the proposed lots. Both lots meet zoning requirements pertaining to lot size and yard setbacks. No building is being proposed on Lot 2 at this time; building height and coverage will be reviewed as part of the building permit process at a later date.

	<b>RS-3 District</b>	<b>Lot 1 (with existing house)</b>	<b>Lot 2 (new buildable lot)</b>
<b>Min. Lot Area</b>	8,400 sf	32,352 sf	15,035 sf
<b>Min. Lot Width</b>	60 ft.	217 ft.	83 ft.
<b>Max. Building Coverage</b>	30%	12%	N/A
<b>Max. Building Height</b>	35 ft. or 2 stories, whichever is less	1.5 stories	N/A
<b>Min. Front Yard</b>	30 ft.	32 ft. (Howard St.)	30 ft.
<b>Min. Side Yard</b>	Combined width of 16 ft., neither less than 6 ft.	103 ft. (east side) ~70 ft. (west side)	6 ft. (east side) 10 ft. (west side)
<b>Min. Rear Yard</b>	40 ft.	31 ft. (existing non-conformity)	40 ft.

### B. PLAT REVIEW

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

1. Dimensions of the north and south lot lines of Lot 1 are needed.
2. A 10 ft. wide public utility easement is needed along the common property line between Lots 1 and 2. The easement should be 5 ft. wide on each lot, for a total width of 10 ft.
3. The utility easement should be labeled *public* utility easement.
4. The public utility easement provisions should be worded exactly as provided in Appendix B of Title 16 (Subdivision Code).

5. The current zoning classification (RS-3) should be added as a note.
6. The language of each certificate should be exactly as provided in Appendix B of Title 16 (Subdivision Code).
7. Two Notary certificates are provided; one should be removed.
8. The Director of Public Works certificate should be changed to Director of Community Development.
9. The Special Flood Hazard Area certificate is needed, separate from the Surveyor's certificate.
10. Iron pipes should be added at the northeast and southeast corners of Lot 2.

#### **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 Final Plat, received 6/9/16

# 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

<b>For City Use</b>	
Project Name:	Schulze Resubdivision
Project Number:	2016 -PR- 005
Application Number:	2016 -AP- 015



**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.

<b>1. Property Information:</b>	Location:	1021 HOWARD ST. ST. CHARLES, IL. 60174	
	Parcel Number (s):	09-33-258-009	
	Proposed Subdivision Name:	SCHULZE RESUBDIVISION OF LOT 1 GRUNWALD DIV. / CITY OF ST. CHARLES, KANE CO.	
<b>2. Applicant Information:</b>	Name	STEVEN J. SCHULZE	Phone (630) 300-8410
	Address	1021 HOWARD ST. ST. CHARLES, IL. 60174	Fax
			Email STEVENJ.SCHULZE@YAHOO.COM
<b>3. Record Owner Information:</b>	Name	(SAME)	Phone
	Address		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.

**WORKSHEETS (Residential Development only)**

- **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 WORKSHEET**

**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

6/7/2016  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant or Authorized Agent

\_\_\_\_\_  
Date



# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Schulze Resub. of Lot 1  
 Date Submitted: 6/9/16  
 Prepared by: E. Johnson



\*Prepared based on hypothetical development of newly created lot; fees may need to be recalculated at time of building permit based on size of dwelling to be built.

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
<b>Detached Single Family</b>			
➤ 3 Bedroom	1	DU x 2.899	= 2.899
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
<b>Attached Single Family</b>			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
<b>Apartments</b>			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

**Totals** 1 Total Dwelling Units 2.899 Estimated Total Population

## Park Site Requirements

Estimated Total Population 2.899 x .010 Acres per capita = 0.02899 Acres

## Cash in lieu of requirements -

Total Site Acres 0.02899 x \$240,500 (Fair Market Value per Improved Land) = \$ 6,972.10

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development  
Date Submitted:  
Prepared by:

Schulze Resub. of Lot 1  
6/9/16  
E. Johnson



\*Prepared based on hypothetical development of newly created lot; fees may need to be recalculated at time of building permit based on size of dwelling to be built.

## 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)
<b>Detached Single Family</b>				
➤ 3 Bedroom	1	DU x .369 = .369	DU x .173 = .173	DU x .184 = .184
➤ 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
➤ 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
<b>Attached Single Family</b>				
➤ 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 =
<b>Apartments</b>				
➤ 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 =
<b>Totals</b>	<u>1</u> TDU	<u>.369</u> TE	<u>.173</u> TM	<u>.184</u> TH

## School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	.369	x .025	= 0.009225
Middle (TM)	.173	x .0389	= 0.0067297
High (TH)	.184	x .072	= 0.013248
<b>Total Site Acres</b>			<u>0.0292027</u>

## Cash in lieu of requirements -

0.0292027 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 7,023.25

# INCLUSIONARY HOUSING SUMMARY

Name of Development Schulze Resub. of Lot 1  
 Date Submitted: 6/9/16  
 Prepared by: E. Johnson



## Background:

St. Charles Municipal Code Title 19 “Inclusionary Housing”, requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

## Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, “Inclusionary Housing”. **Use this worksheet** to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

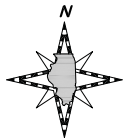
- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

## Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	1	X	5%	=	0.05
More than 15 Units		X	10%	=	

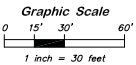
## Fee In-Lieu Payment Calculation

# 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
0.05	0.05	X	\$72,819.50	=	\$3,640.98



Legend

- Indicates concrete monument
- Indicates iron stake
- Meas. Indicates measured data
- (60°) Indicates record data
- Indicates building setback line
- - - - - Indicates easement line
- Indicates 90° angle.



Surveyor's Notes

Grunwald Division recorded September 20, 1985 as Document Number 1739116.

This plat is not valid without the Surveyor's original signature and impressed seal.

Protective covenants shall be recorded separately from this instrument.

Common Address: 1021 Howard Street, St. Charles Illinois  
Parcel Identification Number: 09-33-298-009

State of Illinois )  
County of Kane ) ss This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 194-005518), have surveyed, subdivided and platted that part of Lot 1 of Grunwald's Addition in the City of St. Charles, Kane County, Illinois and containing xxx acres as shown on the plat hereon drawn which is a correct representation of said survey and subdivision. I further certify that the foregoing described tract is located within the corporate limits of the City of St. Charles which has adopted an official comprehensive plan and is exercising the special powers authorized by the laws of the State of Illinois according to 65 ILCS 5/11-12-6, and that said tract appears to be located within a Zone X (areas determined to be outside 500-year floodplain) special flood hazard areas as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map, Panel 262 of 410, Community-Panel Number 17089C0262H dated August 3, 2009. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, November xx, 2015.

Illinois Professional Land Surveyor No. 3342  
License Expiration Date: November 30, 2016

State of Illinois )  
County of Kane ) ss This is to certify that \_\_\_\_\_ is the owner of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted as shown by the plat hereon drawn, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as \_\_\_\_\_ and it hereby acknowledges and adopts the same under the style and title aforesaid. Said premises are located within Community Unit School District No. 303.

Dated at St. Charles, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ Attest: \_\_\_\_\_

Owner Owner

State of Illinois )  
County of Kane ) ss I, \_\_\_\_\_ a Notary Public in and for the County and County of Kane) State aforesaid hereby certify that \_\_\_\_\_ Secretary, who are personally known to me to be the same persons whose names are subscribed to in the foregoing owner's certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as their free and voluntary act and the free and voluntary act of the corporation.

Given under my hand and Notarial Seal, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
My Commission Expires \_\_\_\_\_

Ordered by & Prepared for:

Steve Schulze

# Schulze Resubdivision of Lot 1

## Grunwald Division

### City of St. Charles, Kane County, Illinois

Lot Number	Square Footage
1	32,352
2	15,035

Note: Calculated square footage of lot is for informational purposes only and is not to be used for boundary reconstruction.

State of Illinois )  
County of Kane ) ss Accepted and approved by \_\_\_\_\_ Mortgagee.  
Dated at: \_\_\_\_\_ this \_\_\_\_ day  
of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ Attest: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

State of Illinois )  
County of Kane ) ss I, \_\_\_\_\_ a Notary Public in and for the County and State of Illinois do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ who are personally known to me to be the same persons whose names are subscribed to in the foregoing owner's certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as their free and voluntary act and the free and voluntary act of the corporation.

Given under my hand and Notarial Seal, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
My Commission Expires \_\_\_\_\_

State of Illinois )  
County of Kane ) ss This is to certify that I, \_\_\_\_\_ County Clerk in and for the County of Kane) do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the annexed plat.

Dated at St. Charles, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2015.

County Clerk

State of Illinois )  
County of Kane ) ss I, \_\_\_\_\_ Collector of Special Assessments for the City of St. Charles, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the annexed plat.

Dated at St. Charles, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Collector of Special Assessments

State of Illinois )  
County of Kane ) ss Approved by the City of St. Charles Plan Commission at a meeting held the \_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ Attest: \_\_\_\_\_

Chairman Secretary

State of Illinois )  
County of Kane ) ss Approved by the Director of Public Works for the City of St. Charles on this \_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ Attest: \_\_\_\_\_

Director of Public Works Secretary

State of Illinois )  
County of Kane ) ss Approved and accepted by the Mayor and city council of the City of St. Charles at a meeting held the \_\_\_\_ day of \_\_\_\_\_, 2015.

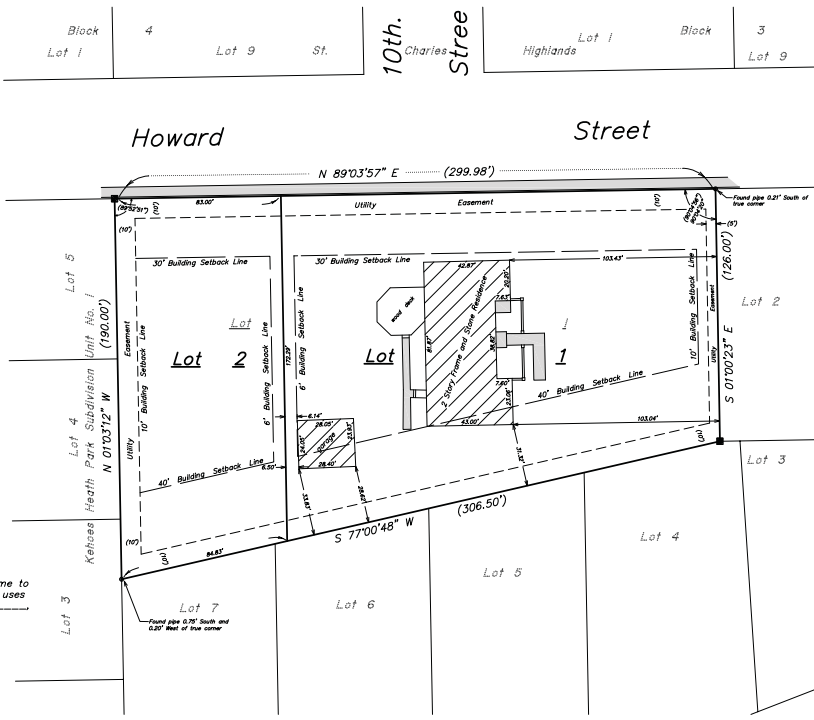
By: \_\_\_\_\_ Attest: \_\_\_\_\_

Mayor City Clerk

State of Illinois )  
County of Kane ) ss This Instrument No. \_\_\_\_\_, was filed for record in the Recorder's Office of Kane County, Illinois, on the \_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_ o'clock \_\_\_\_ M, and was recorded in Plat Envelope No. \_\_\_\_\_

County Recorder

Prepared by:  
Johnson - Western Surveying, L.L.C.  
A Measure Above the Rest  
1" Graph = 66 Feet  
825 West State Street Suite 207  
Geneva, Illinois 60134  
(630) 845-3166 (630) 715-5959 cell  
Copyright © 2015, Johnson-Western Surveying, L.L.C.



UTILITY EASEMENT PROVISIONS

A permanent, non-exclusive easement is hereby reserved for and granted to the City of St. Charles (hereinafter "City"), and to all public utility companies of any kind operating under franchise agreement granting them easement rights through the City of St. Charles, including but not limited to, S.B.C., A. T. & T., Nicor Gas Company, Comcast Cable and to their successors and assigns (hereafter "Utilities") in, upon, across, under and through the Lot shown hereon, for the purpose of installing, constructing, operating, inspecting, repairing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary sewers, storm sewers, drainage ways, storm water detention or retention, water mains, and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes, valves, and without limitation, such other installations as may be required to furnish public utility service to the subdivided area, and such appurtenances and additions thereto as said City and Utilities may deem reasonably necessary, together with the right of access thereto for the necessary personnel and equipment to do any or all of the above work, provided that no such easement shall extend into any area either now or hereafter improved with a permanent structure approved by the City. Further, all such franchisees shall be required to restore the easement premises by properly grading and restoring the surface treatment (i.e. paving, sod, etc.) to pre-disturbance condition in a prompt manner upon the substantial completion of such work. The right is also hereby granted to said City and Utility Companies to cut down, trim, or remove any trees, shrubs or other plants and objects that interfere with the operation of or access to said utility installations, in, on, upon, across, under or through said easement. Said easement may be used for planting of shrubs and landscaping and other purposes in accordance with final plan approval by said City of St. Charles, and provided such planting, landscaping or other purposes do not then or later interfere with the aforesaid uses and rights. Where said 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.

File Name: 2015-240 Subd	Drawn by: MTZ
Directory: Projects/2015-240	Job No.: 2015-240