

 <b>ST. CHARLES</b> <small>SINCE 1834</small>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
	Title:		Recommendation to Approve the Tyler Production Final Plat of Subdivision (410 S. Tyler Road)			
	Presenter:		Matthew O'Rourke			
Please check appropriate box:						
	Government Operations				Government Services	
X	Planning & Development – (2/13/12)				City Council	
	Public Hearing					
Estimated Cost:		NA		Budgeted:	YES	NO
If NO, please explain how item will be funded:						
<b>Executive Summary:</b>						
<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"> <li>The subject property will be split into four total parcels. <ul style="list-style-type: none"> <li>Lots 1 (2.038 acres) and 2 (2.121 acres) will be available sites for future development.</li> <li>Outlot A (1.025 acres) is proposed to be acquired by the City and will be used as a drainage channel for a regional stormwater retention facility.</li> <li>Outlot B (.0975 acres) will be used for stormwater purposes when lots 1 and 2 develop.</li> </ul> </li> <li>There are no specific plans to develop Lots 1 and 2 at this time.</li> </ul>						
<b>Attachments:</b> <i>(please list)</i>						
Staff Report dated 2-3-12						
Final Plat of Subdivision; County Engineers Inc.; 12-27-11						
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>						
Staff recommends approval of the Tyler Production Subdivision Application for a Final Plat of Subdivision, contingent upon resolution of all Staff comments.						
For office use only:		Agenda Item Number: 4c				

Community Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**Staff Report**

**TO:** Chairman, Cliff Carrignan and  
the Members of the Planning & Development Committee

**FROM:** Matthew O'Rourke, AICP  
Planner

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

**DATE:** February 3, 2012

**I. APPLICATION INFORMATION**

**Project Name:** Tyler Production Subdivision

**Applicant:** Tyler Production, LLC (Bob Rasmussen)

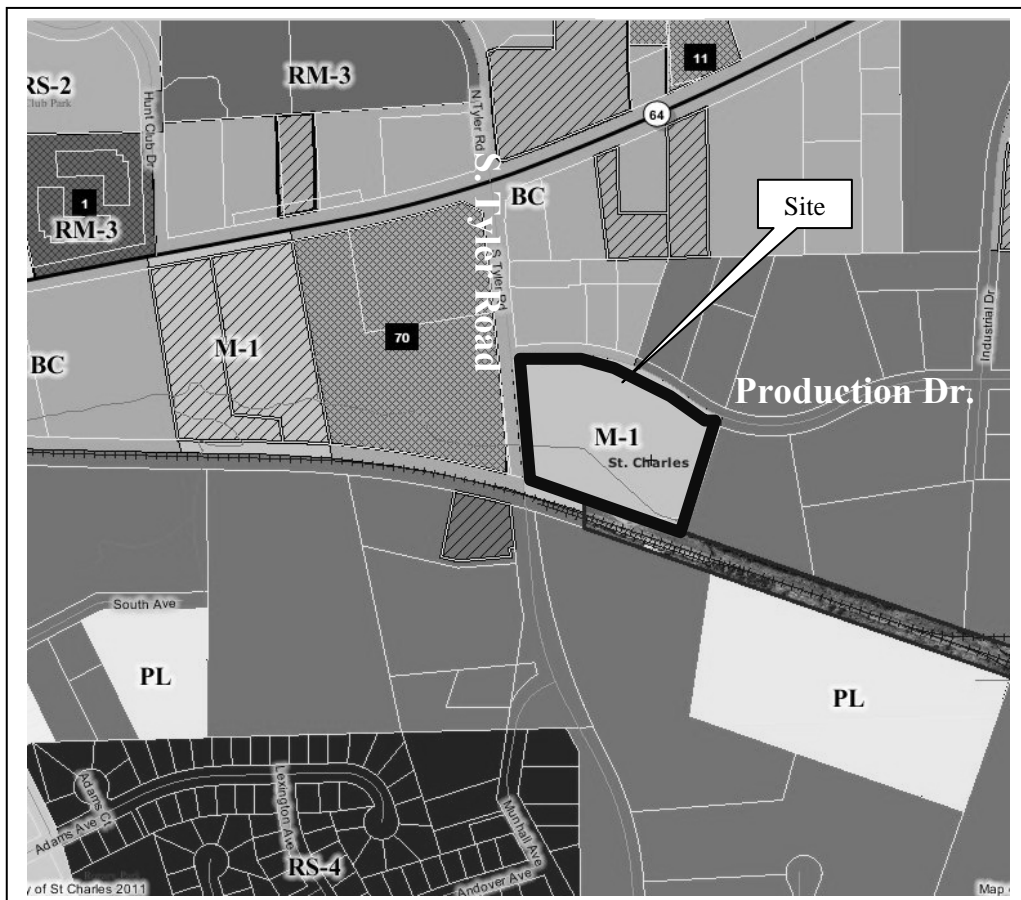
**Purpose:** Subdivide the property at the southeast corner of S. Tyler Road and Production Drive into four lots.

<b>General Information:</b>		
<b>Site Information</b>		
<b>Location</b>	410 S. Tyler Road (Corner of S. Tyler Road and Production Drive)	
<b>Acres</b>	6.1615	
<b>Applications</b>	<b>1) Application for Final Plat of Subdivision</b>	
<b>Applicable Zoning Code</b>	Title 16, Chapter 24-Final Plats	
<b>Sections/ Ordinances</b>	Table 17.16-2 Office, Manufacturing , and Public Lands Bulk Standards	
<b>Existing Conditions</b>		
<b>Land Use</b>	Vacant (Former Industrial Use – Ready Mix)	
<b>Zoning</b>	M1-Special Manufacturing District	
<b>Zoning Summary</b>		<b>Current Land Uses</b>
<b>North</b>	BC- Community Business	Hotel Business (Best Western)
<b>East</b>	M2 – Limited Manufacturing District	Vacant
<b>South</b>	M2 – Limited Manufacturing District	Vacant
<b>West</b>	BC- Community Business (PUD)	Tyler & 64 PUD (Al Piemonte /Children of America)
<b>Comprehensive Plan Designation</b>		
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 M1 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. PLAN COMMISSION RECOMMENDATION**

The Plan Commission reviewed the application during the January 17, 2012 Plan Commission Meeting. The Commission recommended approval of the Application for a Final Plat of Subdivision contingent upon resolution of outstanding Staff Comments.

The vote was 4-Aye to 0 Nay.

**VI. RECOMMENDATION**

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

**VII. ATTACHMENTS**

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

Cc: Russell Colby, Planning Division Manager

# 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:

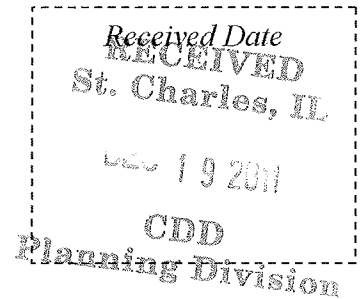
*Tyler Production Subdivision*

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.

<b>1. Property Information:</b>	Parcel Number (s):		
	Proposed Subdivision Name: <i>TYLER Production</i>		
<b>2. Applicant Information:</b>	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>	
<b>3. Record Owner Information:</b>	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>	
<b>4. Billing:</b> <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:**

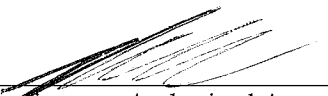
  - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
  - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ☐ **COVENANTS:** One copy of proposed agreements, 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.:

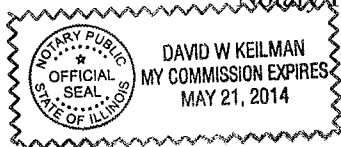
<u>Bob Rasmussen</u>	_____
<u>Todd O'Reilly</u>	_____
<u>Wes Scroggin</u>	_____
<u>Jon Hardison</u>	_____
<u>Brad Schaefer</u>	_____
<u>Mark Rath</u>	_____
_____	_____

By: [Signature], Manager

Subscribed and Sworn before me this 19<sup>th</sup> day of  
DECEMBER, 20 11.

[Signature]

Notary Public



## FINAL PLAT SUBMITTAL CHECKLIST

Tyler Production Subdivision

*Name of Development*

*Note: To properly complete this application:*

1. Submit all documents and information required;
2. Indicate compliance with each item by initialing next to the item;
3. If any item is considered by the applicant to be "not applicable," place "NA" in the space.

### Final Plat:

15 copies of the Final Plat, which shall include the following information:

- ☒ a. North direction is shown.
- ☒ b. Scale is shown (minimum one inch equals 100 feet).
- ☐ c. Section corners and section lines are accurately tied into subdivision by distances and angles.
- ☒ d. Official survey monuments are shown and dimensioned.
- ☒ e. All necessary easements are shown and dimensioned.
- ☒ f. An accurate legal description of the entire area under immediate development within the Planned Unit Development/Subdivision.
- ☒ g. Location and dimensions of the building lots, common permanent open space, existing permanent buildings, easements and rights-of way.
- ☒ h. An open space easement on the common area assuring that the open space shall remain open for perpetuity.
- ☒ i. Tabulations on each separate unsubdivided use area, including land area, number of buildings, number of dwellings per acre (PUD).
- ☒ j. Building setback lines are shown and dimensioned.
- ☒ k. Lot areas are shown.
- ☒ l. Street names are shown.

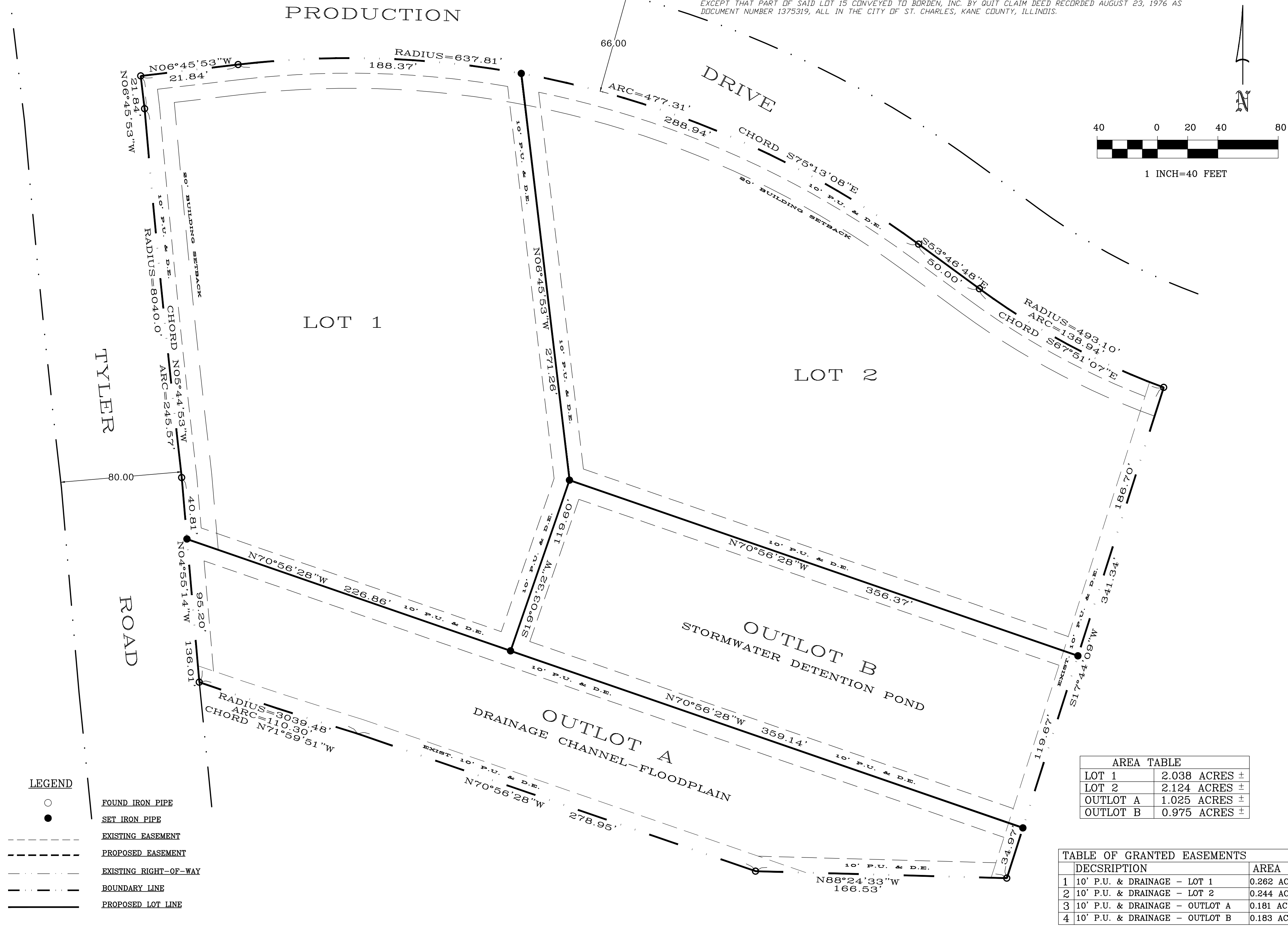
- ☒ m. Areas to be dedicated or reserved for public use are shown and described and the purpose is designated.
- ☒ n. Protective covenants are lettered on the plat or are appropriately referenced.
- ☐ o. Required certificates are shown as provided in Title 16, "Subdivisions and Land Improvements":
- ☒ 1. Surveyor's certificates (including signature and seal).
  - ☒ 2. Owner's certificate (including signature).
  - ☒ 3. Notary certificate (including signature and seal).
  - ☒ 4. County clerk certificate (including signature).
  - ☒ 5. Certificate as to special assessments.
  - ☒ 6. Certificate of county superintendent of highways, if applicable (including signature).
  - ☐ 7. Certificate of Public Works and Buildings, Division of Waterways, State of Illinois, if applicable (including signature).
  - ☒ 8. Plan Commission certificate.
  - ☒ 9. Director of Public Works certificate.
  - ☒ 10. City Council certificate.
  - ☒ 11. Special Flood Hazard Area Certificate.
  - ☒ 12. Mortgagee Certificate, as required.

  
\_\_\_\_\_  
Signature – Applicant

\_\_\_\_\_  
Date

FINAL PLAT OF SUBDIVISION  
OF  
TYLER PRODUCTION SUBDIVISION

LOT 15 IN DELNDR 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.



PUBLIC UTILITY EASEMENT PROVISIONS

A 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 easement rights from said City of St. Charles, including but not limited to, Ameritech and NICOR 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, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, 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 real estate platted herein for the necessary personnel and equipment to make any 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, without limitation, in, on, upon or across, under, or through 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 including, but not limited to, the restoration, repair, or replacement of any 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 placed on said easements, 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 installations shall be subject to the prior approval of said City of St. Charles so as not to interfere with the gravity flow in said sewer or sewers. Utility installations, other than those managed by 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.

STORMWATER DETENTION EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to their successors and assigns, in, upon, across, over, under, and through the areas shown by dashed lines and labeled "STORMWATER DETENTION EASEMENT" on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining storm sewers, drainage ways, storm water detention and retention and any and all manholes, pipes, connections, catch basins, and without limitation, such other installations as may be required to furnish stormwater detention as may be required to furnish stormwater detention. 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 "grantees") is also granted. No building shall be placed on said easement premises without prior written consent from the City of St. Charles. The responsibility of maintaining the detention area easement shall be binding on the heirs, executors, administrators, successors and assigns of the landowners. No person shall destroy or modify slopes or otherwise affect the detention volume without having first received written approval from the City of St. Charles. The City shall have the right but not the obligation to restore any detention volume lost through unauthorized activities.

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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE )

THIS IS TO CERTIFY THAT I, NORBERT V. LAMBERT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1863, HAVE SURVEYED AD SUBDIVIDED THE PLAT HEREON SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, THAT HAS ADOPTED A COMPREHENSIVE PLAN.

I HEREBY CERTIFY THAT THE BOUNDARY MONUMENTS ARE SET ALONG THE PERIMETER OF THE PROPERTY AND UPON COMPLETION OF CONSTRUCTION THE INTERIOR IRON PIPES AT ALL LOT CORNERS AND POINT OF CHANGES IN ALIGNMENT WILL BE SET.

GIVE UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ILLINOIS LAND SURVEYOR NO. 1863

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS OT SHOWN ON SURVEY.

PUBLIC ACCESS EASEMENT

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER GRANTED EASEMENTS, AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENT, BUT SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

BY CORPORATION

CITY OF ST. CHARLES, ILLINOIS

PUBLI UTILITY AND ELECTRIC UTILITY EASEMENT

THIS INDENTURE, made in the City of St. Charles, State of Illinois, by and between \_\_\_\_\_

(Hereinafter referred to as "CORPORATION" and the CITY OF ST. CHARLES, a MUNICIPAL CORPORATION, organized and existing under the laws of the State of Illinois, of Kane and DuPage Counties, Illinois, (hereinafter referred to as "CITY").

WITNESSETH: That CORPORATION in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration paid to him by CITY, the receipt and sufficiency of which is hereby acknowledged does hereby grant and give unto the CITY OF ST. CHARLES a permanent, exclusive easement over, under, and upon the following real estate described on the Plat of Easement, attached hereto, for the construction, reconstruction, restoration, maintenance, review, access and repair of public utilities, to include electric utilities, also to include future communication cables, thereto as said CITY may deem necessary, together with the right of access thereto for the necessary personnel and equipment to do any or all of the above work provided. The right is also hereby granted to said CITY to cut down, trim or remove any trees, shrubs or other plants that interfere with the operation of or access to said installations in, on, upon, 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 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 a generally clean and workmanlike condition. No permanent buildings or trees shall be placed on said easements, but the easement area may be used for gardens, shrubs, landscaping, paving, fences, sidewalks, and other purposes that do not interfere with aforesaid uses and rights.

LEGAL DESCRIPTION

Plat of Easement with said easement premises shown and described is attached hereto.

That CORPORATION hereby retains the right to enjoy said easement and right of way for its own purposes, provided that such purposes shall not interfere with the uses and right-of-way granted to the CITY herein. All construction by the CITY shall be done in a good, workmanlike manner, and the CITY also agrees that the premises will be left in a neat and presentable condition.

WITNESS our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NAME OF CORPORATION

MAYOR

BY: \_\_\_\_\_

CITY CLERK

ATTEST:

STATE OF ILLINOIS) ) SS

COUNTY OF

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the \_\_\_\_\_ President of the \_\_\_\_\_ Corporation, and \_\_\_\_\_ personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such President and \_\_\_\_\_ Secretary of said Corporation, and caused the Corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of \_\_\_\_\_ of said corporation as their free and voluntary act, and as the Free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SEAL

NOTARY PUBLIC

CONSENT OF MORTGAGEE

Mortgage dated \_\_\_\_\_, 20\_\_\_\_, and recorded \_\_\_\_\_, 20\_\_\_\_, as Document No. \_\_\_\_\_, made by \_\_\_\_\_ to secure a note for \$ \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY:

ATTEST:

STATE OF ILLINOIS) ) SS

COUNTY OF KANE )

OWNERS CERTIFICATE

STATE OF ILLINOIS) ) SS

COUNTY OF KANE )

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

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) ) SS

COUNTY OF KANE )

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

CITY COUNCIL OF THE CITY OF ST. CHARLES

MAYOR

CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) ) SS

COUNTY OF KANE )

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDDEMBLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

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

NOTARY PUBLIC

STATE OF ILLINOIS) ) SS

COUNTY OF KANE )

DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS) ) SS

COUNTY OF KANE )

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF PUBLIC WORKS

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

KANE COUNTY RECORDER

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

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) ) SS

COUNTY OF KANE )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

KANE COUNTY RECORDER

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

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) ) SS

COUNTY OF KANE )

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KANE COUNTY RECORDER

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

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