

	<b>PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Project Title/ Address:</b>	General Amendment – Permanent Motor Vehicle Storage		
	<b>City Staff:</b>	Matthew O'Rourke, Planner		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING (2/26/13)</b>	X	<b>MEETING (2/26/13)</b>	X
<b>APPLICATIONS UNDER CONSIDERATION:</b>				
General Amendment – “Table 17.16-1 Office/Research, Manufacturing, and Public Lands Permitted and Special Uses” and Section 17.20.030.P “Motor Vehicle Storage Temporary and Permanent”				
<b>ATTACHMENTS AND SUPPORTING DOCUMENTS</b>				
Staff Report (dated 2/22/13)		General Amendment Application		
Attachment A – Table 17.16-1		Attachment B – Location Map of M-1 Properties		
Tyler and Production Final Plat of Subdivision				
<b>EXECUTIVE SUMMARY:</b>				
<p>Joseph Conti represents the St. Charles Chrysler, Dodge, and Jeep dealership located at 1611 E. Main Street. The dealership is interested in utilizing a portion of the vacant property at the southeast corner of Tyler Road and Production Drive to permanently park motor vehicles. This use is defined as Permanent Motor Vehicle Storage by the City’s Zoning Ordinance.</p> <p>The subject property is zoned <b>M-1 Special Manufacturing District</b> and <b>Permanent Motor Vehicle Storage</b> is not a permitted use in this district.</p> <p><b>Proposal</b></p> <p>Joseph Conti has applied for a general amendment to the Zoning Ordinance. The details of the proposal are as follows:</p> <ol style="list-style-type: none"> <li>1. Amend <b>Table 17.16-1 Office/Research, Manufacturing, and Public Lands Permitted and Special Uses</b> to permit Permanent Motor Vehicle Storage in the M-1 Special Manufacturing Zoning District.</li> <li>2. Amend <b>Section 17.20.030.P Motor Vehicle Storage Temporary and Permanent</b> to include specific standards for properties in the M-1 Special Manufacturing District.</li> </ol>				
<b>RECOMMENDATION / SUGGESTED ACTION</b> <i>(briefly explain):</i>				
<p>Conduct the public hearing and close if all the testimony has been taken.</p> <p>Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.</p> <p>Staff recommends approval of the General Amendment Application and has provided the attached draft Findings of Fact to support that recommendation.</p>				

# CITY OF ST. CHARLES

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



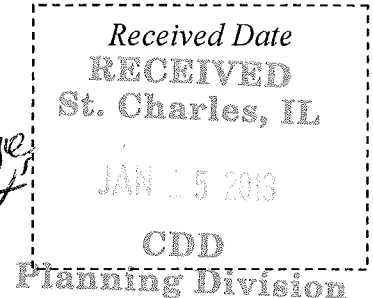
COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

## GENERAL AMENDMENT APPLICATION

<b>CITYVIEW</b>
Project Name: <u>Gen. Amend. M1-Motor Vehicle Storage</u>
Project Number: <u>2013-PR-003</u>
Application Number: <u>2013-AP-003</u>

Permanent



### Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a meeting or public hearing date for an application.

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.

<b>1. Applicant:</b>	Name <u>JOE CONTI</u>	Phone <u>847-878-3568</u>
	Address <u>847 STUARTS DR</u> <u>ST CHARLES IL</u>	Fax <u>630-762-9813</u>
		Email <u>JOEVCONTI@aol.com</u>
<b>2. Billing:</b> <i>Who is responsible for paying application fees and reimbursements?</i>	Name <u>ST CHRYSLER OF ST CHARLES</u>	Phone <u>630-513-5353</u>
	Address <u>ATTN MARY ANN BARCA</u> <u>1611 E MAIN ST</u> <u>ST. CHARLES IL</u>	Fax
		Email <u>ADONNE@APFORD.COM</u>

### Attachment Checklist

- ☐ **APPLICATION:** Completed application form
- ☐ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- ☐ **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.
- ☐ **WORDING OF THE REQUESTED TEXT AMENDMENT**

One (1) copy of Proposed Amendment (Letter Sized) and one (1) Electronic Microsoft Word version on CD-ROM

## Requested Text Amendment

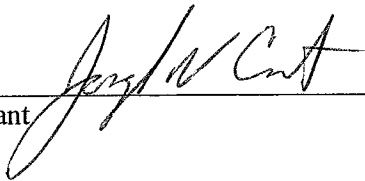
To amend Section(s) \_\_\_\_\_ of the St. Charles Zoning Ordinance. The wording of the proposed amendment is: (attach sheets if necessary)

Chapter 17.20 ~~Sign~~ Use Standards

Table 17.16.1 Permitted uses - OR, M1, M2, PL

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.

Applicant



Date

1/25/13

## FINDINGS OF FACT SHEET – GENERAL AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the "burden of proof" is on you to show why the proposed amendment is appropriate. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the amendment in question, indicate "not applicable" and explain why it does not apply.



TABLE 17.16-1  
Amendment Description/Ordinance Section Number

1/25/13  
Date

### From the Charles Zoning Ordinance, Section 17.04.320.C:

In making its recommendation to grant or deny an application for a Zoning Text Amendment, the Plan Commission shall consider:

1. The consistency of the proposed amendment with the City's Comprehensive Plan.

No zoning change being requested  
No change in Comprehensive Plan requested.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

The parking of motor vehicles with be in  
compliance with existing zoning ordinance

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

Reflects a change in policy

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

Amendment would apply to all parcels in  
MT zoning district.

5. The extent to which the proposed amendment creates nonconformities.

Will NOT create any new nonconformities.

6. The implications of the proposed amendment on all similarly zoned property in the City.

USE could potentially be located on any  
ml property.

Community Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**STAFF REPORT**

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

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

**RE:** General Amendment to Title 17 (Zoning Ordinance) Permitting Permanent Motor Vehicle Storage in the M-1 Special Manufacturing District

**DATE:** February 22, 2013

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**I. GENERAL INFORMATION**

**Project Name:** General Amendment – Permanent Motor Vehicle Storage

**Applicant:** Joseph Conti (St. Charles Chrysler, Dodge, and Jeep Dealership)

**Purpose:** Ordinance amendments to permit Permanent Motor Vehicle Storage lots in the M-1 Special Manufacturing District

**II. BACKGROUND**

Joseph Conti represents the St. Charles Chrysler, Dodge, and Jeep dealership located at 1611 E. Main Street. The dealership is interested in utilizing a portion of the vacant property at the southeast corner of Tyler Road and Production Drive to permanently park motor vehicles. This use is defined as Permanent Motor Vehicle Storage by the City's Zoning Ordinance.

This property was subdivided in 2012 into two development parcels and a portion of this parcel was sold to the City to facilitate stormwater drainage improvements to the south of the developable lots. (See attached Tyler & Production Plat of Subdivision)

The subject property is zoned **M-1 Special Manufacturing District** and **Permanent Motor Vehicle Storage** is not a permitted use in this district.

**III. PROPOSAL**

Joseph Conti has applied for a general amendment to the Zoning Ordinance. The details of the proposal are as follows:

- Amend **Table 17.16-1 Office/Research, Manufacturing, and Public Lands Permitted and Special Uses** to permit Permanent Motor Vehicle Storage in the M-1 Special Manufacturing Zoning District.

- Amend **Section 17.20.030.P Motor Vehicle Storage Temporary and Permanent** to include specific standards for properties in the M-1 Special Manufacturing District.

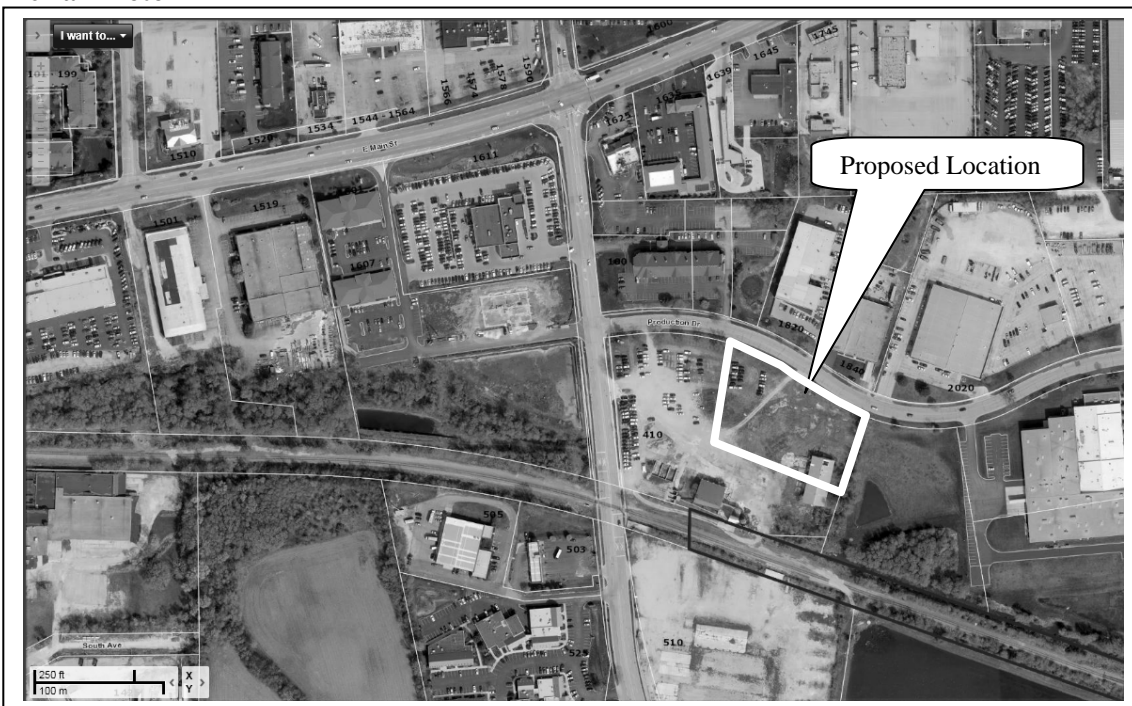
#### IV. ANALYSIS

##### A. SITE LOCATION & AERIAL PHOTO

A mixture of zoning districts and land uses surround the proposed site as follows:

Location	Zoning District	Land Use
North	BC-Community Business PUD/ M-2 Limited Manufacturing	Hotel/Manufacturing Businesses
East	M-2 Limited Manufacturing	Manufacturing Business
South	M-2 Limited Manufacturing	Vacant Property
West	BC-Community Business PUD	Al Piemonte/ Children of America

##### Aerial Photo



Properties to the east, north, and south are zoned M-2 Limited Manufacturing. Permanent Motor Vehicle Storage is a permitted use in this district.

##### B. M-1 SPECIAL MANUFACTURING ZONING DISTRICT

Per **Section 17.16.010 Purpose Statements** of the Zoning Ordinance, the following is the purpose of the M-1 Zoning District:

*“The purpose of the M-1 Special Manufacturing District is to accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 district shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or*

*redevelopment for viable light assembly, processing, heavy retail and service, and office uses.”*

The M-1 district permits a variety of uses. Other motor vehicle related uses that are permitted in the M-1 district are as follows:

- Motor Vehicle Service and Repair, Minor
- Motor Vehicle Rental

There are other permitted, special, and accessory uses in the M-1 district that conduct similar activities such as:

- Outdoor Sales, Permanent
- Outdoor Sales, Temporary
- Outdoor Storage
- Warehouse Distribution
- Heavy Retail and Service

Staff has included a complete table of all uses permitted in the M-1 District as Attachment A.

C. PROPERTIES ZONED M-1

Staff has analyzed all the properties in the M-1 District. This analysis indicates that there are two groupings of M-1 properties. The majority of these properties are west of the river near Dean Street. The other grouping is east of the Fox River in close proximity to E. Main Street between 9<sup>th</sup> Avenue and Tyler Road. A number of these properties are located near residential zoning districts.

There is a natural break in the size of M-1 zoned properties. A number of properties are 1.5 acres or less and the rest of the properties are 2.0 acres or larger. (See Attachment B - M-1 Properties)

D. MOTOR VEHICLE STORAGE, PERMANENT

**Section 17.30.020 Use Definitions** defines Motor Vehicle Storage, Permanent as:

*“The outdoor storage of motor vehicles, trucks, vans, recreational vehicles, trailers, or other similar motorized transportation vehicles, when not accessory to any principal use on the same lot.”*

E. MOTOR VEHICLE STORAGE USE STANDARDS

**Section 17.20.030.P Motor Vehicle Storage** states:

*“Permanent and Temporary Motor Vehicle Storage shall comply with the following standards. See 17.20.050 for additional provisions applicable to Temporary Motor Vehicle Storage.*

1. *Off-street parking facilities designed to conform with the requirements of Chapter 17.24 may be used for Motor Vehicle Storage, in compliance with the following requirements:*
  - A. *No vehicles shall be stored in an off-street parking space required for any other use located on the same or another lot.*

- B. Vehicles shall be parked within designated off-street parking spaces and shall not obstruct vehicular access to parking stalls or any portion of the lot.*
- 2. Newly established Permanent Motor Vehicle Storage lots shall comply with the requirements applicable to Off-Street Parking Facilities, except:*
  - A. 17.26.090 A. Interior Parking Lot Landscaping*
  - B. 17.24.070 B. Dimensions, if a twenty-four (24) foot wide access drive is provided generally around the perimeter of the Motor Vehicle Storage lot.*
  - C. Direct access to individual spaces shall not be required.*
- 3. Permanent Motor Vehicle Storage lots shall not be used as Off-Street Parking Facilities unless modified to comply with all requirements of this Title.*
- 4. Commercial Vehicles shall only be stored in the M-2 district.*
- 5. Stored vehicles shall be operable and no wrecked or junked vehicles shall be permitted.*
- 6. Signage advertising the vehicles for sale or rental is prohibited.*
- 7. Motor Vehicle Storage lots shall not be used to conduct retail sales and no retail customers shall be present at any time.*
- 8. No single vehicle shall be stored in excess of 180 days.”*

#### IV. PROPOSED AMENDMENTS

Based on staff’s analysis, staff and the applicant are proposing that Permanent Motor Vehicle Storage lots be permitted in the M-1 Special Manufacturing District. Staff is also proposing that this use be limited to properties that are large enough to accommodate this use and are not located within close proximity to residential property. This amendment will encourage the reuse of older manufacturing properties by permitting an additional use that is compatible with uses permitted in the manufacturing districts. These proposed amendments are as follows:

A. TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING, AND PUBLIC LANDS PERMITTED AND SPECIAL USES

Amend **Table 17.16-1** to permit Permanent Motor Vehicle Storage in the M-1 Zoning District.

B. 17.20.030.P MOTOR VEHICLE STORAGE

Based on the analysis of existing M-1 zoned properties, staff is proposing the following use standards for Permanent Motor Vehicle Storage lots in the M-1 District - **New requirements highlighted in bold:**

Permanent and Temporary Motor Vehicle Storage shall comply with the following standards. See 17.20.050 for additional provisions applicable to Temporary Motor Vehicle Storage.

1. Off-street parking facilities designed to conform with the requirements of Chapter 17.24 may be used for Motor Vehicle Storage, in compliance with the following requirements:
  - A. No vehicles shall be stored in an off-street parking space required for any other use located on the same or another lot.
  - B. Vehicles shall be parked within designated off-street parking spaces and shall not obstruct vehicular access to parking stalls or any portion of the lot.
2. Newly established Permanent Motor Vehicle Storage lots shall comply with the requirements applicable to Off-Street Parking Facilities, except:
  - A. 17.26.090 A. Interior Parking Lot Landscaping

- B. 17.24.070 B. Dimensions, if a twenty-four (24) foot wide access drive is provided generally around the perimeter of the Motor Vehicle Storage lot.
- C. Direct access to individual spaces shall not be required.
- 3. Permanent Motor Vehicle Storage lots shall not be used as Off-Street Parking Facilities unless modified to comply with all requirements of this Title.
- 4. Commercial Vehicles shall only be stored in the M-2 district.
- 5. Stored vehicles shall be operable and no wrecked or junked vehicles shall be permitted.
- 6. Signage advertising the vehicles for sale or rental is prohibited.
- 7. Motor Vehicle Storage lots shall not be used to conduct retail sales and no retail customers shall be present at any time.
- 8. No single vehicle shall be stored in excess of 180 days.”
- 9. Permanent Motor Vehicle Storage lots in the M-1 Special Manufacturing District shall:**
  - A. Not be located closer than 500’ to any residentially zoned property.**
  - B. Not be located on a lot that is less than 2-acres in area.**

## **V. RECOMMENDATION**

Conduct the public hearing and close if all the testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.

Staff recommends approval of the General Amendment Application and has provided the attached draft Findings of Fact to support that recommendation.

## **VI. ATTACHMENTS**

- Attachment A – Table 17.16-1
- Attachment B – Location Map of M-1 Properties
- Tyler and Production Final Plat of Subdivision

**FINDINGS OF FACT**  
**GENERAL AMENDMENT**

**(Permanent Motor Vehicle Storage)**

**1. The consistency of the proposed amendment with the City’s Comprehensive Plan.**

The proposed amendments will permit Permanent Motor Vehicle Storage lots in the M-1 Special Manufacturing Zoning District. The majority of the properties zoned M-1 are designated Special Manufacturing in the Comprehensive Plan. This designation is defined as, *“Including older manufacturing areas in transition and/or in need of rehabilitation. Uses include light assembly, processing or other uses suitable for rehabilitation of the area. The maximum Floor Area Ratio is 0.40”* This amendment will permit the adaptive reuse and rehabilitation of older large lot manufacturing properties in locations that will not impact residentially zoned property.

**2. The consistency of the proposed amendment with the intent and general regulations of this Title.**

The proposed amendment will permit Permanent Motor Vehicle Storage lots in the M-1 Special Manufacturing District. Per **Section 17.16.010 Purpose Statements** *“The purpose of the M-1 Special Manufacturing District is to accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 district shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or redevelopment for viable light assembly, processing, heavy retail and service, and office uses.”* This amendment will permit adaptive reuse that is compatible with other uses permitted in St. Charles’ manufacturing districts and is similar to other motor vehicle related uses currently permitted in the M-1 District.

**3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.**

The proposed amendment represents a change in policy. This amendment permits a use that is not currently permitted in the M-1 Special Manufacturing Zoning District. However, this amendment will encourage the adaptive reuse of older manufacturing properties that meet the proposed use standards.

**4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.**

The amendment will apply to all properties in the M-1 Special Manufacturing Zoning District. Any property located within this zoning district will be permitted to locate a Permanent Motor Vehicle Storage lot, provided it meets the proposed use standards.

**5. The extent to which the proposed amendment creates nonconformities.**

This amendment will not create any new nonconformities. This amendment will permit Permanent Motor Vehicle Storage lots in the M-1 Special Manufacturing Zoning District. This use is not currently permitted and there are no such uses located on properties in the M-1 Special Manufacturing Zoning District. Any Permanent Motor Vehicle Storage lot permitted after this amendment is adopted will be a conforming use.

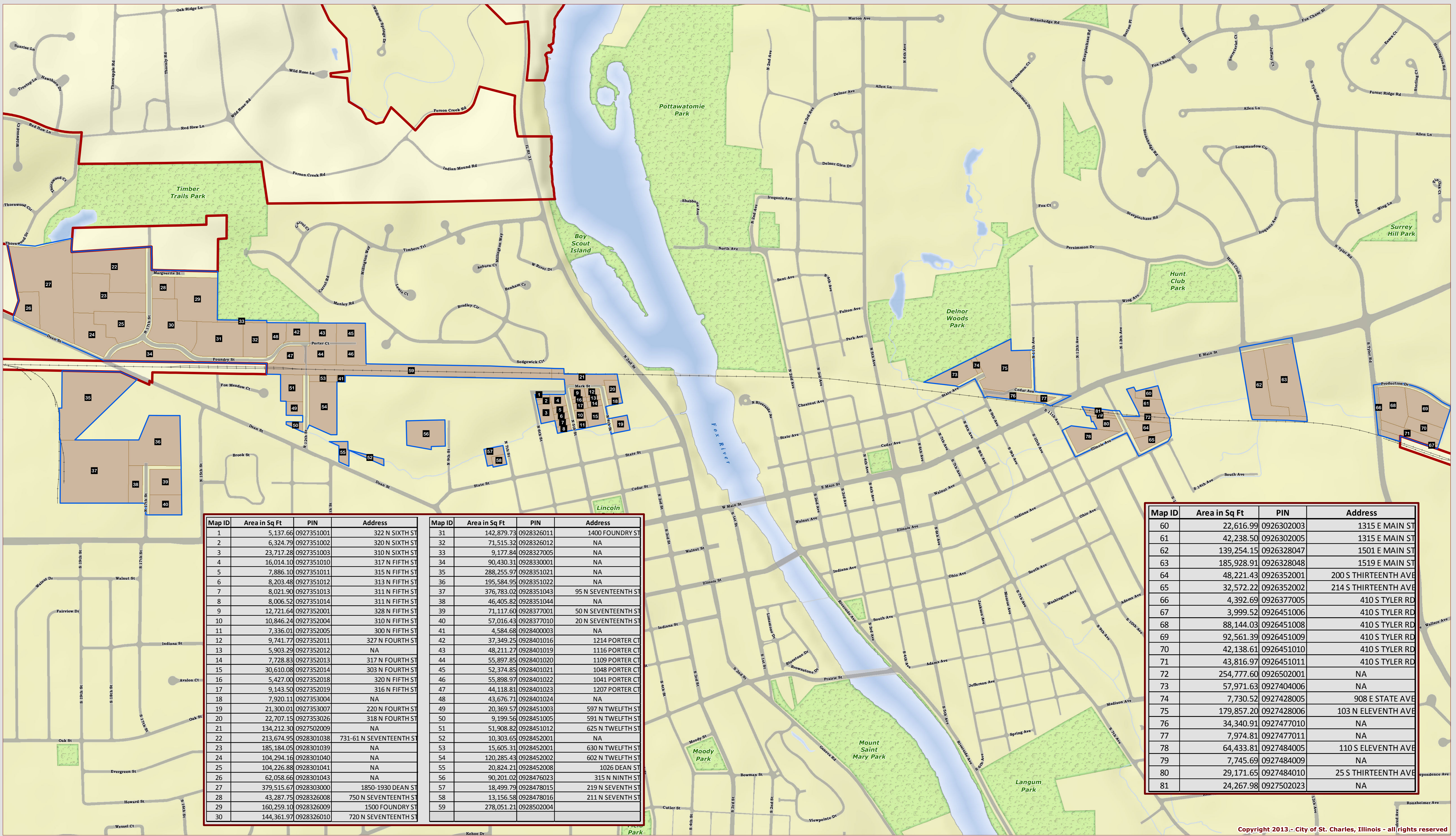
**6. The implications of the proposed amendment on all similarly zoned property in the City.**

This amendment will permit Permanent Motor Vehicle Storage lots on any property zoned M-1 Special Manufacturing provided that the property meets the proposed use standards.

**Attachment A – Table 17.16-1**

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
<b>RESIDENTIAL USES</b>					
Artists Live/Work Space		S			Section 17.20.030
Assisted Living Facility	P				
<b>CULTURAL, RELIGIOUS, RECREATIONAL &amp; ENTERTAINMENT USES</b>					
Art Gallery/Studio	P	P			
Carnival (as temporary use)				P	Section 17.20.040, 050
Cultural Facility	P	P	P	P	
Golf Course				P	
Indoor Recreation & Amusement	P	S	P	P	
Model Airplane Facility				S	
Outdoor Amusement				S	
Outdoor Entertainment, Temporary				P	
Outdoor Recreation				P	
Park, Neighborhood				P	
Place of Worship		S			Section 17.20.030
Theater				P	
<b>RETAIL, OFFICE AND SERVICE USES</b>					
Adult Use			S		Section 17.20.030
Bank	P				
Car Wash			S		Section 17.24.100
Day Care Center	P	P	P	A	
Drive-In Facility	SA				Section 17.24.100
Emergency Medical Center	P				
Financial Institution	P				
Heavy Retail and Service		S	P		
Heliport			S		
Hotel/Motel	P	P	P		
Kennel			S		Section 17.20.030
Medical/Dental Clinic	P	P	P		
Motor Vehicle Service and Repair, Major			P		Section 17.20.030
Motor Vehicle Service and Repair, Minor		P	P		Section 17.20.030
Motor Vehicle Rental	P	P	P		
Office, Business or Professional	P	P	P		
Outdoor Sales, Permanent		SA	SA		Section 17.20.030
Outdoor Sales, Temporary		A	A	A	Section 17.20.040, 050
Professional Training Center	P	P			
Personal Services, Limited	P				
Veterinary Office/Animal Hospital	P	P	P		
<b>GOVERNMENTAL AND INSTITUTIONAL USES</b>					
Cemetery				P	
College/University	P			P	
Correctional Facility				S	
Fairground				P	
Hospice	P				
Hospital	P				
Nursing Home	P				
Office, Government	P	P		P	
Police Firearms Training Range				S	

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Public Service Facility		P	P	P	
School, Primary or Secondary				P	
School, Private Boarding				P	
School, Specialized Instruction	P	P	P		
<b>INDUSTRIAL/STORAGE USES</b>					
Junkyard			S		
Manufacturing, Heavy			S		
Manufacturing, Light		P	P		
Mini-Warehouse		P	P		
Outdoor Storage		A	A	A	Section 17.20.030, 17.26.120
Permanent Motor Vehicle Storage			P		Section 17.20.030
Recycling Facility			S		
Research and Development Use	P	P	P		
Warehouse/Distribution		P	P		
<b>OTHER</b>					
Accessory Uses	A	A	A	A	
Agriculture				P	
Communication Antenna	P	P	P	P	Section 17.22.020
Communication Tower	S	P	P	P	Section 17.22.020
Parking Garage/Structure	A	A	A	A	Chapter 17.24
Parking Lot, Private	A	A	A	A	Chapter 17.24
Planned Unit Development	S	S	S	S	Chapter 17.04, 17.06
Transportation Operations Facility		S	P	S	
Utility, Local	P	P	P	P	
Utility, Community/Regional	S	S	P	P	

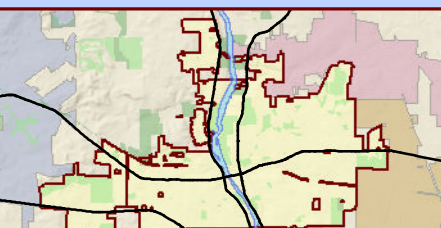


Map ID	Area in Sq Ft	PIN	Address
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2	6,324.79	0927351002	320 N SIXTH ST
3	23,717.28	0927351003	310 N SIXTH ST
4	16,014.10	0927351010	317 N FIFTH ST
5	7,886.10	0927351011	315 N FIFTH ST
6	8,203.48	0927351012	313 N FIFTH ST
7	8,021.90	0927351013	311 N FIFTH ST
8	8,006.52	0927351014	311 N FIFTH ST
9	12,721.64	0927352001	328 N FIFTH ST
10	10,846.24	0927352004	310 N FIFTH ST
11	7,336.01	0927352005	300 N FIFTH ST
12	9,741.77	0927352011	327 N FOURTH ST
13	5,903.29	0927352012	NA
14	7,728.83	0927352013	317 N FOURTH ST
15	30,610.08	0927352014	303 N FOURTH ST
16	5,427.00	0927352018	320 N FIFTH ST
17	9,143.50	0927352019	316 N FIFTH ST
18	7,920.11	0927353004	NA
19	21,300.01	0927353007	220 N FOURTH ST
20	22,707.15	0927353026	318 N FOURTH ST
21	134,212.30	0927502009	NA
22	213,674.95	0928301038	731-61 N SEVENTEENTH ST
23	185,184.05	0928301039	NA
24	104,294.16	0928301040	NA
25	104,226.88	0928301041	NA
26	62,058.66	0928301043	NA
27	379,515.67	0928303000	1850-1930 DEAN ST
28	43,287.75	0928326008	750 N SEVENTEENTH ST
29	160,259.10	0928326009	1500 FOUNDRY ST
30	144,361.97	0928326010	720 N SEVENTEENTH ST

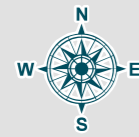
Map ID	Area in Sq Ft	PIN	Address
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32	71,515.32	0928326012	NA
33	9,177.84	0928327005	NA
34	90,430.31	0928330001	NA
35	288,255.97	0928351021	NA
36	195,584.95	0928351022	NA
37	376,783.02	0928351043	95 N SEVENTEENTH ST
38	46,405.82	0928351044	NA
39	71,117.60	0928377001	50 N SEVENTEENTH ST
40	57,016.43	0928377010	20 N SEVENTEENTH ST
41	4,584.68	0928400003	NA
42	37,349.25	0928401016	1214 PORTER CT
43	48,211.27	0928401019	1116 PORTER CT
44	55,897.85	0928401020	1109 PORTER CT
45	52,374.85	0928401021	1048 PORTER CT
46	55,898.97	0928401022	1041 PORTER CT
47	44,118.81	0928401023	1207 PORTER CT
48	43,676.71	0928401024	NA
49	20,369.57	0928451003	597 N TWELFTH ST
50	9,199.56	0928451005	591 N TWELFTH ST
51	51,908.82	0928451012	625 N TWELFTH ST
52	10,303.65	0928452001	NA
53	15,605.31	0928452001	630 N TWELFTH ST
54	120,285.43	0928452002	602 N TWELFTH ST
55	20,824.21	0928452008	1026 DEAN ST
56	90,201.02	0928476023	315 N NINTH ST
57	18,499.79	0928478015	219 N SEVENTH ST
58	13,156.58	0928478016	211 N SEVENTH ST
59	278,051.21	0928502004	NA

Map ID	Area in Sq Ft	PIN	Address
60	22,616.99	0926302003	1315 E MAIN ST
61	42,238.50	0926302005	1315 E MAIN ST
62	139,254.15	0926328047	1501 E MAIN ST
63	185,928.91	0926328048	1519 E MAIN ST
64	48,221.43	0926352001	200 S THIRTEENTH AVE
65	32,572.22	0926352002	214 S THIRTEENTH AVE
66	4,392.69	0926377005	410 S TYLER RD
67	3,999.52	0926451006	410 S TYLER RD
68	88,144.03	0926451008	410 S TYLER RD
69	92,561.39	0926451009	410 S TYLER RD
70	42,138.61	0926451010	410 S TYLER RD
71	43,816.97	0926451011	410 S TYLER RD
72	254,777.60	0926502001	NA
73	57,971.63	0927404006	NA
74	7,730.52	0927428005	908 E STATE AVE
75	179,857.20	0927428006	103 N ELEVENTH AVE
76	34,340.91	0927477010	NA
77	7,974.81	0927477011	NA
78	64,433.81	0927484005	110 S ELEVENTH AVE
79	7,745.69	0927484009	NA
80	29,171.65	0927484010	25 S THIRTEENTH AVE
81	24,267.98	0927502023	NA

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Publication Date:  
February 22, 2013  
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  
TN# - 13012155500713



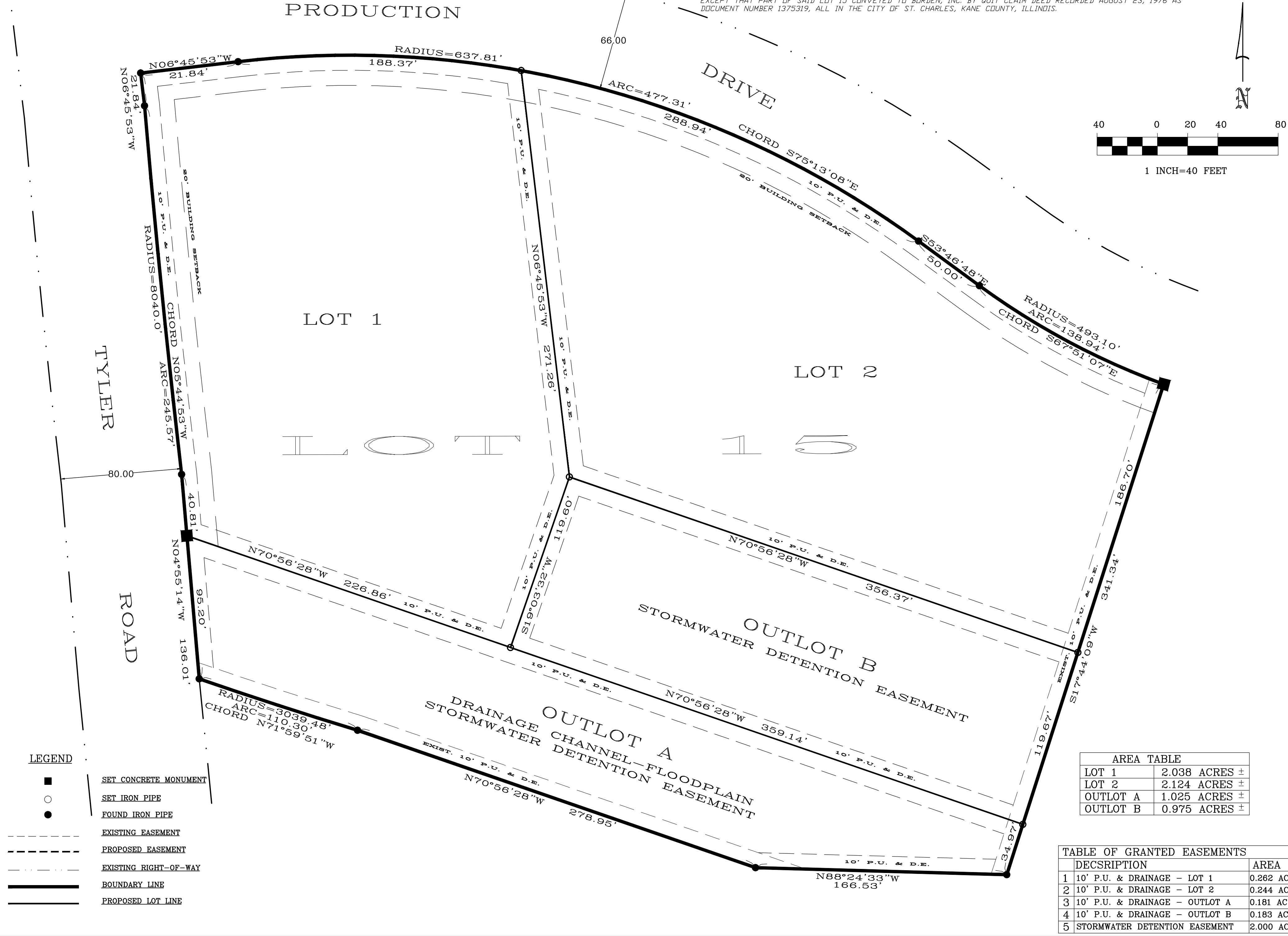
0 125 250 500  
Feet

Parcels M1 Boundary Municipal Boundary

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FINAL PLAT OF SUBDIVISION  
OF  
TYLER PRODUCTION SUBDIVISION

LOT 15 IN DELNDR INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTIONS 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.



**LEGEND**

- SET CONCRETE MONUMENT
- SET IRON PIPE
- FOUND IRON PIPE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- PROPOSED LOT LINE

**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 NIDRR 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.

**SPECIAL FLOOD HAZARD AREA CERTIFICATION**

This is to certify that the parcels identified as Outlot A and Outlot B in this record of deed are located in the Special Flood Hazard Area identified for the City of St. Charles, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_.

Norbert V. Lambert  
Illinois Land Surveyor No. 1863

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS) > SS  
COUNTY OF DUPAGE )

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

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN 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 POINTS 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 NOT SHOWN ON SURVEY.

LOT	ACRES
LOT 1	2.038 ACRES ±
LOT 2	2.124 ACRES ±
OUTLOT A	1.025 ACRES ±
OUTLOT B	0.975 ACRES ±

DESCRIPTION	AREA
1 10' P.U. & DRAINAGE - LOT 1	0.262 AC
2 10' P.U. & DRAINAGE - LOT 2	0.244 AC
3 10' P.U. & DRAINAGE - OUTLOT A	0.181 AC
4 10' P.U. & DRAINAGE - OUTLOT B	0.183 AC
5 STORMWATER DETENTION EASEMENT	2.000 AC

BY CORPORATION  
CITY OF ST. CHARLES, ILLINOIS  
PUBLIC 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 provisions 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: \_\_\_\_\_

**OWNERS CERTIFICATE**  
STATE OF ILLINOIS) > SS  
COUNTY OF KANE )  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
CITY OF ST. CHARLES PLAN COMMISSION

THIS IS TO CERTIFY THAT TYLER PRODUCTION LLC IS OWNER OF THE LAND DESCRIBED IN THE PLAT, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREIN. FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREIN INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

BY: TYLER PRODUCTION LLC  
409 ILLINOIS AVENUE, UNIT 1D  
ST. CHARLES, ILLINOIS 60174

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

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

**NOTARY CERTIFICATE**

STATE OF ILLINOIS) > SS  
COUNTY OF KANE )

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE MANAGER OF "TYLER PRODUCTION LLC," APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH MANAGER, SIGNED AND DELIVERED THE PLAT OF HIS OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID TYLER PRODUCTION LLC FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

NOTARY PUBLIC

**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\_\_\_\_.

ILLINOIS LAND SURVEYOR NO. 1863

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

**PLAN COMMISSION 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 REDEEMABLE 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 SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS.

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