	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:		Burger King Addition Subdivision	
	City Staff:		Russell Colby, Community Development Div. Manager	
	PUBLIC HEARING			MEETING 9/4/18
APPLICATIONS:		Minor Subdivision - Final Plat		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Memo		Final Plat		
Application		Current site plan		
SUMMARY:				
<p>In 2009, the City approved Ordinance #2009-Z-14, granting PUD Preliminary Plan approval for the development of a Burger King restaurant with drive-through and a multi-tenant retail building on an outlot parcel located in front of the Lowes store, at the northwest corner of Randall and Bricher Roads. The property is located within the Meijer PUD and is subject to the development standards in the Meijer PUD Ordinance #1999-M-24.</p> <p>The Burger King and retail buildings were constructed on a single lot 1.6 acre lot. This complies with the Meijer PUD zoning standards, which lists no minimum lot size.</p> <p>The Lannert Group, on behalf of the owners, Gill Properties LLC, has submitted an application for Minor Subdivision – Final Plat in order to subdivide the property into individual lots for the two buildings.</p>				
SUGGESTED ACTION:				
<p>Review the Final Plat of Subdivision.</p> <p>Staff has found the application materials to be complete and the Final Plat to be in compliance with applicable PUD ordinance standards, subject to revisions noted in the Staff Memo.</p> <p>Staff recommends approval of the Final Plat of Subdivision, subject to resolution of any staff comments prior to City Council action.</p>				
INFO / PROCEDURE ON APPLICATIONS:				
<ul style="list-style-type: none"> • 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

Phone: (630) 377-4443



STAFF MEMO

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

FROM: Russell Colby, Community Development Division Manager

RE: Burger King Addition Resubdivision

DATE: August 31, 2018

I. APPLICATION INFORMATION:

Project Name: Burger King Addition Subdivision

Applicant: The Lannert Group

Purpose: Resubdivide into two parcels (one for each building)



II. BACKGROUND

In 2009, the City approved Ordinance #2009-Z-14, granting PUD Preliminary Plan approval for the development of a Burger King restaurant with drive-through and a multi-tenant retail building on an outlot parcel located in front of the Lowes store, at the northwest corner of Randall and Bricher Roads. The property is located within the Meijer PUD and is subject to the development standards in the Meijer PUD Ordinance #1999-M-24.

The Burger King and retail buildings were constructed on a single lot 1.6 acre lot. This complies with the Meijer PUD zoning standards, which lists no minimum lot size.

The Lannert Group, on behalf of the owners, Gill Properties LLC, has submitted an application for Minor Subdivision – Final Plat in order to subdivide the property into individual lots for the two buildings.

III. ANALYSIS

Zoning Review

Staff has reviewed the Final Plat for compliance with the applicable PUD requirements. The proposed lots comply with all PUD requirements as listed below. Additional information is needed to verify if the parking provided per lot meets the minimum standard, as noted in the table.

Requirement	PUD Standards- Ord. 1999-M-24	Lot 1 Multi-tenant building	Lot 2 Burger King
Lot Area	None	27,760 sf	41,933 sf
Lot Width	None	156.52 ft.	207 ft.
Building Setbacks:	-	-	
<i>Front (Randall Road)</i>	50 ft.	73 ft.	50 ft.
<i>Interior Side (north, south)</i>	5 ft.	10 ft. north 40 ft. south	38 ft. north 70 ft. south
<i>Rear (west)</i>	20 ft.	70 ft.	75 ft.
Parking/Paving Setbacks:			
<i>Front</i>	50 ft.	50 ft.	50 ft.
<i>Interior Side</i>	5 ft. if provided	0 ft.	0 ft.
<i>Rear</i>	None	6.75 ft.	8 ft.
Building Coverage (FAR)	0.300	0.23	.07
Parking Requirement (Restaurant)	15 per 1000 sf. net floor area	24*	
Parking Requirement (Multi-Tenant Building)	5 per 1000 sf. net floor area		31*

*Note: As constructed, the development met the applicable PUD requirements based on the total parking provided. Because the calculation is based on net floor area, the actual required parking assigned to each building is undetermined, without reviewing the current floor plan of each building.

Subdivision Plat

Staff has reviewed the Subdivision Plat for compliance with City Code and offers the following comments that will need to be addressed before City Council action:

1. The “Access and Utility Easement” that follows the common lot line needs to be expanded to 24 ft. to cover the entire width of the drive aisle. Easement language needs to be added to grant cross access between the two lots.
2. The amount of parking on the Burger King lot (Lot 2) may not meet the minimum parking requirement for the restaurant use. Staff recommends that a shared parking easement be established over the 8 parking spaces along the shared access drive, or alternately, granting of a shared parking easement over the entirety of both lots.
3. A duplicate owner and notary signature block is shown; only a single signature block is required.
4. A signature block for the Director of Community & Economic Development needs to be added.
5. A signature block needs to be added for the Kane County Department of Transportation, which has jurisdiction over Randall Road.
6. A Mortgagee’s signature may need to be added, if applicable.

IV. 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 applicable PUD ordinance standards, subject to revisions noted above.

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

CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

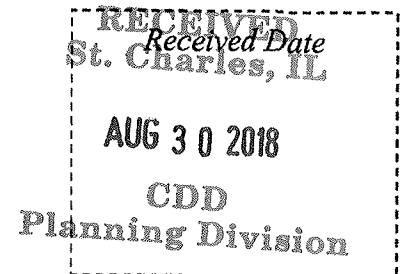
MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use

Project Name: BURGER KING ADDITION

Project Number: 2009 -PR- 001

Application Number: 2018 -AP- 033



Per City Code Section 16.04.04, a Minor Subdivision must meet the following criteria:

1) Compliance with subdivision design standards in the City Code; 2) No more than 4 lots; 3) No public utility extensions or new streets are required to serve the subdivision; 4) no stormwater detention is required to serve the subdivision; 5) all lots meet minimum zoning standards.

Complete this application and submit it with all required attachments to the Planning Division. When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

1. Property Information:	Location: <u>BERGER KING PARCEL ON RANDAL & BRICHER R.D</u>	
	Parcel Number (s): <u>SECTION 32 TOWNSHIP 40 N RANGE 6 E</u> <u>0509 RANDAL ROAD</u>	
	Proposed Subdivision Name:	
2. Applicant Information:	Name: <u>THE LANNERT GROUP</u>	Phone: <u>630-208-8088</u>
	Address: <u>215 FULTON ST</u> <u>GENEVA IL 60134</u>	Fax: <u>630-208-8050</u>
		Email: <u>TLG@LANNERT.COM</u>
3. Record Owner Information:	Name: <u>GILL PROPERTIES LLC 17522</u>	Phone: <u> </u>
	Address: <u>1750 EXECUTIVE PLACE SUITE</u> <u>GENEVA IL 60134 402</u>	Fax: <u> </u>
		Email: <u> </u>

Attachment Checklist:

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

✕ APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

✕ REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

✕ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

✕ PROOF OF OWNERSHIP:

Submit one of the following:

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

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

✕ PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

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

✕ SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

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

□ PARK AND SCHOOL LAND/CASH WORKSHEETS: N . A .

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: N . A .

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

□ COPIES OF THIRD PARTY PERMIT/APPROVALS N . A .

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

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner

Date

Applicant or Authorized Agent

Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

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

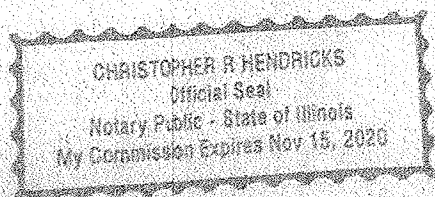
WILLIAM L. GILL

ALAN L. GILL

By: WILLIAM L. GILL, Manager

Subscribed and Sworn before me this 9th day of
AUGUST, 20 18.

Chris L. Hendricks
Notary Public



Burger King Addition
City of St. Charles Kane County Illinois

A Resubdivision of Lot 1 of Resubdivision #1 of the Resubdivision of Meijer
 #128 Subdivision, recorded September 18, 2002 as Document 2002K115360,
 in Section 32, Township 40 North, Range 8 East of the Third Principal
 Meridian, in the City of St. Charles, Kane County, Illinois.

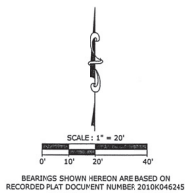
PARCEL INDEX NUMBER
 09-32-476-007

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

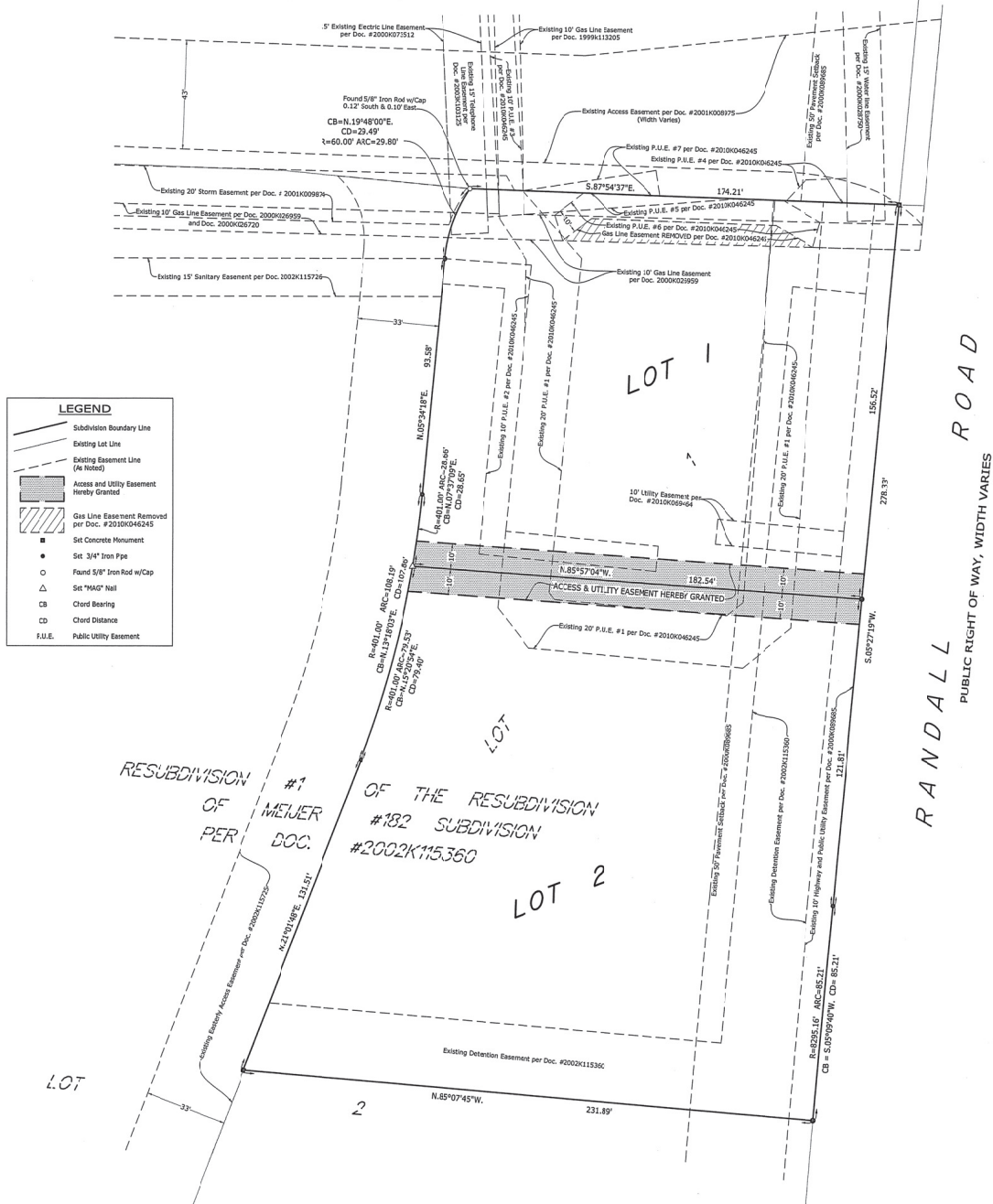
(PRINT NAME)

(ADDRESS)

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



Lot 1
Resubdivision #2 of the Resubdivision of Meijer #182 Subdivision
per Doc. #2002K115360



LEGEND

	Subdivision Boundary Line
	Existing Lot Line
	Existing Easement Line (A's Notes)
	Access and Utility Easement Herby Granted
	Gas Line Easement Removed per Doc. #2010K046245
	Set Concrete Monument
	Set 3/4" Iron Pipe
	Found 5/8" Iron Rod w/Cap
	Set "MAG" Nail
	Chord Bearing
	Chord Distance
	Public Utility Easement

RESUBDIVISION #1 OF MEIJER
 OF THE RESUBDIVISION #182 SUBDIVISION
 PER DOC. #2002K115360

AREA TABLE
 (MORE OR LESS)

Lot 1 = 27,760.35 Square Feet
Lot 2 = 41,933.35 Square Feet
TOTAL AREA OF SUBDIVISION 69,694.70 SQ. FT. OR 1.600 ACRES

NOTES
 All measurements are shown in feet and decimal parts thereof.
 Dimensions enclosed with () are record data. All other dimensions are measured or record equals measured.



PREPARED BY:
ASMC
 ASH Consultants, Inc.
 16 E. Wilson St., Suite 111, 60110
 Tel (630) 879-0200 Fax (630) 454-3774
 asmcinfo@asmc.com
 Professional Design Firm #156-00014 expires 4/30/2019

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

Burger King Addition
City of St. Charles Kane County Illinois

A Resubdivision of Lot 1 of Resubdivision #1 of the Resubdivision of Meijer
#128 Subdivision, recorded September 18, 2002 as Document 2002K115360,
in Section 32, Township 40 North, Range 8 East of the Third Principal
Meridian, in the City of St. Charles, Kane County, Illinois.

OWNER'S CERTIFICATE OF LOT 1 IN THE RESUBDIVISION #1 OF THE RESUBDIVISION OF MEIJER #128 PER DOCUMENT #2002K115360

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS / ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

GILL PROPERTIES, LLC
400 SOUTH 3RD STREET
ST. CHARLES, IL 60174

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

BY: _____ (PRINT NAME) _____ (TITLE)

(SIGNATURE) _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ WHO IS/ARE THE SAME PERSONS WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THE SAID INSTRUMENT AS THEIR/HER/THEY OWN FREE AND VOLUNTARY ACT(S) FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED, AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY CLERK _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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

CITY OF ST. CHARLES PLAN COMMISSION

PLAN COMMISSION CHAIRMAN _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT I, _____, COLLECTOR FOR THE CITY OF ST. CHARLES, FIND NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS GRANT DEFERRED INSTRUMENTS THEREOF AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE.

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

COLLECTOR CITY OF ST. CHARLES

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, COUNTY CLERK IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO UNPAID GENERAL TAXES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT KANE, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

KANE COUNTY CLERK

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK _____, P.M., AND WAS RECORDED IN PLAT ENVELOPE NO. _____.

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT I, CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

A RESUBDIVISION OF LOT 1 OF RESUBDIVISION #1 RECORDED SEPTEMBER 18, 2002 AS DOCUMENT 2002K115360 OF THE RESUBDIVISION OF MEIJER #128 SUBDIVISION IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND PLAT. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE DESCRIBED PROPERTY LIES WITHIN ZONE X, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. CHARLES, ILLINOIS COMMUNITY PANEL NUMBER 17320 02M H, THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 1709020AH, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT THE FOREGOING DESCRIBED TRACT IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-00377

LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM LICENSE NO. 184-006014

LICENSE EXPIRES APRIL 30, 2019



PUBLIC UTILITY EASEMENT PROVISIONS:

A PERMANENT, NON-EXCLUSIVE EASEMENT WITHIN THE AREA SHOWN BY BOLD DASHED LINES AND DOTTED HATCH ON THE PLAT HEREON DRAWN AND MARKED "ACCESS AND UTILITY EASEMENT" IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THE EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON, AMETECH AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, IMPROVING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING UNDERGROUND ELECTRIC, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGEWAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BURIED ROADS AND WITHOUT LIMITATIONS 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 (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEE'S"). THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEE(S) TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS, OR WITHOUT LIMITATION, UTILITY INSTALLATIONS 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(S) 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. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS, WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATION 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 LINES.



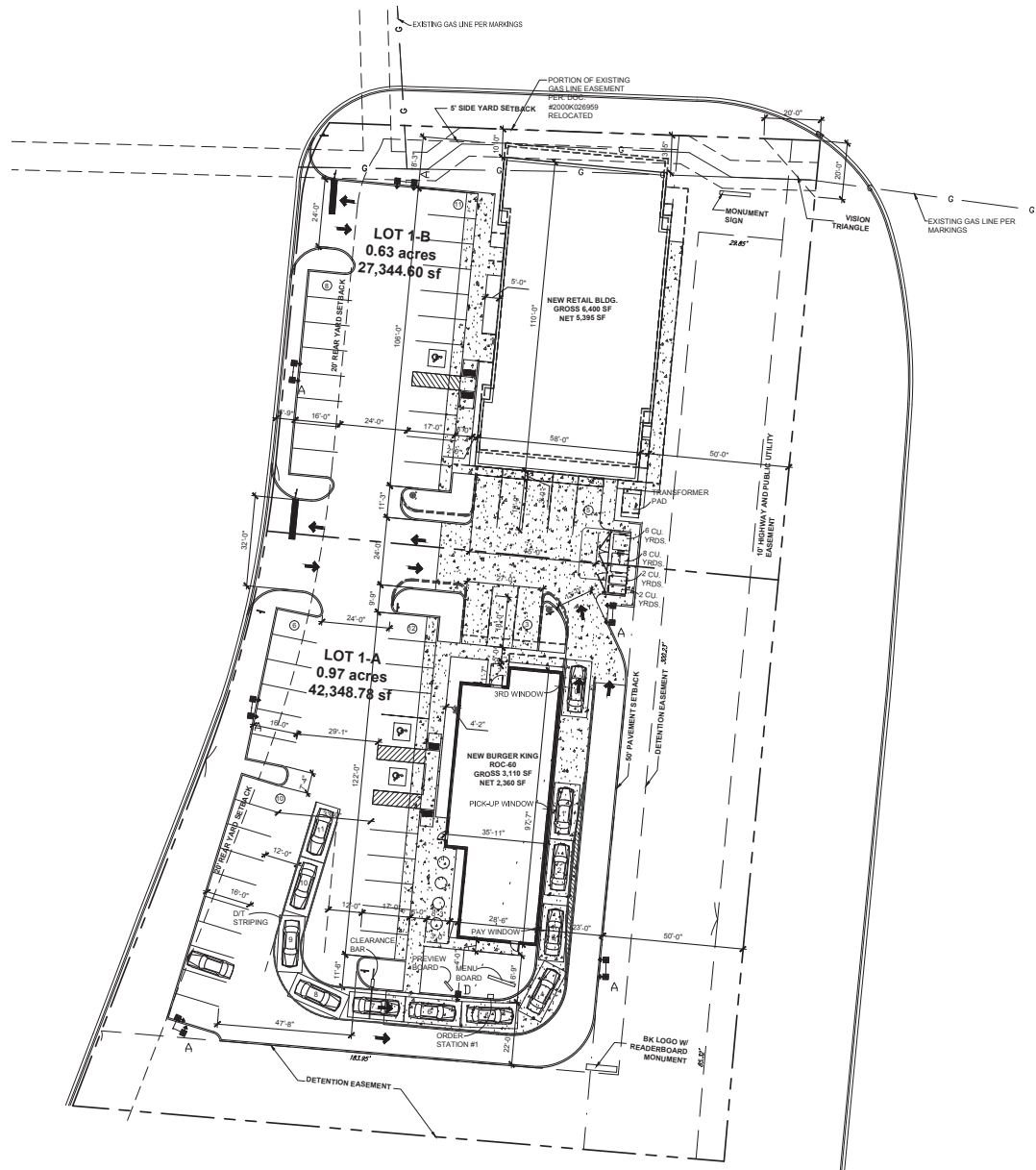
PREPARED BY:

ASMC

ASM Consultants, Inc.
16 E Wilson St., Batavia IL 60510
Tel (330) 879-0210 Fax (330) 454-3774
advancem@asmc.com
Professional Design Firm 184-006014 expires 4/30/2019

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ASN 331007-SUB
Page 2 of 2



=====
PREVIOUSLY
PROPOSED
BUILDING & CURB
LOCATIONS

A SITE PLAN
A001 SCALE: 1" = 20'-0" (24x36 SHEET)

NOT FOR CONSTRUCTION

DATE:		08-31-09	
SCALE:		AS SHOWN	
DRAWN:		TS	
CHECK:		TT	
JOB:		D08228	
SHEET:		A001	
SITE PLAN		Gill Management, INC.	
BRICHER CROSSING ST. CHARLES, ILLINOIS NWC BRICHER RD. & RANDALL RD.			
CORPORATE DESIGN + DEVELOPMENT GROUP, LLC 1001 W. MONROE STREET, SUITE 1010 CHICAGO, ILLINOIS 60604 TEL: 312.467.1000 FAX: 312.467.1001 WWW.CORPORATEDESIGN.COM		NO.	
REVISIONS		DATE	
Submit for Permit Review		10-10-09	
RT		RT	