	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	Application for a Final Plat of Tyler & Production Subdivision (410 S. Tyler Road)		
	Staff:	Matthew O'Rourke		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 1/17/2012	X
APPLICATIONS UNDER CONSIDERATION:				
Application for a Final Plat of Subdivision				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Report dated 1-13-12		Final Plat of Subdivision; County Engineers Inc.; 12-27-11		
Application and Attachments				
EXECUTIVE SUMMARY:				
<p>Tyler – Production, LLC., represented by Bob Rasmussen, is proposing to subdivide the property at the southeast corner of S. Tyler Road and Production Drive into two smaller manufacturing lots and two outlots. The details of this proposal are as follows:</p> <ul style="list-style-type: none"> • The subject property will be split into four total parcels. <ul style="list-style-type: none"> ○ Lots 1 (2.038 acres) and 2 (2.121 acres) will be available sites for future development. ○ Outlot A (1.025 acres) will be acquired by the City and will be used as a drainage channel for a regional stormwater retention facility. ○ Outlot B (.0975 acres) will be used for stormwater purposes when lots 1 and 2 develop. • There are no plans to develop Lots 1 and 2 at this time. 				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
Staff is recommending approval of the Final Plat of Subdivision, contingent upon resolution of all Staff comments.				
<i>For office use only:</i>		<i>Agenda Item Number:</i>		

Community Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

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

FROM: Matthew O'Rourke, AICP
Planner

RE: Plat of Subdivision at the Corner of S. Tyler Road and Production Drive

DATE: January 13, 2012

I. APPLICATION INFORMATION

Project Name: Tyler and Production Subdivision

Applicant: Tyler Production, LLC (Bob Rasmussen)

Purpose: Subdivide the property at the southeast corner of S. Tyler Road and
Production Drive into four lots.

General Information:

Site Information	
Location	410 S. Tyler Road (Corner of S. Tyler Road and Production Drive)
Acres	6.1615

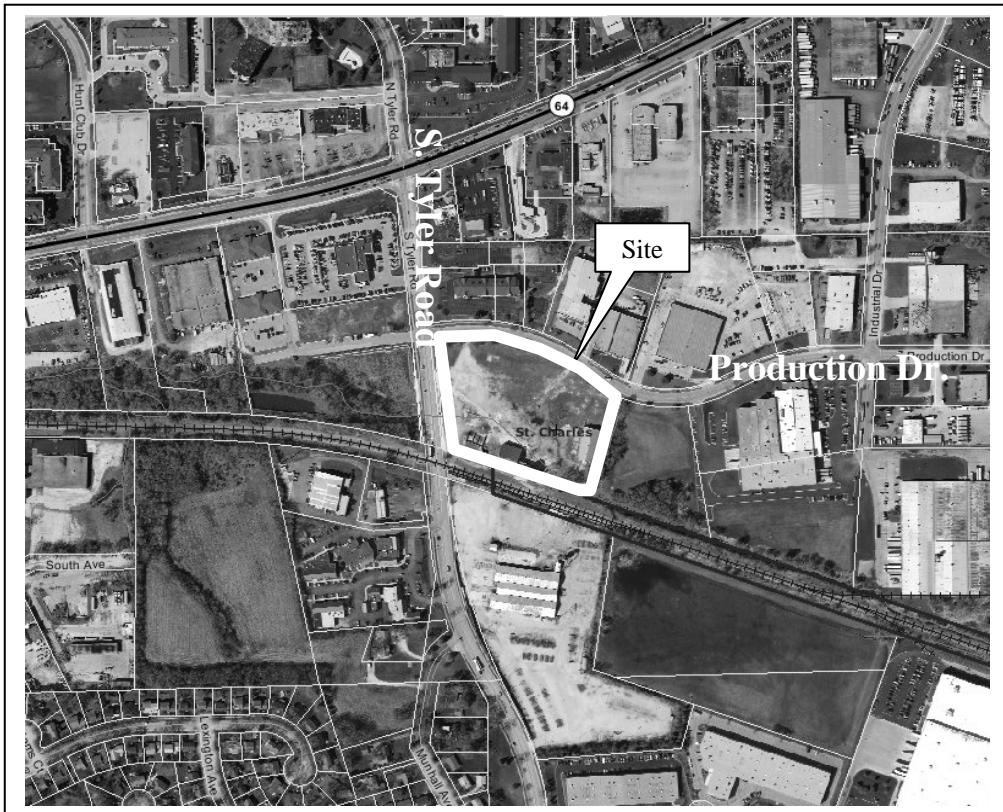
Applications	1) Application for Final Plat of Subdivision
Applicable Zoning Code	Title 16, Chapter 24-Final Plats
Sections/ Ordinances	Table 17.16-2 Office, Manufacturing , and Public Lands Bulk Standards

Existing Conditions	
Land Use	Vacant (Former Industrial Use – Ready Mix)
Zoning	M1-Special Manufacturing District

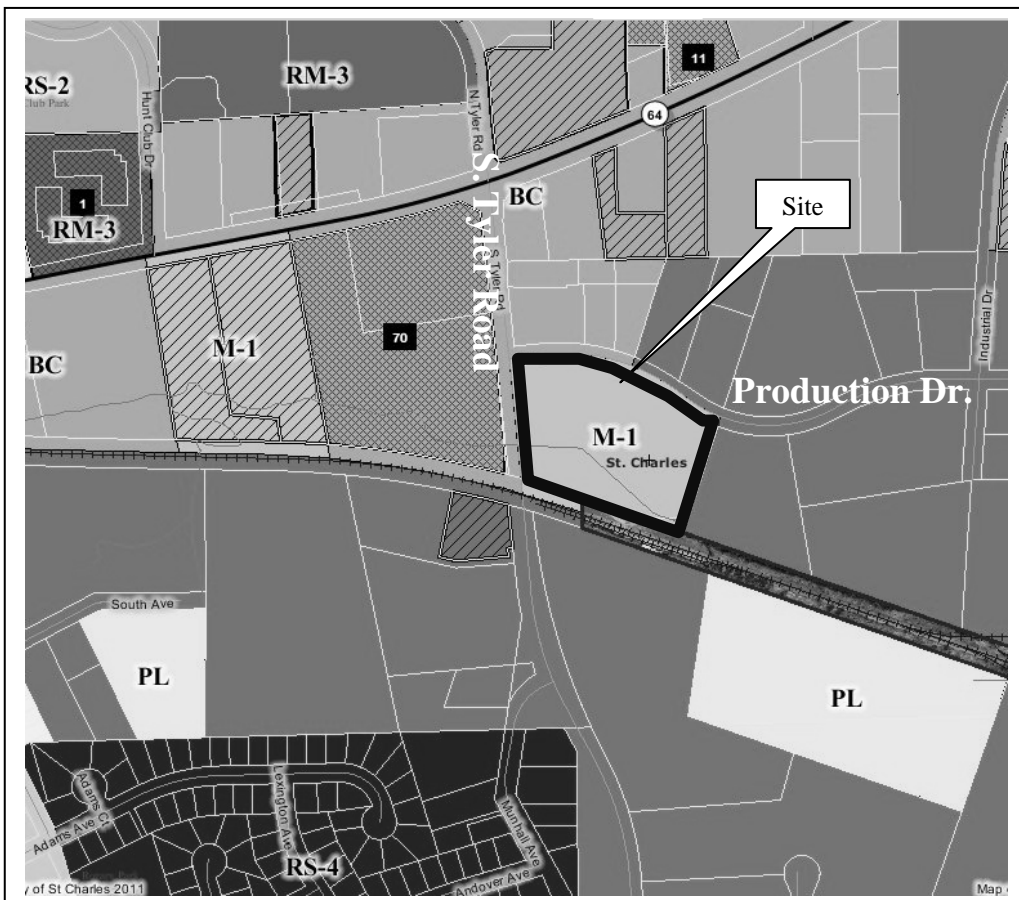
Zoning Summary		Current Land Uses
North	BC- Community Business	Hotel Business (Best Western)
East	M2 – Limited Manufacturing District	Vacant
South	M2 – Limited Manufacturing District	Vacant
West	BC- Community Business (PUD)	Tyler & 64 PUD (Al Piemonte /Children of America)

Comprehensive Plan Designation
Manufacturing

Aerial Photo



Zoning Map



II. PROPOSAL

Tyler – Production, LLC., represented by Bob Rasmussen, is proposing to subdivide the property at the southeast corner of S. Tyler Road and Production Drive into two smaller manufacturing lots and two outlots. The details of this proposal are as follows:

- The subject property will be split into four total parcels.
 - Lots 1 (2.038 acres) and 2 (2.121 acres) will be available sites for future development.
 - Outlot A (1.025 acres) will be acquired by the City and will be used as part for a drainage channel for a regional stormwater retention facility.
 - Currently, there is a flooding issue on S. Tyler Road. The City will be using this drainage area to help mitigate these flooding conditions and also remove a portion of the former ready mix site from the 100 year flood plain boundary.
 - Outlot B (.0975 acres) will be used for stormwater purposes when lots 1 and 2 develop.
- There are no plans to develop Lots 1 and 2 at this time.

III. ZONING ANALYSIS

The underlying zoning district for this property is M1- Special Manufacturing District. Staff has reviewed the proposed subdivision to ensure that the proposed lots meet the applicable standards of the Zoning Ordinance. **Table 1** details Staff's review.

Table 1

ZONING CATEGORY	STANDARDS PER THE BC ZONING DISTRICT	LOT - 1	LOT - 2	OUTLOT-A	OUTLOT-B
Minimum Lot Area (Acres)	None	2.038 Acres	2.124 Acres	2.000 Acres	0.975 Acres
Minimum Lot Width (Feet)	None	188.37'	288.94'	445.58'	119.67'

Staff also reviewed this plat for conformance with **Title 16 Subdivision and Land Development**. The necessary perimeter easements, property lines, etc. are shown on the Final Plat.

Since no site improvements or extension of utilities are proposed at this time there are no engineering plans to review.

IV. STAFF COMMENTS

There are minor Staff comments that will need to be addressed before this plat is approved by the City Council. These comments are:

1. There is a note for a Public Access Easement shown on the plat. This easement has been removed and the note should also be removed.
2. There are Stormwater Retention Easement Provisions on the plat. The area of this easement needs to be more clearly defined on the plat plan.
3. There is no "Special Flood Hazard Are Certificate shown on the plat. This will need to be added.

V. RECOMMENDATION

Staff is recommending approval of the Final Plat of Subdivision for the Tyler and Production Subdivision, contingent upon resolution of all Staff comments.

VI. ATTACHMENTS

Final Plat of Subdivision of Tyler and Production Subdivision; County Engineers Inc.; dated 12-19-11

Cc: Russell Colby, Planning Division Manager

DATE DECEMBER 2011

PROJECT NAME: TYLER AND PRODUCTION SUBDIVISION

Requested Action: Approval of a Final Plat of Subdivision

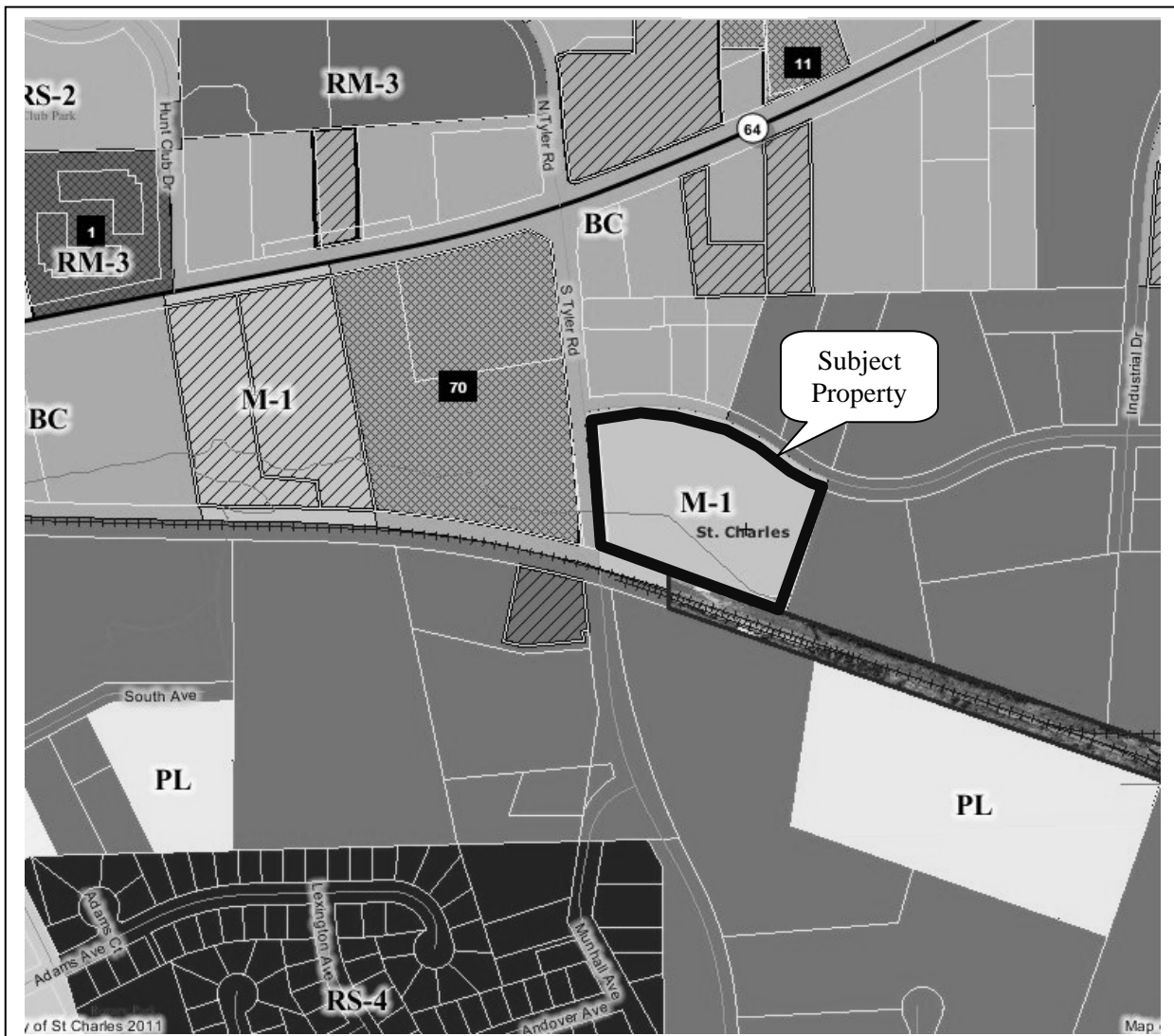
Location: 410 S. Tyler Road (Southeast Corner of S. Tyler Road and Production Drive)

Purpose and Scope: Subdivide Existing Lot Into Four Smaller Parcels

Existing Land Use: Vacant

Existing Zoning: M1 – Special Manufacturing District

Comprehensive Plan Designation: Manufacturing



CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

FINAL PLAT APPLICATION

CITYVIEW

Project Name:

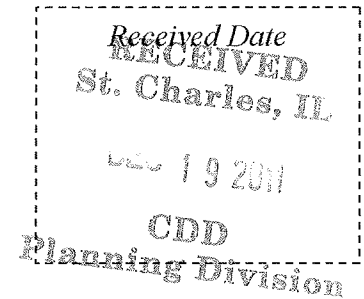
Tyler Production Subdivision

Project Number:

2011 -PR- 016

Application Number:

2011 -AP- 028



Instructions:

To request approval of Final Plat for a Subdivision or Planned Unit Development (PUD), complete this application and submit it with all required attachments to the Planning Division. For PUDs, a PUD Final Plan Application should normally be submitted at the same time. For all other subdivisions, a Subdivision Final Engineering Plan Application should normally be submitted at the same time.

When the application is complete and the engineering plans are substantially in compliance with requirements, the final plat will be placed on a Plan Commission agenda for review.

1. Property Information:	Parcel Number (s):		
	Proposed Subdivision Name: <i>TYLER Production</i>		
2. Applicant Information:	Name <i>Bob Rasmussen</i>	Phone <i>630-774-9101</i>	
	Address <i>409 ILL AVE #1-D ST. Charles, IL 60174</i>	Fax <i>630-443-9008</i>	
		Email <i>bob@MidwestCustomHomes.com</i>	
3. Record Owner Information:	Name <i>Tyler Production, LLC</i>	Phone <i>Same</i>	
	Address <i>409 ILL AVE #1-D ST. Charles, IL 60174</i>	Fax <i>↓</i>	
		Email <i>↓</i>	
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <i>Tyler Production, LLC</i>	Phone <i>Same</i>	
	Address	Fax <i>↓</i>	
		Email <i>↓</i>	

Attachment Checklist

- ☐ **APPLICATION:** Completed application form signed by the applicant
- ☐ **APPLICATION FEE:** Refer to attached Schedule of Application Fees
- ☐ **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.
- ☐ **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%).
- ☐ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ☐ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- ☐ **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:

 - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ☐ **COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- ☐ **WORKSHEETS (For residential developments):**
 - Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
 - Inclusionary Housing Worksheet
- ☐ **ADDITIONAL APPLICATION:**
 - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
 - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

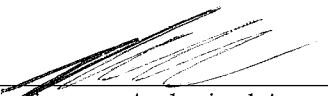
ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:

- ☐ Guarantee for completion of Land Improvements, consisting of proposed form, amount and provider of completion guarantee collateral (bond, cash, or letter of credit)
- ☐ Illinois EPA Water Pollution Control Permit for sanitary sewer extension
- ☐ Illinois EPA Division of Public Water Supplies Permit for water mains
- ☐ Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- ☐ IDNR Office of Water Resources Permit (for work in flood plain)
- ☐ Wetlands Permit from Army Corps of Engineers
- ☐ Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- ☐ Offsite easements and right of way necessary to construct the required Land Improvements

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, Robert Rasmussen, being first duly sworn on oath depose and say that I am
Manager of Tyler Production, 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.:

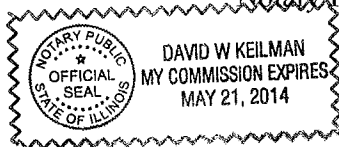
<u>Bob Rasmussen</u>	_____
<u>Todd O'Reilly</u>	_____
<u>Wes Scroggin</u>	_____
<u>Jon Hardison</u>	_____
<u>Brad Schaefer</u>	_____
<u>Mark Rath</u>	_____
_____	_____

By: [Signature], Manager

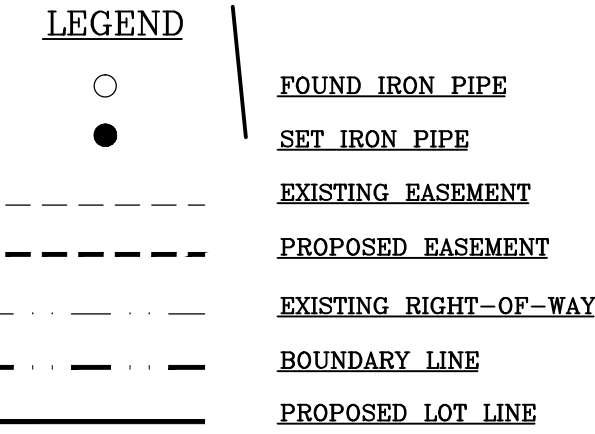
Subscribed and Sworn before me this 19th day of
DECEMBER, 20 11.

[Signature]

Notary Public



LOT 15 IN DELCOR INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTION 26 AND 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1958 AS DOCUMENT NUMBER 875646, EXCEPT THAT PART OF SAID LOT 15 CONVEYED TO THE CITY OF ST. CHARLES, ILLINOIS, FOR HIGHWAY PURPOSES BY WARRANTY DEED RECORDED AUGUST 19, 1983 AS DOCUMENT NUMBER 1649993, AND EXCEPT THAT PART OF SAID LOT 15 CONVEYED TO BORDEN, INC. BY QUIT CLAIM DEED RECORDED AUGUST 23, 1976 AS DOCUMENT NUMBER 1375319, ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



permanent non-exclusive easement is hereby granted to the City of St. Charles and to all public utility companies of any kind operating under franchise granting them the right to install, construct, maintain, repair, replace, alter, remove, relocate, and NIDCR and to their successors and assigns, in, upon, across, over, under, and through the areas shown by dashed lines and labeled "PUBLIC UTILITY EASEMENT" on the plat of subdivision hereon drawn for the purpose of installing, constructing, maintaining, repairing, replacing, altering, relocating, removing, and relocating, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appurtenances, and storm and sanitary sewers, drainage ditches, drains, drains, storm water mains and any other manholes, hydrants, valves, connections, catch basins, buffalo boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the easement to the utility lines and appurtenances, and to the manholes, valves, connections or all of the above work (herein collectively referred to as "grantees"). The right is also hereby granted to said grantees to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said utility installations. The City of St. Charles shall not be liable for the loss of said easements. 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 or landscaping provided, however, the grantees 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 constructed or planted within the utility easement. The City of St. Charles, 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 any other purpose, other than those specifically mentioned herein, the City of St. Charles shall be subject to the approval of the City of St. Charles, as to design and location and all other installations are subject to the ordinances of the City of St. Charles.

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to their successors and assigns, and their heirs, assigns, and assigns, under, and through the areas shown by dashed lines and labeled "STORMWATER DETENTION EASEMENT" on the attached plat, the right to install, construct, maintain, replace, reconstruct, inspect, operating, repairing, renewing, altering, enlarging, removing, and otherwise use, and to cause to be used, any and all manholes, pipes, connections, catch basins, culverts, ditches, drains, and other structures, drainage ways, storm water detention and retention and any and all manholes, pipes, connections, catch basins, culverts, ditches, drains, and other structures as may be required to furnish stormwater detention. The right of access across the real estate platted for this purpose for necessary equipment to be used to make any or all of the above work herein collectively referred to as "grantees" is also granted. No building shall be placed on said easement, and no structure shall be erected or placed on the City of St. Charles. The responsibility of maintaining the detention area easement shall be borne by the City of St. Charles, its successors and assigns of the landowners. No person shall destroy or modify slopes or otherwise alter the natural features of the detention area. The City received written approval from the City of St. Charles. The City shall have the right but not the obligation to remove any structure or structure value lost through unauthorized activities.

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.

KANE COUNTY RECORDER

_____, A.D., 20____, AT _____ O'CLOCK _____ M.

SHEET 1 OF 1

COUNTY ENGINEERS INC.

TYLER-PRODUCTION

Common A

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Grading

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[illegible]

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Division

Sub

Category	Percentage
Category 1	10%
Category 2	20%
Category 3	30%
Category 4	40%
Category 5	50%
Category 6	60%
Category 7	70%
Category 8	80%
Category 9	90%
Category 10	100%

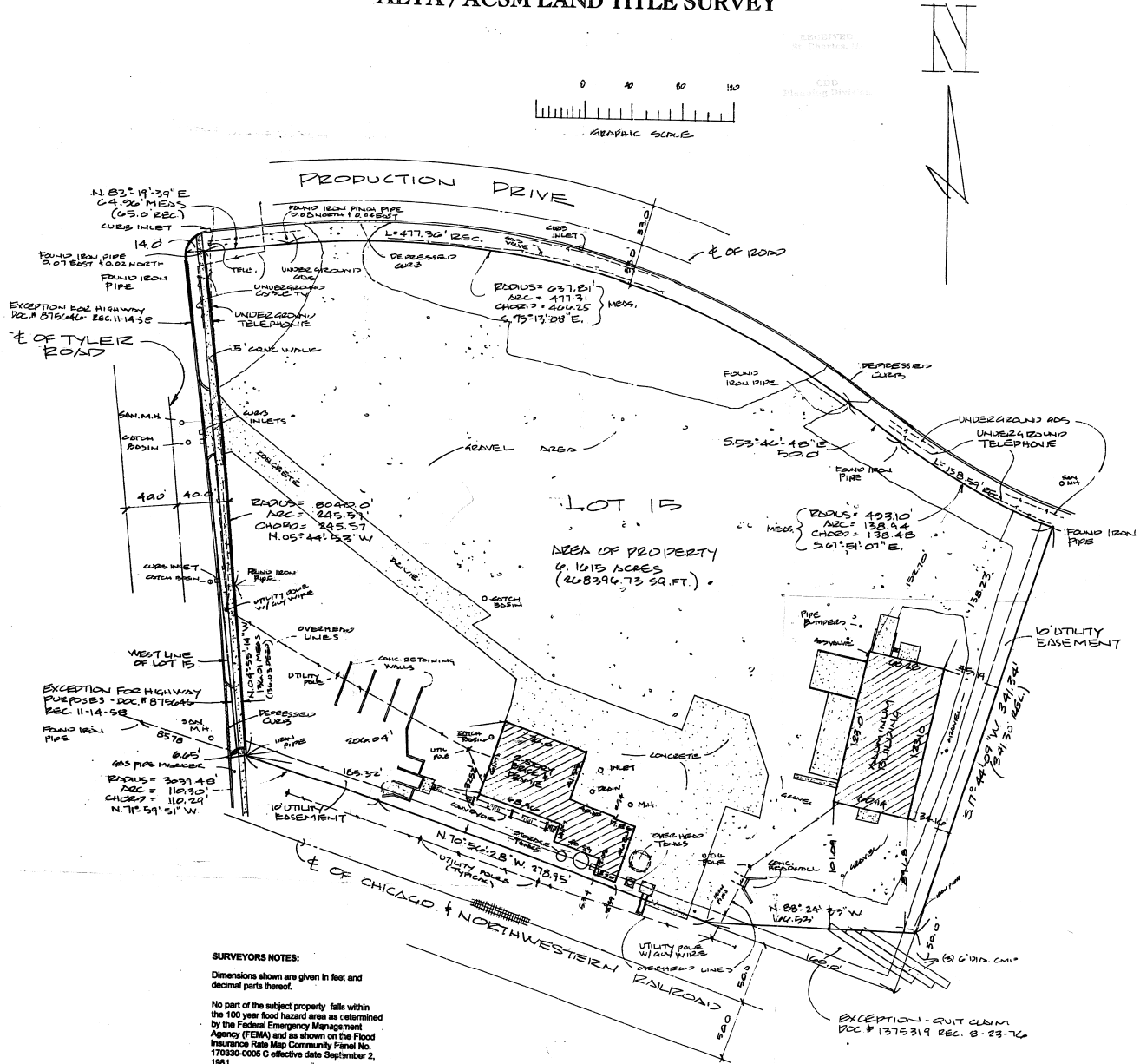
H

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

OF PROPERTY DESCRIBED AS:

Lot 15 in Nelson Industrial Park Subdivision, being a subdivision in part of Sections 26 and 35, Township 40 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded November 14, 1958 as Document Number 875646, except that part of said Lot 15 conveyed to the City of St. Charles, Illinois, for highway purposes by Warranty Deed recorded August 19, 1983 as Document Number 1649993, and except that part of said Lot 15 conveyed to Hurdan, Inc. by Quit Claim Deed recorded August 23, 1976 as Document Number 1375319, all in the City of St. Charles, Kane County, Illinois.

ALTA / ACSM LAND TITLE SURVEY



SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.

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. 17030-0005 C effective date September 2, 1981.

Adjoining owners information was not furnished by client.

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

Underground utility lines shown herein were located by the respective utility companies (J.U.I.E. called on July 8, 1999 Dig #1871280).

Easements and servitudes shown herein are based upon a title commitment issued by Chicago Title Insurance Company, identified as Policy # 1410-0006785 and dated July 3, 1999.

STATE OF ILLINOIS

COUNTY OF KANE July 29, 1999

To: Chicago Title Insurance Company,
Brady Ready Mix Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1987, and pursuant to the Accuracy Standards (As adopted by ALTA and ACSM and in effect on the date of this certification) of an urban survey.

Alan J. Coulson
Alan J. Coulson - L.P.E.S. #2155

STATE OF ILLINOIS

COUNTY OF KANE July 29, 1999

This is to certify that the plat herein drawn correctly indicates the above described property.

Alan J. Coulson
Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.

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

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
ILLINOIS - WISCONSIN

205 W. MAIN ST.
W. DUNDEE, ILL. 60118 PHONE 426-2911

Scale: 1"=40'
Order: Brady Ready Mix
Buyer: G. Z. F. L.
Paper: 8 1/2 x 11
Drawn: C. S. L. 13707
Job: ST. CHARLES
City:

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

Producers
Tyler