



Staff Report

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

FROM: Russell Colby
Assistant Director of Community & Economic Development

RE: McGrath Commerce Center Concept Plan

DATE: December 31, 2020

I. APPLICATION INFORMATION:

Project Name: McGrath Commerce Center

Applicant: 4075 E Main, LLC (Gary McGrath)

Purpose: Concept Plan for Auto dealerships and commercial development

General Information:		
Site Information		
Location	Former Pheasant Run Mega center (4075 E. Main St.) and Maintenance Facility	
Acres	21 acres	
Application:	Concept Plan	
Applicable City Code Sections	Title 17, Chapter 17.04 - Concept Plan Review Title 17, Chapter 17.14 - Business and Mixed Use Districts	
Existing Conditions		
Land Use	Former exposition center and resort/golf course maintenance facility	
Zoning	BR Regional Business District, Special Use for Golf Course	
Zoning Summary		
North	BR Regional Business District	Vacant lot, Natural Gas Pipeline facility, Public Storage, Classics and Custom Auto
East	City of West Chicago (DuPage Airport Authority)	Golf driving range and Airport
South	BR Regional Business District (DuPage Airport Authority)	Golf Course
West	BR Regional Business District	Former Pheasant Run resort complex
Comprehensive Plan Designation		
Corridor and Regional Commercial and Open Space (Golf Course property)		

Aerial Photograph



Zoning Map



II. PROJECT OVERVIEW:

BACKGROUND

The subject property is a portion of the former Pheasant Run Resort complex that includes the Mega Center building, large parking field east of the Mega Center, and the resort/golf course maintenance facility at the far east end of the property. The Concept Plan comprises nearly 21 acres and is made up of two parcels:

- Lot 1 of the Pheasant Run Resort Subdivision (approved/subdivided in 2020), 12 acres
- Maintenance facility, 8 acres

The Concept Plan has been submitted by 4075 Main, LLC, represented by Gary McGrath. McGrath owns Lot 1 (Mega Center) and is under contract to purchase the maintenance facility from the DuPage Airport Authority, which owns the golf course property. (The remainder of the resort complex to the west is under separate ownership.)

The proposal is to develop the property into up to 1 or more motor vehicle sales dealerships and/or other commercial uses in a coordinated manner with shared access and site layout. Three development components are anticipated:

- Parcel 1: Expand and renovate the Mega Center and adjacent parking field for McGrath Honda of St. Charles (relocating from 1411 E. Main St.)
- Parcel 2: Additional auto dealership
- Parcel 3: Additional auto dealership or other commercial use

CONCEPT PLAN REVIEW PROCESS

The proposed land uses are already permitted under the existing zoning. However, the applicant anticipates requesting a Planned Unit Development (PUD) for the project. A Concept Plan review is required prior to applying to establish a new PUD.

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 OF PLANS

COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the developed portions of the former Pheasant Run resort as “Corridor/ Regional Commercial” and the Golf Course as “Open Space”.

Corridor/Regional Business land use is described as follows:

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on customer base that extends beyond 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.” (pg. 39)

The subject property is located at the edge of the East Gateway Sub Area, which lists the following goals and objectives:

Subarea Goals

The East Gateway subarea represents a unique opportunity for economic development, revitalization and stabilization with for a specific context within the City of St. Charles. The overall vision for the subarea includes the following:

- *Revitalization of the Subarea’s retail areas that maximizes the locational assets within this area of the City.*
- *Improved connectivity and circulation within the Subarea providing logical and efficient connections between compatible uses.*
- *Better separation of incompatible land uses to protect residential neighborhoods while at the same time help define the City’s business areas.*
- *Attractive streets and sites to distinguish this Subarea and key corridors from neighboring communities.*
- *A mix of uses that that help diversify the City’s economy and provide places to live, work, and shop.*

Subarea Objectives

- *Improve the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community’s identity and appearance through installation of streetscaping, wayfinding and gateway elements.*
- *Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area.*
- *Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.*
- *Preserve surrounding neighborhoods through the use of screening, buffering, and better separation from commercial development.*
- *Create market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.*
- *Reposition the Charlestowne Mall site to foster its renaissance or its redevelopment.*
- *Enhance the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and attractive building design and materials.*

ZONING

The property is currently located in the BR Regional Business zoning district. The purpose statement of the BR District:

“The purpose of the BR Regional Business District is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City’s Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.”

BR Regional Business District is the most intensive business district in the City and permits all motor vehicle related uses, including Motor Vehicle Sales and Leasing Establishments, and a wide range of other retail and service uses.

PUD CONCEPT

The Zoning Ordinance identifies purposes for a PUD. This project likely meets one or more of the purposes listed below, particularly items 5 and 6 below.

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.*

Additionally, McGrath may be willing to provide a location for a gateway entry feature at the northeast corner of the property. The City has been interested in establishing signage and potentially other gateway elements in the general area as the main entrance into St. Charles from the east. The PUD would offer flexibility to consider a unique design with community signage.

PUD ZONING DEVIATIONS

Although not yet defined, deviations from the standard Zoning Ordinance requirements are likely to be requested for the following:

- Main Street/Rt. 64 front yard setback for parking/paving/vehicle display: 15 ft. proposed, vs. 10 ft. required for repaving existing non-conforming lots or 20 ft. for new parking lots
- Reduced rear yard setback for the Mega Center portion of the site (due to limitation on the buildable area resulting from high pressure gas main easements crossing the site running north-south, immediately east of the Mega Center building)
- Signage, in order to permit larger/taller freestanding signs for the auto dealerships (signs more comparable to a shopping center)
- Modifications to Landscaping requirements, to maintain vehicle display visibility on the Main Street frontage and reduce or modify landscaping internal to the large vehicle display/storage lots.
- Community gateway signage (To be determined in coordination with the City)

SITE ACCESS

Access to the property is provided from IL Route 64/Main St. IL Route 64 is under the jurisdiction of the Illinois Department of Transportation.

- Full access is limited to the signalized intersection at the northwest corner of the property. This intersection serves as the main entrance to the entire Pheasant Run Resort subdivision.
- A private north-south roadway is planned to extend from the signalized intersection south along the west property line of the Mega Center. This roadway would provide a future access for the golf course property to the south.
- Cross access is shown across the property.
- A Right-in/Right-out access exists on Lot 1. A new additional Right-in/Right-out access point is proposed further to the east.
- IDOT will need to review any changes to Rt. 64 access and sign any Plat of Subdivision of the property.

This property is at the east end of the City's pedestrian circulation system and may be adequately served by interconnecting to the existing crosswalk at the Rt. 64 signalized intersection and any future sidewalk connections to the west across the resort property. Property to the east is part of the DuPage Airport and no sidewalks exist.

UTILITY SYSTEM

The former Pheasant Run Resort complex is served by a mix of private and public utilities. Most of the on-site utility systems are private and outdated and require upgrade or replacement to service multiple building lots.

Utility systems upgrades are planned to commence in 2021 in connection with the Pheasant Run Resort Subdivision improvements and the utilities necessary to serve the planned McGrath Honda dealership. These include:

- A new electric distribution system extension from a pipe crossing under Route 64 midway along the site frontage.
- Watermain extensions east along the Route 64 frontage and south along the new private roadway.
- A new publicly-owned lift station to provide sanitary sewer service to the Pheasant Run Resort subdivision. A financial guarantee is posted for this subdivision improvement.

City staff is engaged in the review of utility system improvements in connection with the renovation and expansion of Mega Center building for the relocated McGrath Honda dealership. Additional utility modeling and analysis will likely be needed to determine the extent of improvements necessary for serving the entire development shown on the Concept Plan. This may require additional service capacity or main looping.

STORMWATER MANAGEMENT

An interconnected series of drainage routes and ponds exists primarily off-site on the golf course property to the south. Although these ponds provide for stormwater drainage, no formal stormwater management system exists to serve the properties.

Stormwater Management will need to be addressed with the redevelopment of each phase or parcel, depending on the extent of site disturbance and changes to the impervious surface on each lot. Stormwater Management permits will be required with redevelopment of the lots and associated drainage or stormwater easements would be provided at that time.

The Concept Plan identifies an area along rear of the development for stormwater management.

IV. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed PUD at the conclusion of the Concept Plan process, the following zoning/subdivision approvals would be necessary:

1. Special Use for PUD: To establish a PUD ordinance with unique zoning use and standards to accommodate the project (including requested PUD deviations)
2. PUD Preliminary Plan: To approve full preliminary development plans of the property, including architectural elevations, site engineering and landscape plans. (PUD Preliminary Plans are required for at least 1/3 of the property- This would most

likely be the Honda/Mega Center development. A sketch plan can be provided to depict the conceptual layout of the remainder of the site.)

3. Final Plat of Subdivision: To plat and/or re-plat the property as necessary. At a minimum, the eastern golf course portion should be platted prior to development.

V. SUGGESTED ACTION

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

- ✓ Land use and compatibility with surrounding development.
- ✓ Site layout and access.
- ✓ The proposed Planned Unit Development (PUD) and potential deviations.
- ✓ Other suggestions/recommendations regarding future preliminary plans.

CITY OF ST. CHARLES

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

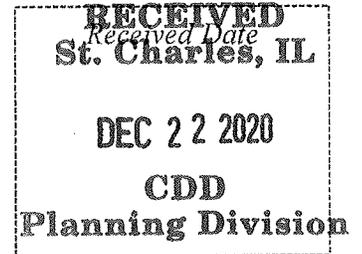


COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	McGrath Commerce Center
Project Number:	_____ -PR- _____
City view Project Number:	_____



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: 4075 East Main Street, St. Charles, IL (former Mega Center property) plus 8.6 contiguous acres to the East	
	Parcel Number (s): 01-30-300-017; 01-30-300-018; 01-30-300-019; 01-30-300-050 and 01-30-400-005 (Parcels 1 and 2) and part of 01-30-300-049 (Parcel 3)	
	Proposed Project Name: McGrath Commerce Center	
2. Applicant Information:	Name 4075 E Main, LLC (Gary D. McGrath, Manager)	Phone 630-721-9500
	Address 2020 N Randall Road Elgin, IL 60123	Fax
		Email gmcgrath@gmail.com
3. Record Owner Information:	Name <u>Same as Applicant</u>	Phone
	Address	Fax
		Email

Please check the type of application:

- XX PUD Concept Plan:** Proposed Name: McGrath Automotive Center
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: BR-Regional Business District

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

Current use of the property: Lot 1 (referred to as Parcel 1 in the Narrative): Former St. Charles Mega Center being upgraded and converted to McGrath Honda of St. Charles. Future
 Lot 2 (referred to as Parcel 2 in the Narrative): Intended for a second dealership.
 Parcel 3: Intended for a third dealership or other commercial activity.

Proposed zoning of the property: _____ PUD? PUD in the BR-Regional Business

Proposed use of the property: Automobile dealerships on Parcels 1 and 2 and possible automobile dealership or other commercial activity on Parcel 3.

Comprehensive Plan Designation: East Gateway Subarea Plan and _____

Attachment Checklist

- XX 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

XX 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.

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

XX 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.

XX 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

XX 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 NOT APPLICABLE

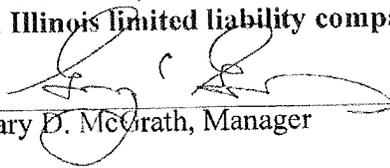
INCLUSIONARY HOUSING SUMMARY: NOT APPLICABLE

XX 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.

4075 E Main, LLC
an Illinois limited liability company


Gary D. McGrath, Manager

12/21/20
Date

NARRATIVE DESCRIPTION OF PROPOSED PUD DEVELOPMENT

PROPOSED PUD FOR MCGRATH COMMERCE CENTER

4075 E Main, LLC, an Illinois limited liability company owned by Gary D. McGrath (“**McGrath**”) has recently purchased Lot 1 in Pheasant Run Subdivision. Lot 1 is an approximate 12 acre site previously known as the “St. Charles Mega Center Site”.

McGrath, or an affiliate, also has under contract for purchase an additional approximate 8.6 acres of land immediately east of Lot 1, which it is purchasing from the DuPage Airport Authority (the “**DAA Site**”). Lot 1 and the DAA Site are contiguous and, collectively, comprise approximately 21 acres.

McGrath is, in early 2021, planning to commence construction of its new “McGrath Honda of St. Charles” facility on the approximate westerly six acres of Lot 1. This will leave the easterly approximate 6 acres of Lot 1, plus the approximate 8.6 acre DAA Site (once purchased) available for further development.

While there can be no assurance of if or when additional dealership can be brought to the remainder of the Site by McGrath, nevertheless, given McGrath’s success in the automotive business, and its ownership of multiple dealerships in Illinois and elsewhere, planning for additional dealerships or other commercial development upon the Subject Property is advisable.

Please see the attached PUD Site Plan which identifies the soon-to-be-constructed Honda site on the west 6 acres of Lot 1 (“**Parcel 1**”), the site for the second intended dealership on the east 6 acres of Lot 1 (“**Parcel 2**”), and the third dealership or commercial development on the eastern-most 8 acres (“**Parcel 3**”).

Statement of Planning Objectives to be Achieved – PUD

The subject parcels and development which, together constitute approximately 21 acres (the “Subject Property”) are or will be under a single ownership / unified control by Owner.

The proposed planned unit development (“PUD”) contemplates the unified development of a multi-dealership auto mall or other commercial uses with some degree of shared access and detention. Planning for the unified development of these three Parcels is advantageous to the City as well as the Owner (the “**PUD Project**”).

The PUD Project will promote a creative approach to site improvements, with an efficient use of the land, public utilities, street improvements and other facilities.

In sum, the proposed PUD:

- a) Advances one or more of the purposes of a PUD in the City
- b) Conforms to the requirements of the underlying zoning district, except to the extent that exceptions and deviations are noted in this Application;
- c) Conforms with the standards for a special use;

**McGrath Auto Mall
Concept Plan - Narrative**

- d) Will be beneficial to the physical development, diversity, tax base, and economic well-being of the City;
- e) Conforms to the Comprehensive Plan.

The PUD Project will satisfy the requirements of the City Code for a PUD. It will accommodate a project that incorporates valuable retail / commercial uses, and extend City via a creative approach to the development of the area. The PUD Project will be designed to create a strong sense of a place to do business.

The PUD Project will serve to re-develop an area of the City that has long remained vacant or underdeveloped, while utilizing and enhancing the existing infrastructure. This includes the electric, water, and sanitary sewer, as well as existing access points to roadways, and public transportation systems.

The proposed design of the PUD Project will also promote the economic development of the City, by including the following uses:

- The PUD will invite commercial activity along a high traffic arterial roadway, in an area currently vacant and underutilized, and will re-develop a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).

The PUD Project will generally conform to applicable codes and regulations of the underlying zoning districts, with certain exceptions or departures to be reviewed and approved through the PUD review process and as set out on the attached Zoning Compliance tables.

On the other hand, strictly conforming to the zoning requirements for the Subject Property would inhibit the creative design allowed under the PUD regulations. The PUD regulations specifically allow this PUD Project to include the following amenities:

- An interconnectivity of commercial land uses
- A creative planning of landscaping that does not work at odds with the essential nature of an automobile dealership business
- The allowance for signage that is more appropriate to an automobile dealership and that will help to enhance sales and, thus, sales tax revenue to the City
- A reduction of rear yard setback, which will allow this valuable Route 64 frontage property to fully utilize land to the economic benefit to the City and the Owner.

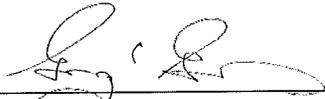
These amenities could not be incorporated into the Subject Property without the PUD approach. In sum, the proposed PUD Project will provide benefits that outweigh those that would have been realized by conforming strictly to the strict requirements of the applicable zoning regulations.

The PUD Project also conforms to the Comprehensive Plan of the City for the East Gateway Subarea.

CONCLUSION

Applicant respectfully requests that the City Plan Commission recommend for approval, and the City Council approve, its proposed PUD Concept in order to achieve the more desirable design features, the higher property values, and the greater commercial opportunities which it affords to the City.

4075 E Main, LLC

By: 

Gary D. McGrath, Manager

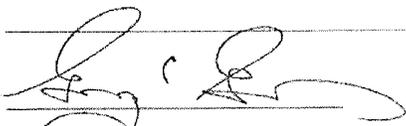
Peter C. Bazos
Bazos, Freeman, Schuster & Pope, LLC
1250 Larkin Avenue #100
Elgin, IL 60123
847.742.8800
pbazos@bazosfreeman.com

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Gary D. McGrath, being first duly sworn on oath depose and say that I am Manager of 4075 W Main, 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.:

Gary D. McGrath	100%

By: 
Gary D. McGrath, Manager

Subscribed and Sworn before me this 21st day of
December, 2020.


Notary Public

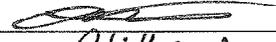


**DUPAGE AIRPORT
AUTHORITY CONSENT**

The undersigned, DuPage Airport Authority, an Illinois special district (the "DAA"), being the owner of record of the land described on Exhibit 1 attached hereto, which is under contract to be sold to McGrath Motors, Inc. ("McGrath"), and which is described in McGrath's Concept Plan Application as "Parcel 3", hereby consents to the City of St. Charles administratively processing the said Concept Application, provided that no ordinances or resolutions ~~shall~~ which are binding upon said Parcel 3 shall be enacted or adopted by the City unless and until McGrath takes title to said Parcel; 3.

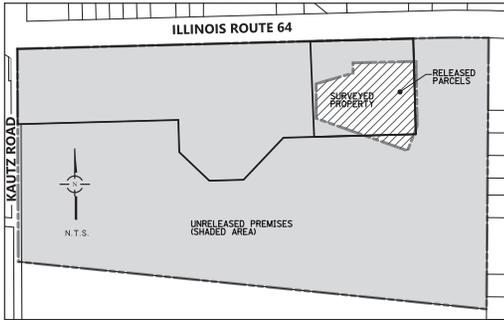
Dated: December ~~20~~21, 2020

DUPAGE AIRPORT AUTHORITY, an Illinois Special District

By: 
Name: Phillip A. Luethken
Title: General Counsel

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

EXHIBIT A - FOR DOCUMENT #1986-140509



PROPERTY DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST BEARINGS BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 1001 (ADJUSTMENT) AND NAVD88 (GEOID 1280) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 12,046.41 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN AMENDED ORDER VESTING TITLE AND SATISFACTION OF JUDGMENT RECORDED OCTOBER 5, 2017 AS DOCUMENT #2017-103029; THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 550.17 FEET TO THE NORTHWESTLY CORNER OF SAID JUDGMENT PROPERTY, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE, ILLINOIS ROUTE NO. 64; THENCE NORTH 88 DEGREES 29 MINUTES 55 SECONDS EAST ON THE SAID SOUTHERLY RIGHT-OF-WAY, 21,435.44 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 88 DEGREES 29 MINUTES 55 SECONDS EAST ON THE SAID SOUTHERLY RIGHT-OF-WAY, 753.47 FEET TO THE NORTHEAST CORNER OF SAID JUDGMENT PROPERTY; THENCE SOUTH 01 DEGREES 30 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF SAID JUDGMENT PROPERTY, 694.69 FEET TO THE SOUTHWEST CORNER OF SAID JUDGMENT PROPERTY; THENCE SOUTH 88 DEGREES 29 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID JUDGMENT PROPERTY, 743.37 FEET; THENCE NORTH 02 DEGREES 20 MINUTES 03 SECONDS WEST, 699.83 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

NOTES

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 200017480V WITH AN EFFECTIVE DATE OF JANUARY 17, 2020. BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 1001 (ADJUSTMENT) AND NAVD88 (GEOID 1280) UTILIZING ONSS EQUIPMENT AND REAL-NET CORS RTK NETWORK.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX PLANS

- 01-30-300-016 (PART OF)
- 01-30-300-017 (PART OF)
- 01-30-300-050 (PART OF)
- 01-30-300-018
- 01-30-300-019
- 01-30-300-096

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001017.

MONUMENTS FOUND AND SET ARE SHOWN HEREON, (TABLE A, ITEM 1)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL/MAP NUMBER 107430001J DATED AUGUST 1, 2013, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN "ZONE X UNSHADED" AS IDENTIFIED BY SAID F.I.R.M. MAP, (TABLE A, ITEM 3)

SURVEYED PROPERTY CONTAINS:
GROSS AREA 823493 SQUARE FEET, OR 18.023 ACRES, MORE OR LESS.
SHARED ACCESS 11,045 SQUARE FEET, OR 0.253 ACRES, MORE OR LESS.
NET AREA 532438 SQUARE FEET, OR 11.769 ACRES, MORE OR LESS.
(TABLE A, ITEM 4)

THE EXTERIOR DIMENSIONS OF THE BUILDING AT GROUND LEVEL ARE SHOWN HEREON, (TABLE A, ITEM 7A)

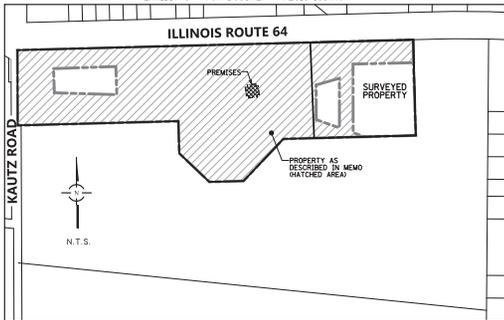
SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON, (TABLE A, ITEM 8)

THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY HAVE BEEN SHOWN HEREON AS DETERMINED BY OBSERVED EVIDENCE, A PLAT OF TOPOGRAPHY PREPARED BY MACKIE CONSULTANTS, LLC UNDER PROJECT NUMBER 2741 AND SIGNED AUGUST 27, 2016 AND EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, MUNICIPALITIES OR PROVIDED BY CLIENT, A JALIE DIO REQUEST FOR THE SITE WAS REJECTED, (TABLE A, ITEM 11)

THE NORTHWEST CORNER OF THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 2140 FEET EAST OF THE INTERSECTION OF KAUTZ ROAD AND IL ROUTE 64 NORTH AVENUE, (TABLE A, ITEM 14)

THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS, THE SURVEYED PROPERTY IS A NEWLY CONSTRUCTED BUILDING AND ASSOCIATED IMPROVEMENTS, (TABLE A, ITEM 16)

EXHIBIT B - FOR DOCUMENT #R2017-103032



TAX PLANS

- 01-30-300-016 (PART OF)
- 01-30-300-017 (PART OF)
- 01-30-300-050 (PART OF)
- 01-30-300-018
- 01-30-300-019
- 01-30-300-096

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001017.

MONUMENTS FOUND AND SET ARE SHOWN HEREON, (TABLE A, ITEM 1)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL/MAP NUMBER 107430001J DATED AUGUST 1, 2013, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN "ZONE X UNSHADED" AS IDENTIFIED BY SAID F.I.R.M. MAP, (TABLE A, ITEM 3)

SURVEYED PROPERTY CONTAINS:
GROSS AREA 823493 SQUARE FEET, OR 18.023 ACRES, MORE OR LESS.
SHARED ACCESS 11,045 SQUARE FEET, OR 0.253 ACRES, MORE OR LESS.
NET AREA 532438 SQUARE FEET, OR 11.769 ACRES, MORE OR LESS.
(TABLE A, ITEM 4)

THE EXTERIOR DIMENSIONS OF THE BUILDING AT GROUND LEVEL ARE SHOWN HEREON, (TABLE A, ITEM 7A)

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON, (TABLE A, ITEM 8)

THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY HAVE BEEN SHOWN HEREON AS DETERMINED BY OBSERVED EVIDENCE, A PLAT OF TOPOGRAPHY PREPARED BY MACKIE CONSULTANTS, LLC UNDER PROJECT NUMBER 2741 AND SIGNED AUGUST 27, 2016 AND EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, MUNICIPALITIES OR PROVIDED BY CLIENT, A JALIE DIO REQUEST FOR THE SITE WAS REJECTED, (TABLE A, ITEM 11)

THE NORTHWEST CORNER OF THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 2140 FEET EAST OF THE INTERSECTION OF KAUTZ ROAD AND IL ROUTE 64 NORTH AVENUE, (TABLE A, ITEM 14)

THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS, THE SURVEYED PROPERTY IS A NEWLY CONSTRUCTED BUILDING AND ASSOCIATED IMPROVEMENTS, (TABLE A, ITEM 16)

NOTES FROM TITLE COMMITMENT:

W 21. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN GRANT TO TEXAS ILLINOIS NATURAL GAS PIPELINE COMPANY RECORDED JUNE 18, 1991 AS DOCUMENT #6310; AMENDMENT RECORDED APRIL 22, 1991 AS DOCUMENT #39599 AND RE-RECORDED SEPTEMBER 10, 1991 AS DOCUMENT #5172; ASSIGNMENT TO PEOPLES GULF COAST NATURAL GAS PIPELINE COMPANY RECORDED DECEMBER 16, 1999 AS DOCUMENT #9045; FURTHER ASSIGNED TO NATURAL GAS PIPELINE COMPANY OF AMERICA RECORDED OCTOBER 3, 1960 AS DOCUMENT #9822; SURVEYOR'S NOTE: SAID GAS PIPELINE EASEMENT BURDENS THE SURVEYED AND OTHER PROPERTY, THE EASEMENT IS A 100-FOOT WIDE RIGHT-OF-WAY, INFORMATION FOR THE LOCATION S OF THE EASEMENT HAVE BEEN SHOWN HEREON, THE CONTENTS AS DESCRIBED IN THE DOCUMENTS AND THE 100' RIGHT OF WAY AS SHOWN ON THE PHEASANT HUN LODGE ASSESSMENT PLAT, THE LOCATION AS DEPICTED ON THE ASSESSMENT PLAT APPEAR 5 TO COINCIDE WITH THE LOCATION MARKED OUT AS PART OF THE 2006 PLAT OF TOPOGRAPHY PREPARED BY MACKIE CONSULTANTS, LLC UNDER PROJECT NUMBER 2741 AND SIGNED AUGUST 27, 2016.

F 22. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN DECLARATION OF RECIPROCAL EASEMENTS RECORDED NOVEMBER 17, 1996 AS DOCUMENT #961880N; SURVEYOR'S NOTE: SAID DECLARATION GRANTS THE FOLLOWING EASEMENTS: UTILITY EASEMENT OVER UNRELEASED PREMISES IN FAVOR OF RELEASED PARCELS; INGRESS AND EGRESS EASEMENT OVER DRIVEWAYS AND PARKING LOTS ON THE UNRELEASED PREMISES IN FAVOR OF RELEASED PARCELS; INGRESS AND EGRESS EASEMENT OVER DRIVEWAYS AND PARKING LOTS ON THE RELEASED PARCELS IN FAVOR OF UNRELEASED PREMISES; MAINTENANCE EASEMENT BENEFITTING THE RELEASED PARCELS AND THE UNRELEASED PREMISES OVER WATER, SEWER, UTILITY SERVICE, DRIVEWAY OR PARKING LOT; THE LIMITS OF THE RELEASED PARCELS AND THE UNRELEASED PREMISES HAVE BEEN SHOWN HEREON ON EXHIBIT 25.)

G 23. TERMS, CONDITIONS AND PROVISIONS OF A NOTICE OF SUPPLEMENTAL WELL RECORDED NOVEMBER 20, 2002 AS DOCUMENT #2002-31828; SURVEYOR'S NOTE: SAID NOTICE MAY BURDEN THE SURVEYED PROPERTY, THE FIN AND LEGAL LISTED ON THE NOTICE ARE BOTH NOT VALID, ITS EFFECT, IF ANY, ON THE SURVEYED PROPERTY HAS NOT BEEN DETERMINED.)

H 24. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A PERMANENT EASEMENT IN FAVOR OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 17, 2006 AS DOCUMENT #2006-12140S AND RECORDED SEPTEMBER 6, 2006 AS DOCUMENT #2006-13444; SURVEYOR'S NOTE: SAID EASEMENT BURDENS THE SURVEYED PROPERTY AND OTHER PROPERTY AS SHOWN HEREON.)

I 25. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN AN ORDER VESTING TITLE ENTERED FEBRUARY 28, 2012 IN CASE NO. 11 ED 25 GRANTING A PERPETUAL EASEMENT AND A PERMANENT EASEMENT, AND THE TERMS AND PROVISIONS THEREOF; SURVEYOR'S NOTE: SAID PERMANENT EASEMENT HAS BEEN SHOWN HEREON BASED ON A COPY OF THE FINAL JUDGMENT ORDER FOR CASE NO 11 ED 25 PROVIDED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION VIA A FIGA REQUEST.)

J 26. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A DECLARATION OF RESTRICTIVE USE COVENANT RECORDED OCTOBER 9, 2014 AS DOCUMENT #2014-10026; SURVEYOR'S NOTE: SAID AGREEMENT GRANTS ALL OF THE SURVEYED PROPERTY BUT CONTAINS NOT PLOTTABLE EASEMENT AND/OR RESTRICTIONS.)

K 27. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A RECIPROCAL DRAINAGE AND SEWER EASEMENT AGREEMENT RECORDED OCTOBER 9, 2014 AS DOCUMENT #2014-10026; SURVEYOR'S NOTE: SAID AGREEMENT GRANTS A POOL EASEMENT THAT BURDENS AND BENEFITS THE SURVEYED PROPERTY, IT HAS BEEN SHOWN HEREON.)

L 28. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A RECIPROCAL NON-EXCLUSIVE ACCESS, INGRESS AND EGRESS EASEMENT RECORDED OCTOBER 9, 2014 AS DOCUMENT #2014-10026; SURVEYOR'S NOTE: SAID EASEMENT BENEFITS AND BURDENS THE SURVEYED PROPERTY, IT IS BLANKET IN NATURE, THE LIMITS OF THE SCR ACCESS EASEMENT AND THE DAA ACCESS EASEMENT HAVE BEEN SHOWN HEREON ON EXHIBIT 30.)

M 29. LEASE MADE BY AND BETWEEN HOSTMARK INVESTORS, LP, AS AGENT OF ST. CHARLES HOTEL, LLC DBA THE PHEASANT HUN RESORT, LESSOR, AND T-MOBILE CENTRAL, LLC, LESSEE, DATED NOVEMBER 18, 2014 AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED APRIL 1, 2016 AS DOCUMENT #2016-03278; AND THE TERMS, PROVISIONS, RESTRICTIONS AND CONDITIONS CONTAINED THEREIN, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY THROUGH OR UNDER SAID LESSEE; SURVEYOR'S NOTE: SAID MEMORANDUM BURDENS ALL OF THE SURVEYED PROPERTY, IT IS BLANKET IN NATURE AND NOT PLOTTABLE.)

N 30. LEASE MADE BY AND BETWEEN SAINT CHARLES RESORT, LLC, LESSOR, AND CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS, LESSEE, DATED OCTOBER 23, 2016 AS DISCLOSED BY MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT RECORDED NOVEMBER 13, 2016 AS #2016-10046; AND THE TERMS, PROVISIONS, RESTRICTIONS AND CONDITIONS CONTAINED THEREIN, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY THROUGH OR UNDER SAID LESSEE; SURVEYOR'S NOTE: PORTIONS OF THE SURVEYED PROPERTY ARE INCLUDED IN THE LEGAL DESCRIPTION PROVIDED IN SAID DOCUMENT, HOWEVER, IT APPEARS THE PREMISES DEPICTED THEREIN AND RELATED APPURTENANCES DO NOT PHYSICALLY BURDEN THE SURVEYED PROPERTY, THE MAIN FACILITIES ARE LOCATED ON THE TOWER OF THE ADJACENT HOTEL BUILDING AND ASSOCIATED LINES RUN TO MAIN STREET WEST OF THE BUILDING TOWER, SEE DOCUMENT FOR PARTICULARS.)

STATE OF ILLINOIS)
COUNTY OF COOK)

TO: MCRATH ENTERPRISES, INC.
AND TO: SAINT CHARLES RESORT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AND TO: CHICAGO TITLE INSURANCE COMPANY
AND TO: COLE E. WENDEL, LLC, ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1-8, AND SPECIFICALLY THE NET SQUARE FEET, AS HEREIN DEFINED, TIA, TICAL, R, 14, 16 AND 20 OF THE TABLE "A" THEREOF; THE FIELDWORK WAS COMPLETED ON JANUARY 21, 2020. GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF SEPTEMBER 2020 IN ROSMONT, ILLINOIS.

Rebecca J. Porek
REBECCA J. POREK, L.S., No. 035-3642
LICENSED SURVEYOR, STATE OF ILLINOIS
RJPORCE@FACEDCONC.COM
(VALID ONLY IF EMBOSSED SEAL AFFIXED)



REVISIONS: 02/12/2020 08/29/2020	THE ENGINEER'S SEAL	CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 02/07/2020 JOB NO.: 9358.02 FILENAME: 2352.REALTY-11 SHEET 2 OF 2
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4900, Fax: (847) 696-4065			

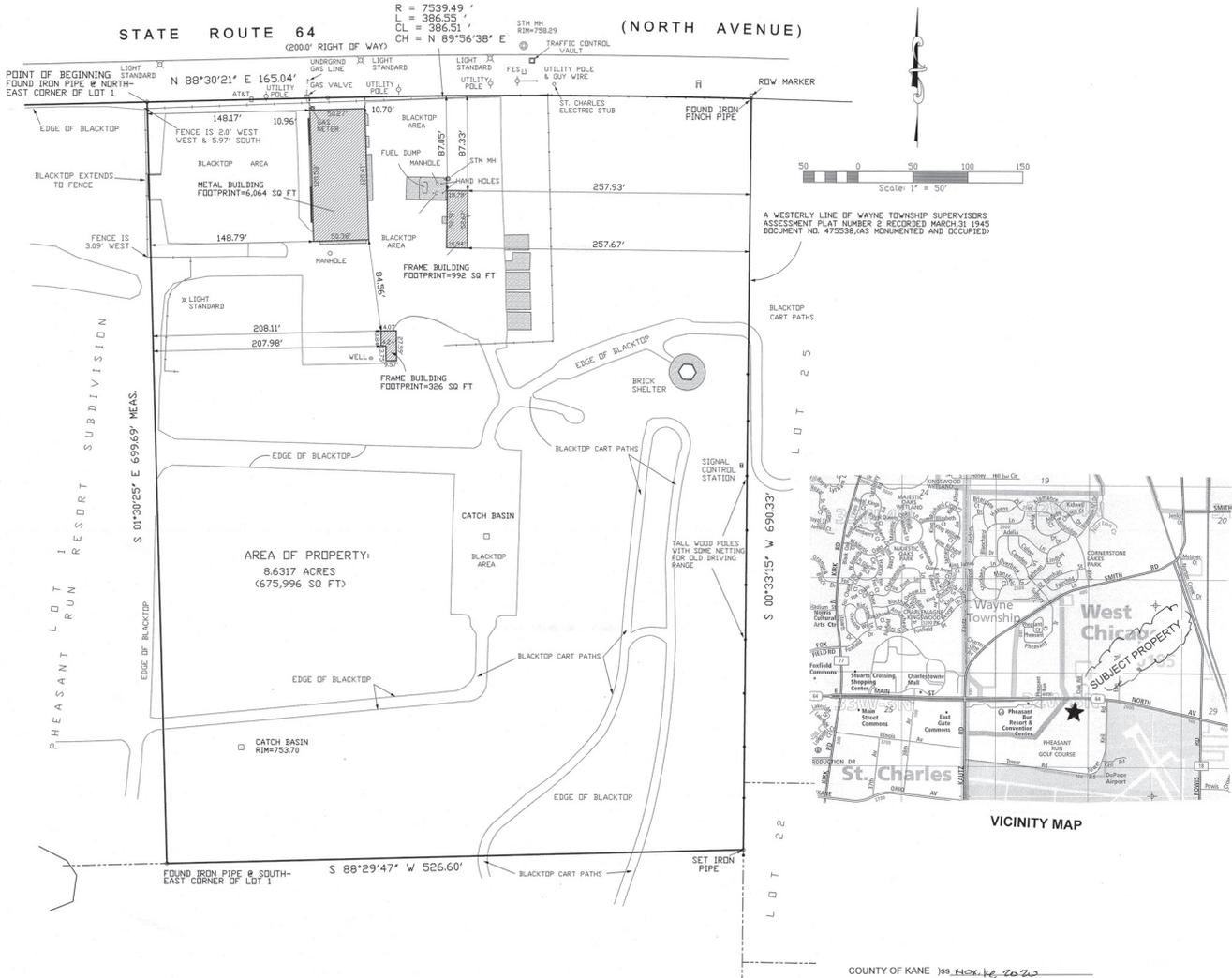
Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

OF PROPERTY DESCRIBED AS FOLLOWS:

That part of the South Half of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Northeast corner of Lot 1 of Pheasant Run Resort Subdivision, being a subdivision of part of said South Half of Section 20, according to the plat thereof recorded as Document No. _____, (said point being on the Southerly Right of Way of State Route 64, North Avenue); thence North 88 degrees 30 minutes 21 seconds East along said right of way, 165.04 feet to a point of curve; thence Easterly along said Southerly line, being on a curve to the right having a radius of 7539.49 feet, an arc distance of 365.55 feet, (the chord of the last described curve bearing North 89 degrees 59 minutes 38 seconds East, 365.51 feet), to a West line of the Wayne Township Supervisor's Assessment Plat Number Two, recorded March 31, 1945 as Document No. 475538; thence South 00 degrees 33 minutes 15 seconds West along the West line thereof, 690.38 feet; thence South 88 degrees 29 minutes 47 seconds West, 526.60 feet to the Southeast corner of Lot 1 aforesaid, thence North 01 degrees 30 minutes 25 seconds West along the East line of said lot, 699.68, to the Point of Beginning, containing 8.6317 acres, in DuPage County, Illinois.

ALTA/NSPS LAND TITLE SURVEY



SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.

We do not certify to underground drain tiles or utilities not visible by surface inspection.

Underground utility lines shown hereon were located by the respective utility companies or their agents. J.U.L.I.E. was called on Oct. 21, 2020. Dig No. X2690272.

Easements and servitudes shown hereon are based on a title commitment issued by Chicago Title Insurance Company as identified by Commitment No. 20NW7142752WH and dated September 30, 2020.

No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 17043C0017J effective date of Aug 1, 2019 (Zone X- areas of minimal flooding)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND EXISTING UTILITY MAPS AND RECORDS, IF FURNISHED. WE DO NOT GUARANTEE THAT THE UTILITY LINES SHOWN COMPRISE ALL THE UTILITIES EXISTING IN THE AREA, EITHER IN SERVICE OR ABANDONED. NOR DO WE WARRANT THAT SAID UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THE LOCATION MARKINGS, (PROVIDED BY OTHERS), HAVE BEEN FIELD LOCATED. WE HAVE ACCURATELY LOCATED ALL VISIBLE STRUCTURES. WE CANNOT BE RESPONSIBLE FOR ITEMS NOT VISIBLE, SUCH AS STRUCTURES BURIED OR UNDER HEAVY SNOW COVER, NOR ITEMS NOT LOCATED BY THE RESPECTIVE UTILITY COMPANIES OR THEIR AGENTS.

STATE OF ILLINOIS }
COUNTY OF KANE } ss November 16, 2020

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

Charles J. Hill, Professional Land Surveyor No. 35-2700
(My License expires Nov. 30, 2022)

Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

FIELD WORK COMPLETED: Nov 13, 2020

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, License No. 154-092953

Alan J. Coulson, P.C.

PROFESSIONAL LAND SURVEYORS
645 S. 8th St., (Rte. 31) West Dundee, IL 60118
Phone: (847)-428-2911 Fax: (847)-428-8074
E-MAIL: SIRVAYR@ALANJCOULSON.COM

Scale: 1" = 50'
Ordered: PB/2020
Buyer: -
Page: 1 of 300
Drawn: JH
Job: 600135047
City: ST CHARLES

Compare the description on this plat with deed. Refer to file for easements and building lines.



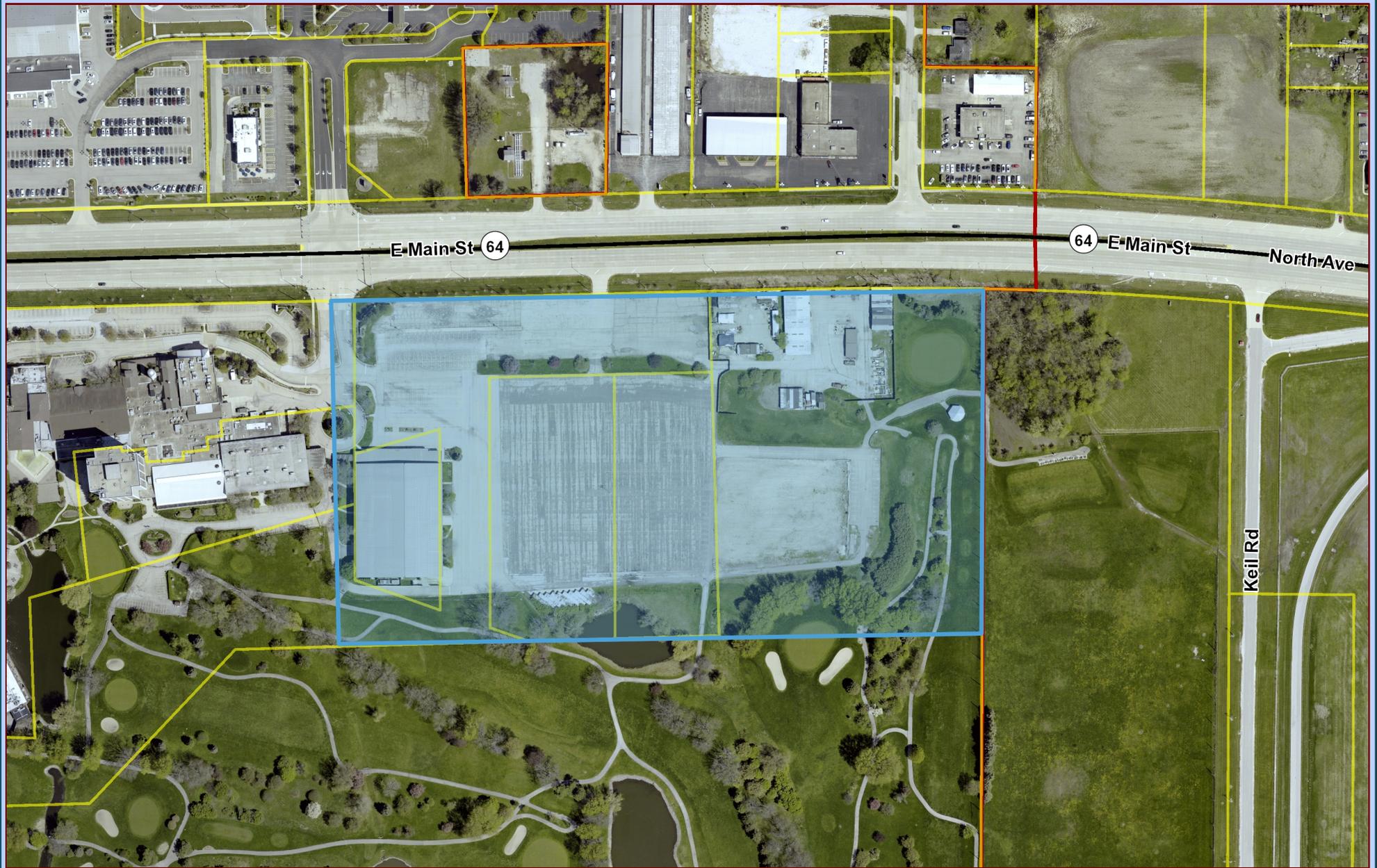
City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

McGrath Commerce Center

RAYMOND ROGINA *Mayor*

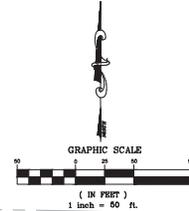
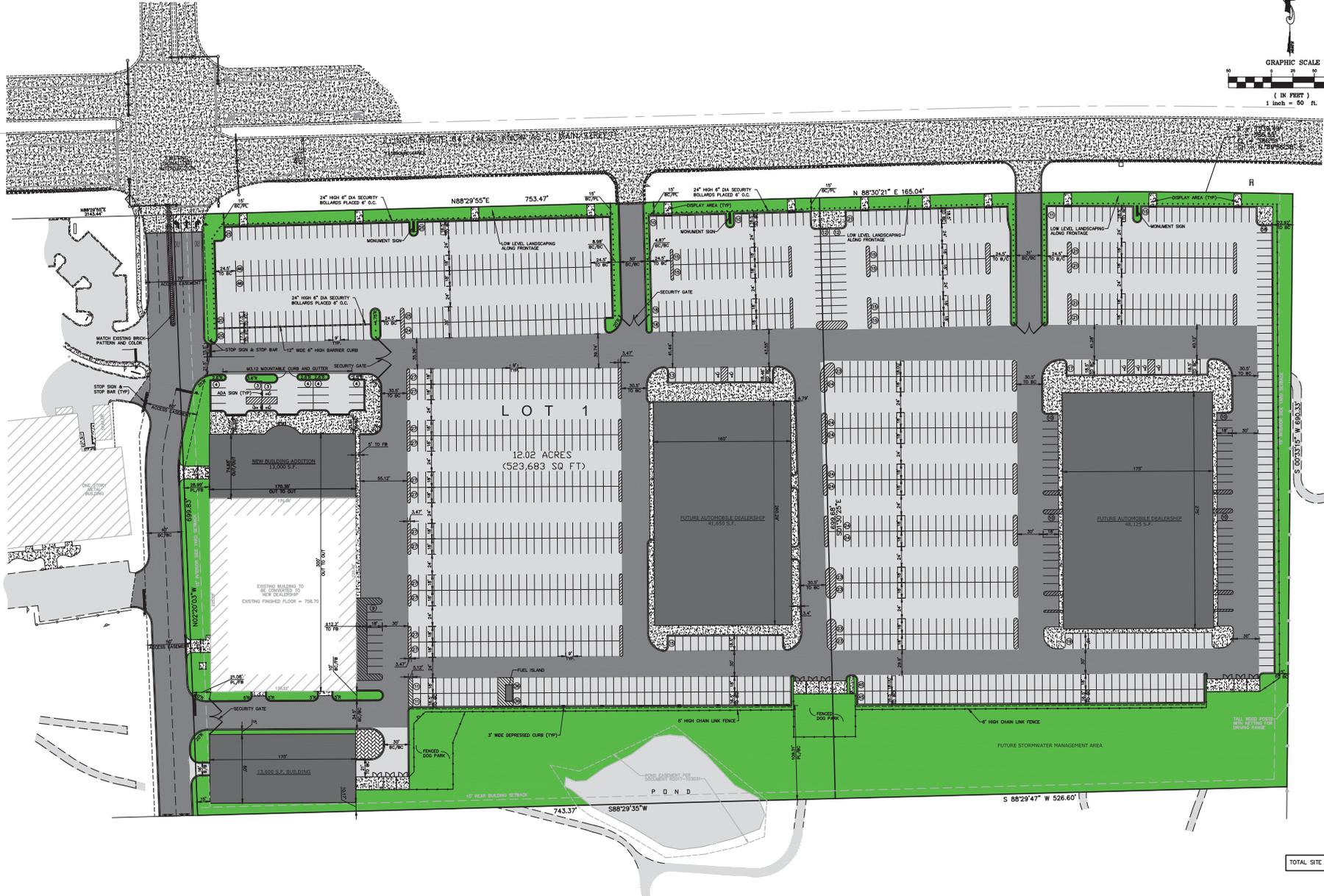
MARK KOENEN *City Administrator*



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: December 31, 2020 10:44 AM



This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174
Powered by Precision GIS



DATE	REVISIONS	DRAWN BY

McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
PUD EXHIBIT

971 E. 22nd St, Suite 400
St. Charles, IL 62454
630.485.7889
www.rwg-engineering.com



PROJECT NO. 23204920
DATE 12/22/20
SCALE 1"=50'
PROJ. MGR. JRG
PROJ. ASSOC. NEX
DRAWN BY. AXS

TOTAL SITE PARKING = 1516

SHEET

4075 E Main St - Proposed Honda Factory Sign



NOTE: Sign Approx 2 ft Wide