



**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**

<b>Project Title/Address:</b>	Valley Shopping Center Resubdivision		
<b>City Staff:</b>	Russell Colby, Planning Division Manager		
<b>PUBLIC HEARING</b>		<b>MEETING 12/5/17</b>	X

**APPLICATION:** Final Plat of Subdivision

**ATTACHMENTS AND SUPPORTING DOCUMENTS:**

Staff Report	Final Plat of Subdivision
Final Plat Application	

**SUMMARY:**

The Valley Shopping Center is located on the south side of West Main Street at 15th Street. The shopping center was originally constructed in the 1950s. Various outbuildings were constructed around the shopping center over many years. The main shopping center buildings are now vacant.

Plank Road LLC owns the property comprised of the two shopping center buildings and some of the surrounding outparcels- Rookies Restaurant, Olympia Chiropractic, and the closed carwash at the corner of Main & 17th Streets. First Midwest Bank controls Plank Road, LLC.

Plank Road LLC is proposing a resubdivision of their property into 4 new lots. The City of St. Charles is under contract to purchase the largest lot, Lot 4. The City intends to utilize the site for a new Police Station. Lots 2 and 3 have been drawn for the existing buildings occupied by Olympia Chiropractic and Rookies Restaurant. Lot 1 includes the closed carwash and a now demolished shopping center building (previously referred to as the Grimms building- 1601-1605 W. Main St.)

**SUGGESTED ACTION:**

Review the Final Plat of Subdivision.

Staff has found the application materials to be complete and the Final Plat to be in compliance with the Zoning and Subdivision Codes.

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

**INFO / PROCEDURE – FINAL PLAT OF SUBDIVISION:**

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Community Development  
 Planning Division

Phone: (630) 377-4443



**Staff Report**

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

**FROM:** Russell Colby  
 Planning Division Manager

**RE:** Valley Shopping Center Resubdivision

**DATE:** December 1, 2017

**I. APPLICATION INFORMATION**

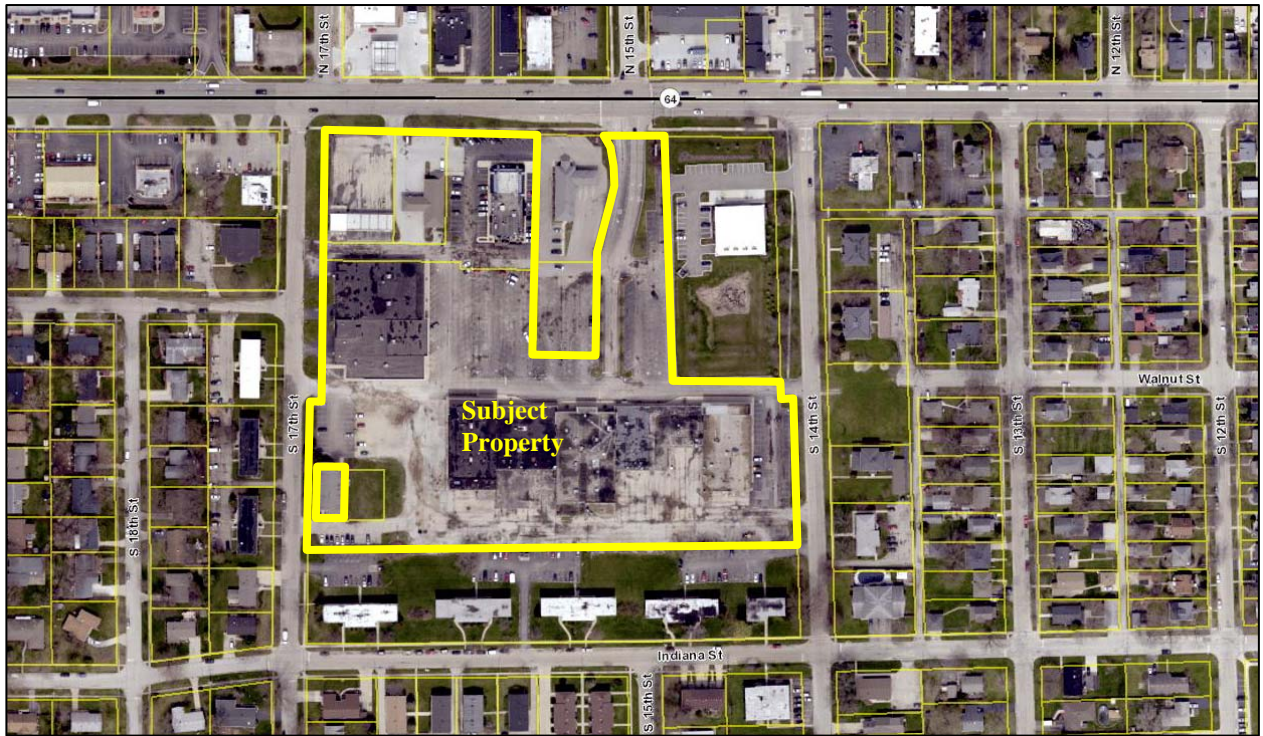
**Project Name:** Valley Shopping Center Resubdivision

**Applicant:** Plank Road LLC, c/o First Midwest Bank

**Purpose:** Reubdivide the property into 4 lots

<b>General Information:</b>		
<b>Site Information</b>		
<b>Location</b>	South Side of Rt. 64 between 14 <sup>th</sup> and 17 <sup>th</sup> Streets (Multiple Addresses)	
<b>Acres</b>	10.4 acres	
<b>Applications</b>	<b>Minor Subdivision- Final Plat</b>	
<b>Applicable Code Sections &amp; Ordinances</b>	Title 16- Subdivisions and Land Improvement Chapter 17.14, Business and Mixed-Use Districts	
<b>Existing Conditions</b>		
<b>Land Use</b>	Restaurant (Rookies), Chiropractor office, vacant car wash development, vacant shopping center	
<b>Zoning</b>	BC-Community Business	
<b>Zoning Summary</b>		<b>Current Land Uses</b>
<b>North</b>	BL- Local Business and BC – Community Business	Multiple Businesses
<b>East</b>	BC – Community Business, RM-3 General Residential District	O’Reilly Auto Parts, Apartment Buildings
<b>South</b>	RM-3 General Residential District	Apartment Buildings
<b>West</b>	RM-3 General Residential District	Apartment Buildings
<b>Comprehensive Plan Designation</b>		
North half: Neighborhood Commercial; South half: Single Family Detached Residential		

### Aerial Photo



### Zoning Map



## II. BACKGROUND

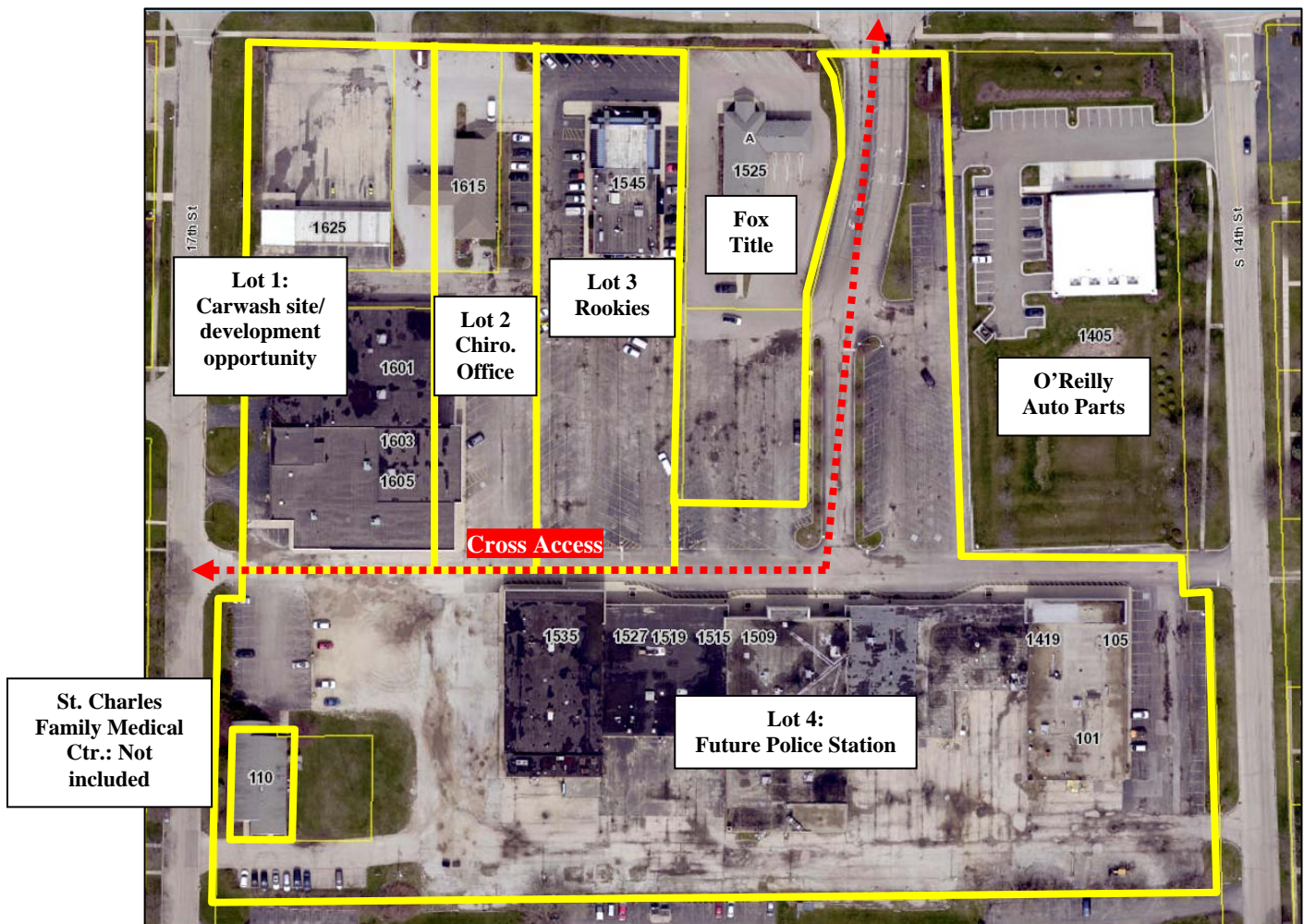
The Valley Shopping Center is located on the south side of West Main Street at 15<sup>th</sup> Street. The shopping center was originally constructed in the 1950s. Various outbuildings were constructed around the shopping center over many years. The main shopping center buildings are now vacant.

Plank Road LLC owns the property comprised of the two shopping center buildings and some of the surrounding outparcels- Rookies Restaurant, Olympia Chiropractic, and the closed carwash at the corner of Main & 17<sup>th</sup> Streets. First Midwest Bank controls Plank Road, LLC.

Plank Road LLC is proposing a resubdivision of their property into 4 new lots. The City of St. Charles is under contract to purchase the largest lot, Lot 4. The City intends to utilize the site for a new Police Station. Lots 2 and 3 have been drawn for the existing buildings occupied by Olympia Chiropractic and Rookies Restaurant. Lot 1 includes the closed carwash and a now demolished shopping center building (previously referred to as the Grimms building- 1601-1605 W. Main St.)

The parcels containing O'Reilly Auto Parts, Fox Title, and the St. Charles Family Medical Center are under separate ownership and are not included in the subdivision. (The St. Charles Family Medical Center lot utilizes property within proposed Lot 4 for access and parking).

### Proposed Subdivision Lots and Adjacent Parcels



### III. ANALYSIS

#### Zoning

The underlying zoning district for this property is BC- Community Business. Staff has reviewed the proposed subdivision to ensure that the proposed lots meet the applicable standards of the Zoning Ordinance.

	<b>BC Zoning Standard</b>	<b>Lot 1 (Car wash)</b>	<b>Lot 2 (Chiropractor)</b>	<b>Lot 3 (Rookies)</b>	<b>Lot 4 (Police Station)</b>
<b>Minimum Lot Area (acres)</b>	1 acre	1.53 acres	1.0 acres	1.24 acres	6.5 acres
<b>Minimum Lot Width</b>	None	150 ft.	98 ft.	121.6 ft.	849.65 ft.
<b>Maximum Building Coverage</b>	40%	4%	6%	11%	23%

Staff also reviewed the locations of the newly proposed lot lines to determine if the subdivision would create any new non-conformities. The chiropractor building was previously a bank with a drive-through. The drive-through canopy overlaps Lots 1 and 2. This overlapping portion of the building will need to be removed prior to the ownership of the two lots being separated.

The parking for each of the operating businesses (Rookies and the Chiropractor) meet the minimums required for each use.

#### Subdivision Requirements

Staff has reviewed the plat for compliance with the applicable subdivision plat requirements:

- Perimeter utility and drainage easements have been provided around the boundary of each lot. Appropriate easement language from the City Code will need to be added to the plat.
- A cross access easement is shown following the over the current access drives from 17<sup>th</sup> Street and Main Street (traffic signal at 15<sup>th</sup> St. intersection). This easement provides access from each lot in the subdivision to a public street. Easement language will need to be added to the plat, or a separate easement document will need to be referenced on the plat by recording number.
- Some portions of 14<sup>th</sup> and 17<sup>th</sup> Street adjacent to the site lack sidewalks. Sidewalks are required as a part of the subdivision improvements. This will likely be deferred until Lot 1 and Lot 4 are redeveloped. The City will require a financial guarantee for these improvements.
- Survey Monuments will need to be provided per City Code requirements.
- A table of lot size and easement area per lot will need to be added to the plat.
- The existing parking and access easements serving the Medical Center lot need to be depicted or referenced on the plat.

#### **IV. RECOMMENDATION**

Review the Final Plat of Subdivision.

Staff has found the application materials to be complete and the Final Plat to be substantially in compliance with the all code requirements, subject to all outstanding staff comments being adequately addressed.

Upon resolution of outstanding staff comments, staff recommends approval of the Final Plat of Subdivision.

#### **V. ATTACHMENTS**

City Press Release regarding Police Station (with tentative site layout)



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

**For Immediate Release**

**Contact:** Lisa Garhan  
Communications Manager  
630.443.3744  
[lgarhan@stcharlesil.gov](mailto:lgarhan@stcharlesil.gov)

**St. Charles City Council to Vote on Site for a New Police Facility**  
***Vote Expected at Sept. 5, 2017, City Council Meeting***

**ST. CHARLES, Ill.** (Sept. 1, 2017) – At the Sept. 5, 2017, City Council Meeting, the City Council is set to vote on a site to build a new \$21.5 million police facility. The City will purchase approximately 6.5 acres along the south side of the former Valley Shopping Center, 1605 W. Main Street, for \$714,765. The chosen site meets all the criteria needed for a modern police facility and is expected to accommodate the City’s police operations for the next 50 years.

“Locating our new police station at the Valley Shopping Center site provides our community with police services that are quite visible, easily accessible, and centrally located,” said Mayor Ray Rogina. “It also allows the City to rehabilitate a depressed property for a greater common good.”

Locations for the facility had been under review for about 2 years. The Valley Shopping Center was one of the original sites under consideration. But until recently, the site was under contract with another buyer.

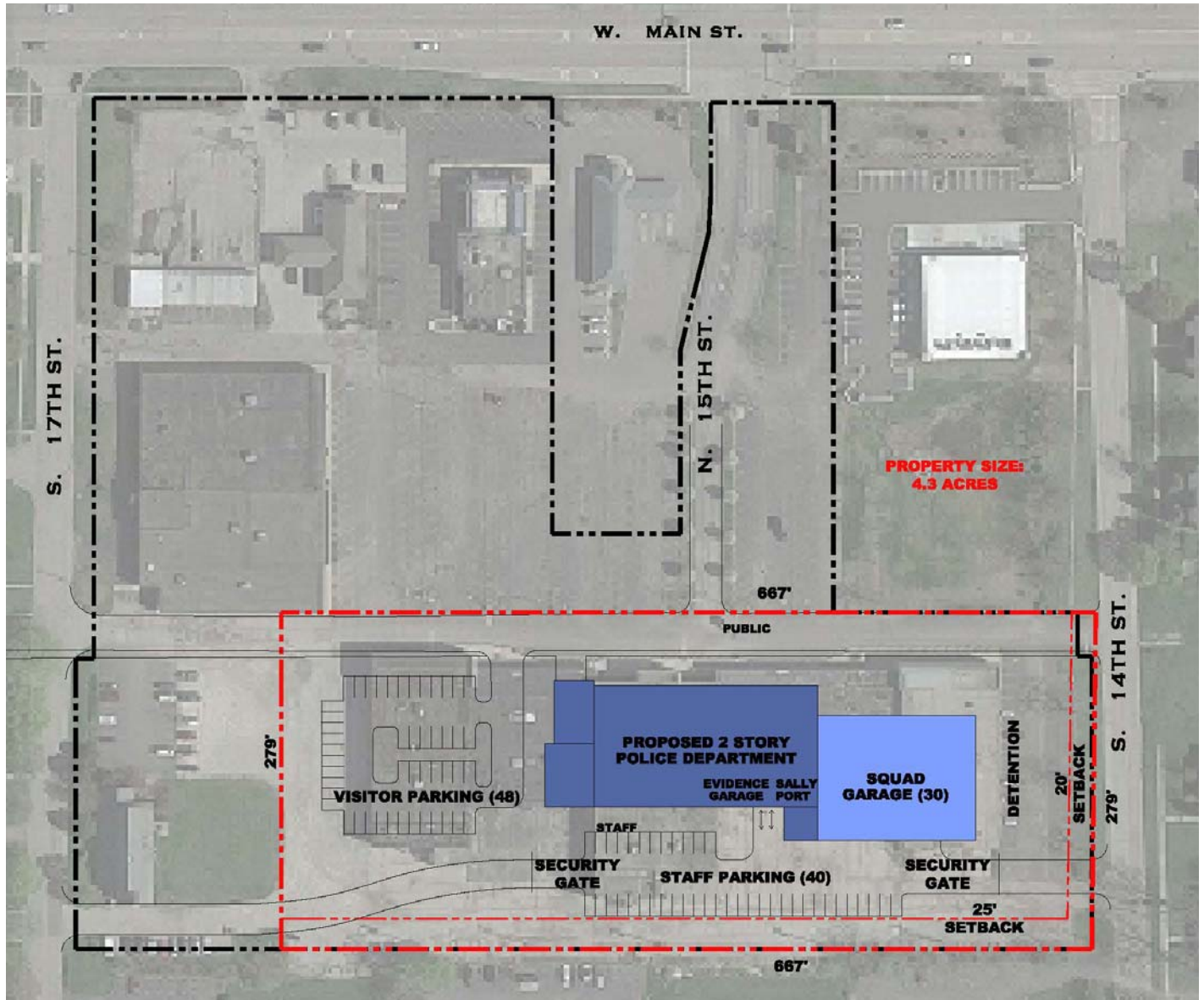
Until the Valley Shopping Center site became available, the City was looking at placing the new facility on City-owned property at Rt. 31 and Red Gate Road. At this time, there are no immediate plans for the land at Rt. 31.

Recognizing several deficiencies with the current facility, in 2015 the City Council directed the police and public works staffs to review the structure, site, and operational needs of the Police Department. The results showed replacing the current aging facility with a newly built structure on an alternate site was the best long-term option.

Funding for the new facility will come from both City funds and a 20-year bond issue. It will take 2 to 3 years to design and build the new police station.

For more information, contact Mark Koenen, City Administrator, at 630.377.4422.

**Site Plan for the New St. Charles Police Station**



***About the City of St. Charles***

City of St. Charles Mission: *Heritage. Community. Service. Opportunity.* Friendly neighborhoods, unique architecture, beautiful parks, cultural amenities and innovative schools have earned St. Charles its reputation as the Pride of the Fox. Located in both DuPage and Kane counties, the City of St. Charles is 35 miles west of downtown Chicago, and has a population of approximately 33,000. Over 2,100 businesses, consisting of a balanced mix of retailers, restaurants and manufacturing facilities, employ more than 18,000 people. The City of St. Charles was named the #1 City for Families by *Family Circle*® magazine in 2011; one of the “150 Great Places in Illinois,” by the AIA Illinois; and one of the “Top 10 Towns To Live In” by *West Suburban Living* magazine. [www.stcharlesil.gov](http://www.stcharlesil.gov)

###



**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:	Valley Shopping Center
Project Number:	2017-PR-013
Application Number:	2017-AP-030



*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:	1415-1405, 1425, 1415, 1545 W MAIN ST	
	Parcel Number (s):	09-33-126-020, 024, 025, 026 & 028	
	Proposed Subdivision Name:	VALLEY SHOPPING CENTER RESUBDIVISION	
<b>2. Applicant Information:</b>	Name	AMANDA L. PANDERO/PLANK ROAD, LLC	Phone 708 576-7148
	Address	% FIRST MIDWEST BANK 7800 W. 95TH ST HICKORY HILLS, IL 60457	Fax
			Email AMANDA.PANDERO@FIRSTMIDWEST.COM
<b>3. Record Owner Information:</b>	Name	PLANK ROAD, LLC	Phone
	Address	% FIRST MIDWEST BANK 7800 W 95TH ST HICKORY HILLS, IL 60457	Fax
		ATTN: AMANDA L. PANDERO	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:**



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

STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, Mary Brown, being first duly sworn on oath depose and say that I am  
an officer  
Manager of FLANK ROAD, LLC, an Illinois Limited Liability

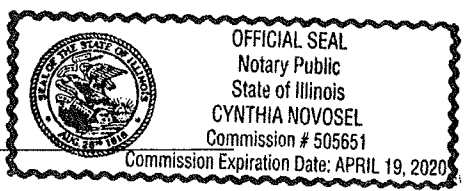
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

First Midwest Bank \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: Mary B., ~~Manager~~ Vice President

Subscribed and Sworn before me this 25<sup>TH</sup> day of  
August, 20 17.

Cynthia Novosel  
Notary Public



# VALLEY SHOPPING CENTER RESUBDIVISION

## LEGAL DESCRIPTION:

### PARCEL 1:

LOTS 2 AND 3 IN VALLEY SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 2012 AS DOCUMENT NO. 2012081127, KANE COUNTY, ILLINOIS.

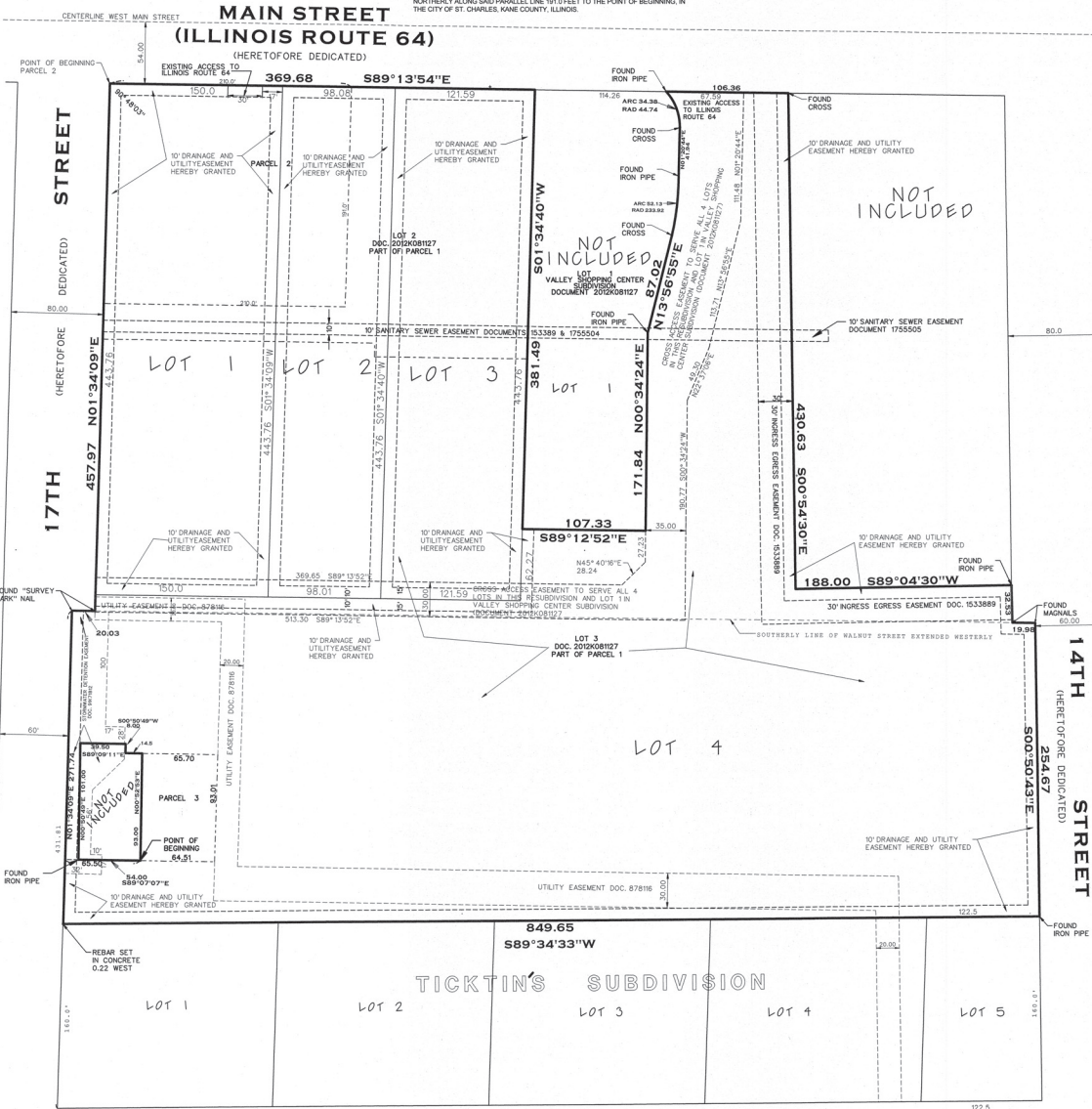
### PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF EVERGREEN ADDITION TO THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID EVERGREEN ADDITION, BEING A WESTERLY LINE OF FOURTEENTH STREET 60 FEET TO THE WESTERLY LINE OF INDIANA STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID INDIANA STREET FORMING AN ANGLE OF 89 DEGREES 59 MINUTES 40 SECONDS WITH THE WESTERLY LINE OF SAID FOURTEENTH STREET MEASURED COUNTER-CLOCKWISE THEREFROM 807.24 FEET TO A LINE DRAWN PARALLEL WITH AND 40 FEET EASTERLY OF THE EASTERLY LINE MEASURED AT RIGHT ANGLES THEREOF TO BLOCK 7, FAIRVIEW PLAZA, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG SAID PARALLEL LINE FORMING AN ANGLE OF 87 DEGREES 50 MINUTES 40 SECONDS WITH THE NORTHERLY LINE OF SAID INDIANA STREET MEASURED COUNTER-CLOCKWISE THEREFROM 631.81 FEET TO THE SOUTHERLY LINE EXTENDED WESTERLY OF WALNUT STREET THENCE EASTERLY ALONG SAID COURSE MEASURED COUNTER-CLOCKWISE THEREFROM 59 FEET 00 INCHES 17 SECONDS WITH THE LAST DESCRIBED COURSE MEASURED AT RIGHT ANGLES THEREOF TO A LINE DRAWN PARALLEL WITH AND 40 FEET EASTERLY OF THE EASTERLY LINE MEASURED AT RIGHT ANGLES THEREOF TO SAID BLOCK 7; THENCE NORTHERLY ALONG SAID PARALLEL LINE WITH AND 40 FEET EASTERLY OF THE EASTERLY LINE MEASURED AT RIGHT ANGLES THEREOF TO SAID BLOCK 7 FORMING AN ANGLE OF 80 DEGREES 51 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE MEASURED COUNTER-CLOCKWISE THEREFROM 97 FEET 04 INCHES DRAWN PARALLEL WITH AND 54 FEET SOUTHERLY OF THE CENTER LINE MEASURED AT RIGHT ANGLES THEREOF TO WEST MAIN STREET (ILLINOIS STATE ROUTE 64) FOR A POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF SAID MAIN STREET FORMING AN ANGLE OF 90 DEGREES 44 MINUTES 34 SECONDS WITH THE LAST DESCRIBED COURSE MEASURED COUNTER-CLOCKWISE THEREFROM 710.00 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK FORMING AN ANGLE OF 89 DEGREES 11 MINUTES 26 SECONDS WITH THE LAST DESCRIBED COURSE MEASURED COUNTER-CLOCKWISE THEREFROM 191 FEET; THENCE WESTERLY PARALLEL WITH SAID CENTER LINE 210 FEET TO A LINE DRAWN PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 7 FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 191.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

### PARCEL 3:

WEST PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF INDIANA STREET WITH A LINE DRAWN PARALLEL WITH AND 40 FEET EASTERLY OF THE EAST LINE (MEASURED AT RIGHT ANGLES THEREOF) OF BLOCK 7, FAIRVIEW PLAZA, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG SAID PARALLEL LINE 216.00 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 80°44'03" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 55.30 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 31.0 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 65.70 FEET TO A LINE DRAWN PARALLEL WITH AND 40 FEET EASTERLY OF SAID EAST LINE (MEASURED AT RIGHT ANGLES THEREOF); THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 89°15'57" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 93.01 FEET TO A LINE DRAWN PARALLEL WITH THE LAST DESCRIBED COURSE FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE FORMING AN ANGLE OF 80°44'03" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 44.31 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

NOTE: THERE SHALL BE ONE DIRECT ACCESS TO ILLINOIS ROUTE 64 FROM LOT 4 AND ONE DIRECT ACCESS TO ILLINOIS ROUTE 64 FROM LOT 1 IN THIS RESUBDIVISION.



STATE OF ILLINOIS  
COUNTY OF DUKE SS  
THIS IS TO CERTIFY THAT WEBSTER, MCGRATH AND AHLBERG, LTD. HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREINAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONE X UNSHEDD, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR KANE COUNTY AND INCORPORATED AREAS, ILLINOIS, COMMUNITY PANEL NUMBER 17089C0202H, DATED AUGUST 3, 2009.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

WEBSTER, MCGRATH AND AHLBERG, LTD.

BY: \_\_\_\_\_  
ILLINOIS LAND SURVEYOR NO. \_\_\_\_\_  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018  
307 S. MAPLEVILLE STREET  
WHEATON, ILLINOIS 60187  
(630) 868-7803

ALL EASEMENTS AND BUILDING LINES ON LOTS 2 AND 3 IN THE FINAL PLAT OF VALLEY SHOPPING CENTER SUBDIVISION, RECORDED NOVEMBER 19, 2012 AS DOCUMENT 2012081127 WHICH WERE GRANTED BY SAID FINAL PLAT ARE TO BE ABROGATED BY A SEPARATE DOCUMENT.

Rev.	Date	Description	By

**VALLEY SHOPPING CENTER RESUBDIVISION**

LOCATION: 14TH AND MAIN STREET ST. CHARLES, ILLINOIS

PREPARED FOR: SYNERGY PROPERTY HOLDINGS ONE PIERCE PLACE TAZGA ILKIDS 630-875-7466

**WEBSTER, MCGRATH & AHLBERG LTD.**

JOB # 44008 DATE 11-7-2017 SCALE 1"=50'

LAND SURVEYOR: TERRY MCGRATH, LICENSED PROFESSIONAL ARCHITECTURE SURV. GA DRAWN: GA DESIGN: GA

Over a Century of Service to our Clients

207 South Naperville Road Wheaton, Illinois 60187 (630) 868-7803 www.wmbl.com Design Email: terry@wmbl.com

FILE # 33-40-8 KANE COUNTY RESUBDIVISION SHEET # 1 of 2

# VALLEY SHOPPING CENTER RESUBDIVISION



### OWNER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN LIMITS OF SCHOOL DISTRICT 303.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

### KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF KANE) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK AS DOCUMENT NUMBER \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

### NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF KANE) SS

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR A SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC \_\_\_\_\_

### DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF KANE) SS

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.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_

### CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS  
COUNTY OF KANE) SS

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.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COLLECTOR OF SPECIAL ASSESSMENTS \_\_\_\_\_

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF KANE) SS

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID 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 AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

### IDOT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

REGION ONE ENGINEER, DEPUTY DIRECTOR OF HIGHWAYS \_\_\_\_\_

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF KANE) SS

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS \_\_\_\_\_

MAYOR  
ATTEST:  
CITY CLERK \_\_\_\_\_

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS  
CITY OF ST. CHARLES) SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

CITY OF ST. CHARLES PLAN COMMISSION \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

Rev	Date	Description	By
<p align="center"><b>VALLEY SHOPPING CENTER RESUBDIVISION</b></p> <p>LOCATION: 14TH AND MAIN STREET ST. CHARLES, ILLINOIS</p> <p>PREPARED FOR: SYNERGY PROPERTY HOLDINGS ONE PIERCE PLACE ITALA, ILLINOIS 630-875-7456</p> <p><b>WEBSTER, McGRATH &amp; AHLBERG LTD.</b></p> <p align="center"><b>WMA</b></p> <p align="center">LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE</p> <p align="center"><i>Over a Century of Service to our Clients</i></p> <p align="center">207 South Noyes Rd. Wheaton, Illinois 60187 Tel: (630) 958-7600 Fax: (630) 958-7601 Chicago Area License No. 184-003101</p>			
JOB #	DATE	SCALE	
44008	11-7-2017	1"=50'	
SURV	DRAWN	GA	DESIGN
GA	GA	GA	
FILE #	33-40-8 KANE COUNTY RESUBDIVISION	SHEET #	2 of 2

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