	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	Application for a Final Plat of Subdivision for the Munhall School Subdivision (1304 and 1400 Ronzheimer Ave.)		
	Staff:	Matthew O'Rourke		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 2/21/2012	X
APPLICATIONS UNDER CONSIDERATION:				
Application for a Final Plat of Subdivision				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Report dated 2-17-12		Final Plat of Subdivision of Munhall School Subdivision; Trotter & Associates.; received 2-8-12		
Application and Attachments				
EXECUTIVE SUMMARY:				
<p>St. Charles School District CUSD # 303, represented by John Baird, has submitted an Application for a Final Plat of Subdivision. The Munhall Elementary and Mades Johnstone Schools are located on one property. The School District is proposing to subdivide this property into individual school lots. The details of this proposal are as follows:</p> <ul style="list-style-type: none"> • The subject property will be split into two total parcels. <ul style="list-style-type: none"> ○ Lot 1 (15.026 acres) will be made up of the Munhall Elementary School, the exiting sports fields, and playgrounds areas. ○ Lot 2 (6.977 acres) will be made up of the Mades Johnstone School and surrounding greenspace. ○ Ingress/Egress for both schools is located at the intersection of Ronzheimer Ave. and S. 13th Ave. <ul style="list-style-type: none"> ▪ There is an ingress/egress access easement proposed on Lot 1 to provide permanent access to the Mades Johnstone property. 				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
Staff is recommending approval of the Final Plat of Subdivision, contingent upon resolution of all Staff comments.				

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 of the Mades Johnstone and Munhall School properties.

DATE: February 17, 2012

I. APPLICATION INFORMATION

Project Name: Munhall School Subdivision

Applicant: St. Charles School District CUSD # 303

Purpose: Subdivide the existing school district property at the intersection of
Ronzheimer Ave. and S. 13th Ave.

General Information:

Site Information	
Location	1304 and 1400 Ronzheimer Ave
Acres	22.409

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	Munhall Elementary and Mades Johnstone Schools
Zoning	PL-Public Land

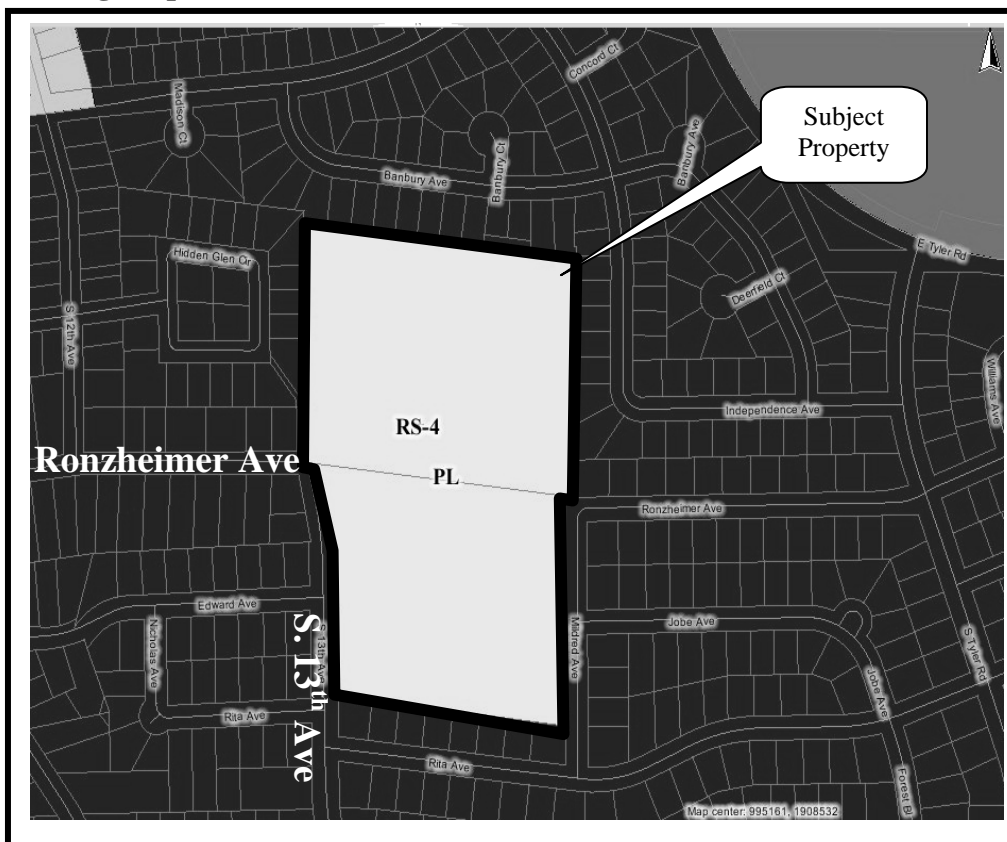
Zoning Summary		Current Land Uses
North	RS-4 Suburban single-Family Residential District	Single-Family Homes
East	RS-4 Suburban single-Family Residential District	Single-Family Homes
South	RS-4 Suburban single-Family Residential District	Single-Family Homes
West	RS-4 Suburban single-Family Residential District	Single-Family Homes

Comprehensive Plan Designation
Public and Semi Public

Aerial Photo



Zoning Map



II. PROPOSAL

The St. Charles School District CUSD # 303, represented by John Baird, has submitted an Application for a Final Plat of Subdivision. The Munhall Elementary and Mades Johnstone Schools are located on one property. The School District is proposing to subdivide this property into individual school lots. The details of this proposal are as follows:

- The subject property will be split into two total parcels.
 - Lot 1 (15.026 acres) will be made up of the Munhall Elementary School, the exiting sports fields, and playgrounds areas.
 - Lot 2 (6.977 acres) will be made up of the Mades Johnstone School and surrounding greenspace.
 - Ingress/Egress for both schools is located at the intersection of Ronzheimer Ave. and S. 13th Ave.
 - There is an ingress/egress access easement proposed on Lot 1 to provide permanent access to the Mades Johnstone property.
 - The School District will also be dedicating a portion of their existing property along Mildred Ave and Ronzheimer Ave. to the City of St. Charles. This property already functions as right-of-way and this dedication will give the City the ability to ensure maintenance is provided for Mildred Ave.

III. ZONING ANALYSIS

The underlying zoning district for this property is PL-Public Land. 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	ZONING ORDINANCE STANDARD	LOT - 1	LOT - 2
Minimum Lot Area (Acres)	None	15.026 Acres	6.977 Acres
Minimum Lot Width (Feet)	None	751.72'	429.76'
Maximum Building Coverage	60%	9.2%	5.6%
Building Setbacks			
<i>Front Yard</i>	30'	30'	123.11'
<i>Side Yard</i>	10'	74'	105.1'
<i>Rear Yard</i>	30'	90'	298'
<i>Exterior Side Yard</i>	30'	N/A	131.6
Parking Setbacks			
<i>Front Yard</i>	30'	237'	N/A
<i>Side Yard</i>	0'	0'	0'
<i>Rear Yard</i>	0'	225'	N/A
<i>Exterior Side Yard</i>	30'	N/A	N/A

Required Parking Spaces	1.5 Spaces per Classroom	<i>26 Classrooms (39 Spaces Required)</i> 82 Existing Spaces	<i>9 Classrooms (13.5 Spaces Required)</i> 55 Existing Spaces
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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 concerning the width of certain proposed easements that will need to be addressed before this plat is approved by the City Council.

V. RECOMMENDATION

Staff is recommending approval of the Final Plat of Subdivision for the Munhall School Subdivision, contingent upon resolution of all Staff comments.

VI. ATTACHMENTS

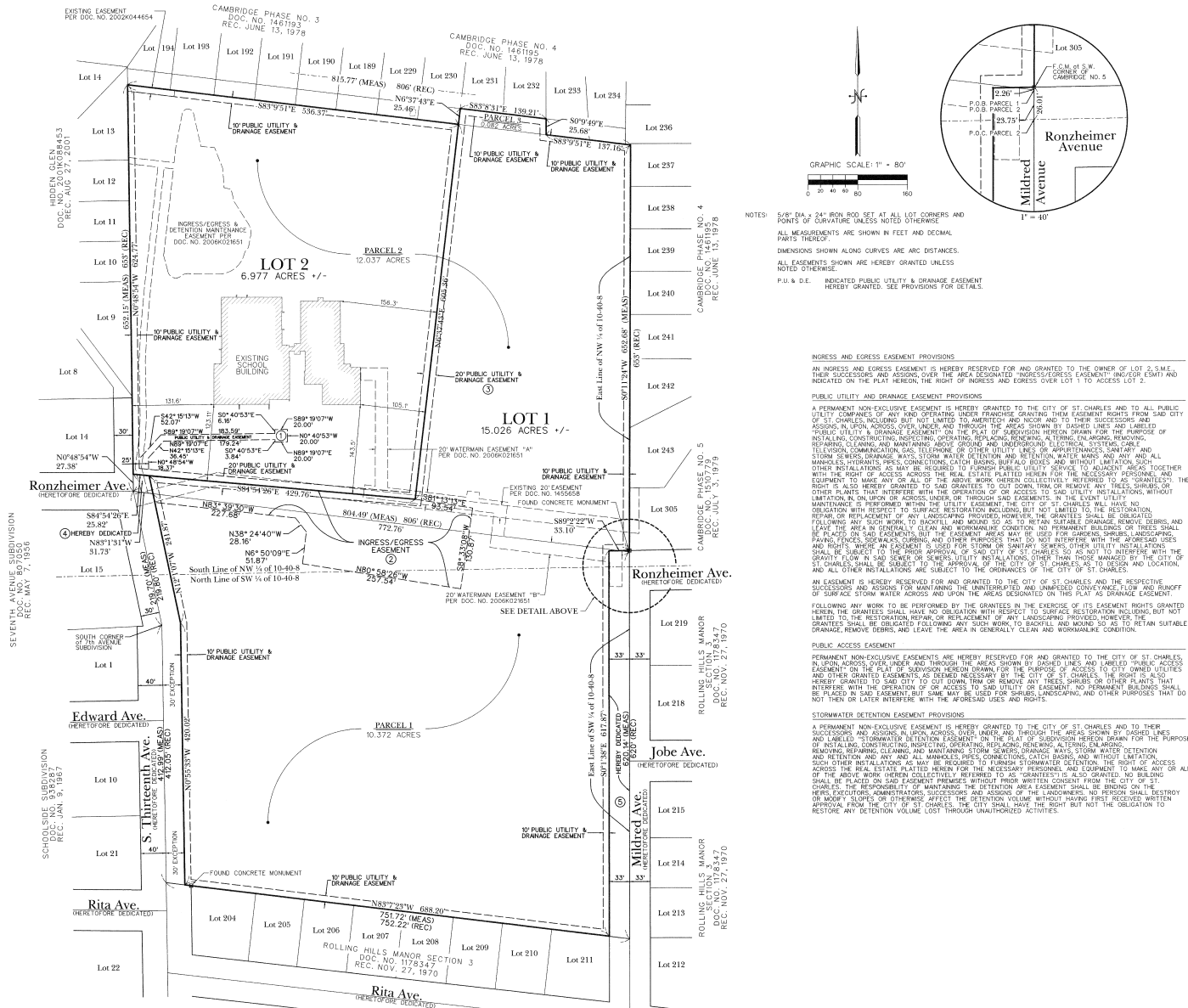
Final Plat of Subdivision of Munhall School Subdivision; Trotter & Associates.; received 2-8-12

Cc: Russell Colby, Planning Division Manager

MUNHALL SCHOOL SUBDIVISION

PART OF THE WEST HALF OF SECTION 35, TOWNSHIP 40, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

AREA TABLE		
①	EASEMENT	2,010 SQ. FT.
②	EASEMENT	44,410 SQ. FT.
③	EASEMENT	61,542 SQ. FT.
④	RIGHT OF WAY (RONZHEIMER & 13th AVENUE)	795 SQ. FT.
⑤	RIGHT OF WAY (MILDRED AVENUE)	20,466 SQ. FT.



SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
) SS

THIS IS TO CERTIFY THAT JAMES M. MCKENZIE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003247, AT THE REQUEST OF THE OWNERS THEREOF, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL B:

THE EAST 1/2 OF THE WEST HALF OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 23.75 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION, 100 FEET; THENCE WEST ALONG THE WEST LINE OF SAID SECTION, 100 FEET; THENCE NORTH FROM NORTH TO WEST WITH THE LAST DESCRIBED LINE 752.22 FEET TO THE CENTER LINE OF THIRTEENTH AVENUE; THENCE WEST ALONG SAID CENTER LINE 100 FEET TO THE WEST LINE OF SAID SECTION; THENCE NORTH SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 219.80 FEET; THENCE SOUTHEASTERLY 856 FEET TO THE POINT OF BEGINNING (EXCEPT THE WESTERLY 100 FEET THEREOF MEASURED ALONG THE WEST LINE OF SAID SECTION).

PARCEL 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 35; THENCE NORTH
23.75 FEET ALONG THE QUARTER SECTION LINE FOR THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES WEST
806 FEET; THENCE NORTH 65.3 FEET; THENCE SOUTH 83 DEGREES EAST 806 FEET TO THE QUARTER SECTION LINE;
THENCE SOUTH 65.3 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTH LINE OF LOT 231 IN PHASE NO.4, CAMBRIDGE, ST.
CHARLES, KANE COUNTY, ILLINOIS, NORTHERLY OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO KANE
CHARLES, KANE COUNTY, ILLINOIS, TRUSTEES BY DOCUMENT #132018, WESTERLY OF THE EAST LINE OF SAID LOT 231
SOUTHERLY AND EASTERLY OF THE WEST LINE OF SAID LOT 231 EXTENDED SOUTHERLY, IN THE CITY OF ST. CHARLES,
KANE COUNTY, ILLINOIS.

AND ALSO
THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTH LINE OF LOT 132, IN PHASE NO.4, CAMBRIDGE ST.
CHARLES, KANE COUNTY, LIES NORTHERLY OF THE NORTH LINE OF TRACT AND CONVEYED TO KANE
COUNTY BOARD OF SCHOOL TRUSTEES BY DOCUMENT 1132218, WESTERLY OF THE EAST LINE OF SAID LOT EXTENDED
SOUTHERLY AND EASTERLY OF THE WEST LINE OF SAID LOT EXTENDED SOUTHERLY, IN THE CITY OF ST. CHARLES.

AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLETED WITHIN THE

1. I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, ILLINOIS, WHICH AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS GRANTED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT ST. CHARLES, ILLINOIS THIS 1st DAY OF February, A.D. 2012

JAMES M. MCKENZIE, P.L.S.
Iowa Registered Land Surveyor No.035-003247



PREPARED FOR:

COMMUNITY UNIT SCHOOL DISTRICT 303
201 SOUTH 7th STREET
ST. CHARLES, IL 60174-2664



TROTTER
and DAVIS



ASSOCIATES
Engineers and Surveyors
40W201 Wisco Road • St. Charles, IL 60175
Cell: 630.642.0000 Fax: 630.592.0475

PROFESSIONAL DESIGN FIRM NO. 184.002148 EXP. 04-30-15
H:\FILES\CSD\CSD007\SURVEY\DGN\Plot of Subdivision.dgn

P.I.N. 09-35-330-001
09-35-176-012
09-35-177-033

MUNHALL SCHOOL SUBDIVISION

PART OF THE WEST HALF OF SECTION 35, TOWNSHIP 40, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

This is to certify that according to the Flood Insurance Rate Map Panel No. 17089C0266H dated August 3, 2009 and Map Panel No. 17089C0266H dated August 3, 2009, this site appears to be located in Zone "X" (Areas determined to be outside the 500 year floodplain) to the best of my knowledge and belief.

[Signature] Feb. 7, 2012
JAMES M. MCKENZIE, PLS.
Illinois Registered Land Surveyor No. 035-003247



OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

This is to certify that Community School Unit District 303 is the owner of the property described in the foregoing Surveyor's Certificate and has caused the same to be surveyed, subdivided and plotted as indicated hereon, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "Munhall School Subdivision," in the City of St. Charles, Kane County, Illinois, and does hereby acknowledge and adopt the same under the style and title hereon indicated.

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the School District Statement for Munhall School Subdivision, in the City of St. Charles, Kane County, Illinois.

To, the best of our knowledge the school district in which the tract of land lies, is in the following school district:

St. Charles Community Unit School District 303
201 S. 7th Street
St. Charles, Illinois 60174
Phone 630-513-3030

Dated this _____ day of _____, A.D. 2012

Owner Address:

By: _____
Title: _____
Attest: _____
Title: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, a notary public, in and for said county, in the state aforesaid, do hereby certify that _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 2012, at _____, Illinois.

Notary Public

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

Accepted and approved by _____ as Mortgagee.

Dated at _____, Illinois, this _____ day of _____, A.D. 20____

By: _____
Attest: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

Approved and accepted this _____ day of _____, 2012

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

Mayor

ATTEST:

City Clerk

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Collector of Special Assessments

Given under my hand and seal at _____, Illinois, this _____ day of _____, A.D. 20____.

DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Director of Public Works

Dated at _____, Illinois, this _____ day of _____, A.D. 20____.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____, Illinois, this _____ day of _____, A.D. 2012

County Clerk

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

This Instrument Number _____ was filed for the record in the Recorder's Office at Kane County, Illinois, on this _____ day of _____, 2012, at _____ o'clock _____ M. and was recorded in Envelope _____ of Plots.

County Recorder

PREPARED FOR:
COMMUNITY UNIT SCHOOL DISTRICT 303
201 SOUTH 7th STREET
ST. CHARLES, IL 60174-2664



4092018 Waco Road • St. Charles, IL 60175
630-567-9176 • Fax 630-567-0475
PROFESSIONAL DESIGN FIRM NO. 184,002,148 EXP. 04-30-13
H:\FILES\CSDD\CS0007\SURVEY\DDN\Plat of Subdivision.dgn

CITY OF ST. CHARLES

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

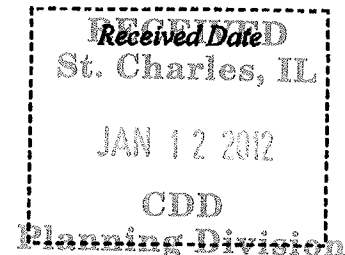


COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

FINAL PLAT APPLICATION

CITYVIEW	
Project Name:	<u>Munhall School Subdv.</u>
Project Number:	<u>2012</u> -PR- <u>001</u>
Application Number:	<u>2012</u> -AP- <u>002</u>



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): <u>09-35-176-012, 09-35-177-033, 09-35-330-001</u>		
	Proposed Subdivision Name: <u>MUNHALL SCHOOL SUBDIVISION</u>		
2. Applicant Information:	Name	<u>St. Charles CUSD #303</u>	Phone <u>630-443-5639</u>
	Address <u>201 South 7th Street</u> <u>St. Charles IL 60174</u>		Fax
			Email <u>john.bairst@d303.org</u>
3. Record Owner Information:	Name	<u>St. Charles CUSD #303</u>	Phone <u>630-377-4819</u>
	Address <u>201 South 7th Street</u> <u>St. Charles IL 60174</u>		Fax <u>630-513-8506</u>
			Email <u>brad.cantelman@d303.org</u>
4. Billing: To whom should costs for this application be billed?	Name	<u>Same As Above</u>	
	Address		Phone
			Fax
		Email	

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. *CONTACT PROPERTY INSIGHT TO GET COPIES OF DEEDS*

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 1/2 x 11 inch paper *SUBMITTED TO CUSD303*

☒ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**

☐ **PLANS:** *N/A*

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. *N/A*

☒ **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. *N/A*

ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL: *N/A*

- ☐ 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.

Brad Carlman, Treasurer BOE *1/4/12*
Record Owner Date

Paul - West Sep. Agency *1/4/12*
Applicant or Authorized Agent Date

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE WEST HALF OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 23.75 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION, 620 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES 5 MINUTES MEASURED FROM NORTH TO WEST WITH THE LAST DESCRIBED LINE 752.22 FEET TO THE CENTER LINE OF THIRTEENTH AVENUE; THENCE NORTHERLY ALONG THE SAID CENTER LINE 412.05 FEET TO THE SOUTHEAST CORNER OF SEVENTH AVENUE SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 219.80 FEET; THENCE SOUTHEASTERLY 806 FEET TO THE POINT OF BEGINNING (EXCEPT THE WESTERLY 30 FEET THEREOF MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF) IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

09-35-330-001

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 35; THENCE NORTH 23.75 FEET ALONG THE QUARTER SECTION LINE FOR THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES WEST 806 FEET; THENCE NORTH 653 FEET; THENCE SOUTH 83 DEGREES EAST 806 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 653 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

09-35-176-012

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTH LINE OF LOT 231 IN PHASE NO.4, CAMBRIDGE, ST. CHARLES, KANE COUNTY, ILLINOIS, NORTHERLY OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO KANE COUNTY BOARD OF SCHOOL TRUSTEES BY DOCUMENT 1132218, WESTERLY OF THE EAST LINE OF SAID LOT EXTENDED SOUTHERLY AND EASTERLY OF THE WEST LINE OF SAID LOT EXTENDED SOUTHERLY, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

AND ALSO

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTH LINE OF LOT 232 IN PHASE NO.4, CAMBRIDGE, ST. CHARLES, KANE COUNTY, ILLINOIS, NORTHERLY OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO KANE COUNTY BOARD OF SCHOOL TRUSTEES BY DOCUMENT 1132218, WESTERLY OF THE EAST LINE OF SAID LOT EXTENDED SOUTHERLY AND EASTERLY OF THE WEST LINE OF SAID LOT EXTENDED SOUTHERLY, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

09-35-177-033