



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Plat of Vacation and Abrogation and Preliminary and Final Plat of Subdivision for Pheasant Run Crossing Subdivision
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (4/13/15)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

The subject property is a group of commercial properties comprising 33.8 acres located north of E. Main St./Rt. 64 at Pheasant Run Drive. The eastern portion of the site was subdivided as the East Main Retail Subdivision in 1998. The property includes the Hilton Garden Inn, Culver’s and DuPage Expo.

The proposal is to consolidate and resubdivide all of the subject property into a single subdivision with a shared private access drive. An owner association would be established to manage the common elements, including maintenance of the shared access drives and the stormwater detention area.

New lots will be created for the existing buildings, along with new building lots for future development. As a part of the proposed subdivision, most of the existing public utility, drainage, and access easements will be abrogated (or removed) and rededicated on the new subdivision plat. No new public improvements are necessary at this time in connection with the subdivision; therefore no engineering plans are required.

Staff has found the application materials to be complete and the Final Plat to be substantially in compliance with all code requirements, subject to all outstanding staff comments being adequately addressed.

The Plan Commission recommended approval of the applications subject to resolution of outstanding staff comments on 3/17/15.

Attachments: *(please list)*

Staff Report, Applications for Preliminary and Final Plat of Subdivision

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve the Plat of Vacation and Abrogation and the Preliminary and Final Plat of Subdivision for Pheasant Run Crossing Subdivision, subject to resolution of all outstanding staff review comments prior to City Council action.

<i>For office use only:</i>	<i>Agenda Item Number:</i> 3d
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Community & Economic Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman Dan Stellato
 And the Members of the Planning & Development Committee

FROM: Russell Colby
 Planning Division Manager

RE: Pheasant Run Crossing Subdivision

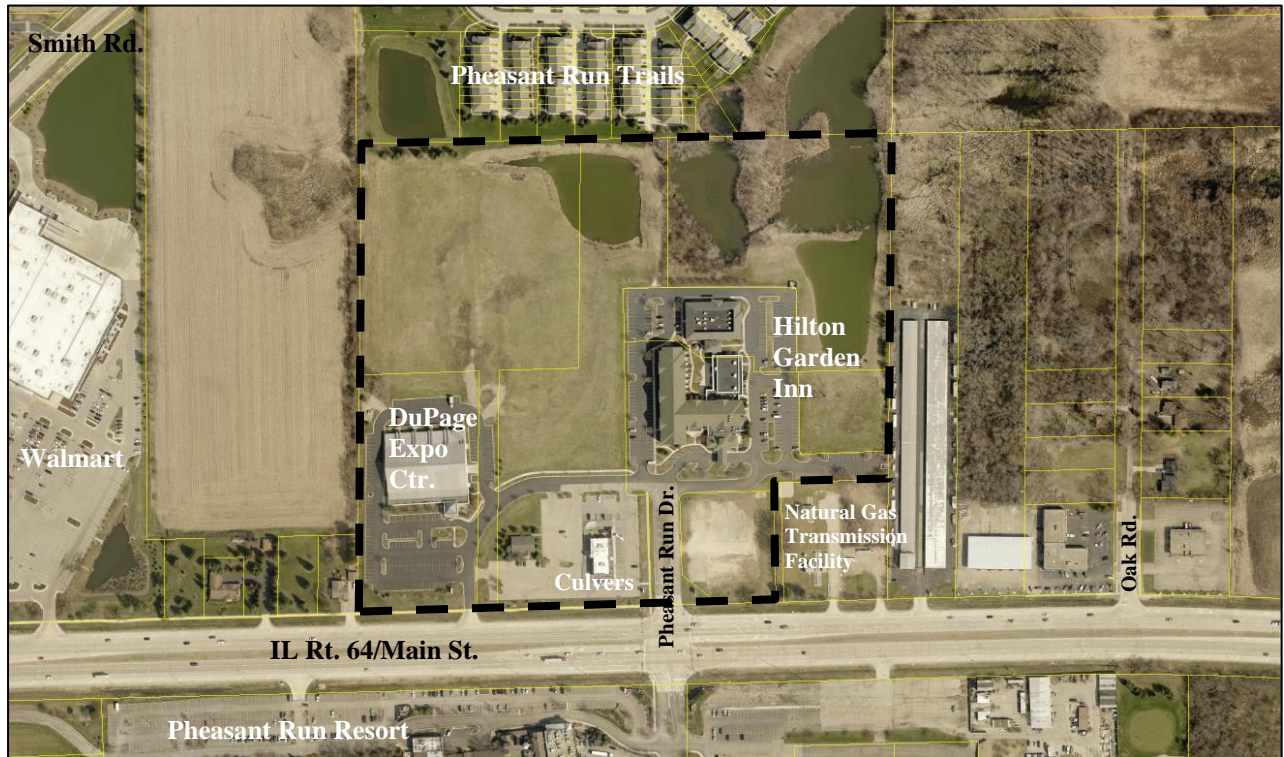
DATE: April 3, 2015

I. APPLICATION INFORMATION:

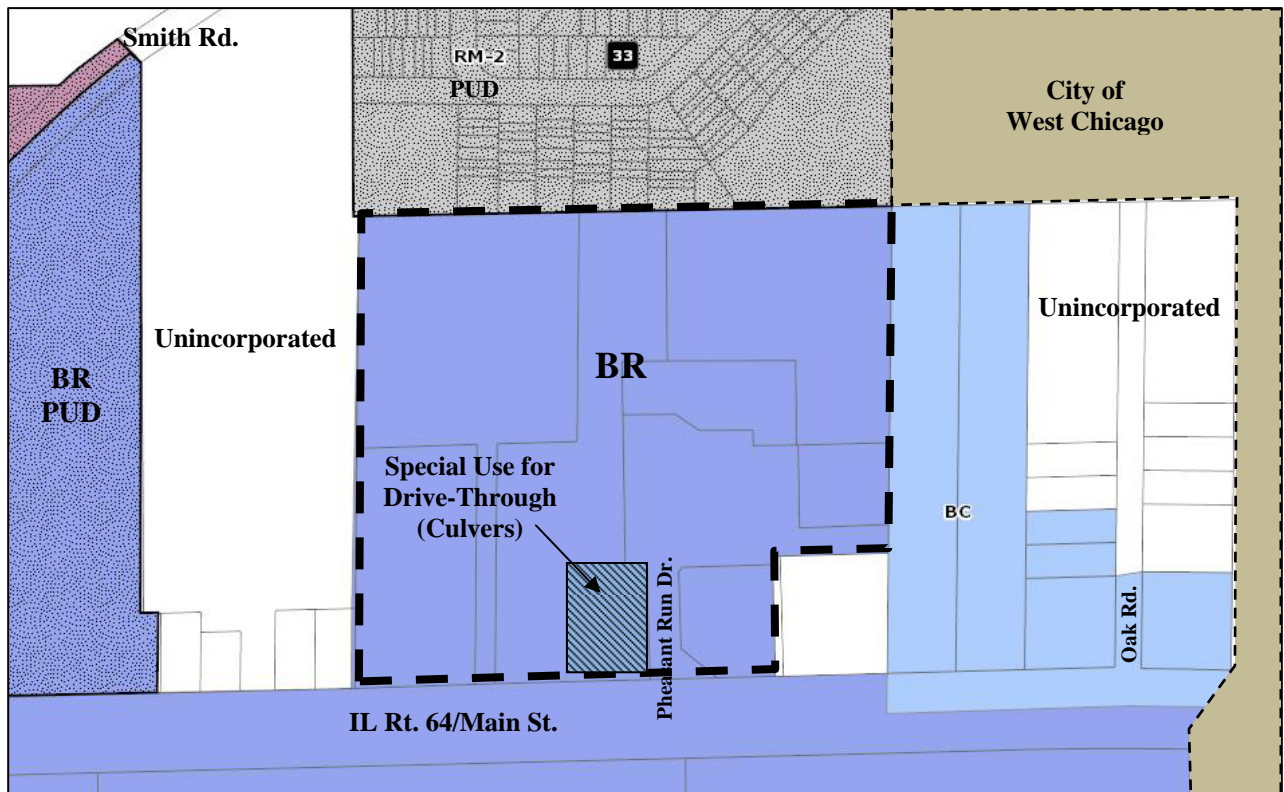
Project Name: Pheasant Run Crossing Subdivision
Applicant: Oakbrook Properties, Inc.
Purpose: Consolidation and re-subdivision of developed and vacant property around the Hilton Garden Inn and DuPage Expo building

General Information:		
Site Information		
Location	4050-4072 E. Main St., North side of IL Rt. 64 at Pheasant Run Dr.	
Acres	33.8 acres	
Applications	Preliminary and Final Plat of Subdivision	
Applicable Zoning Code Sections/ Ordinances	Title 16, Subdivision Code Title 17, Zoning Code, Chapter 17.14 Business and Mixed Use Districts	
Existing Conditions		
Land Use	Commercial lots (hotel, restaurant, exposition center)	
Zoning	BR – Regional Business (Special Use for Culver’s Drive-Through Facility)	
Zoning Summary		
North	RM-2 PUD (Pheasant Run Trails townhomes)	Current Land Uses Residential Townhomes
East	BC-Community Business	Storage business
South	BR Regional Business, Special Use for Golf Course	Pheasant Run Resort and Golf Course
West	Unincorporated property	House and farmland
Comprehensive Plan Designation		
Corridor/Regional Commercial, Open Space (existing detention area)		

Aerial Photograph



Location and Surrounding Zoning



II. PROJECT OVERVIEW:

BACKGROUND

The subject property is a group of commercial properties comprising 33.8 acres located north of E. Main St./Rt. 64 at Pheasant Run Drive. The property was originally annexed into the City in the 1960s as a part of the Pheasant Run Resort. The property is partially subdivided and contains the Hilton Garden Inn hotel, Culver's Restaurant, and the DuPage Expo Center. A stormwater detention area exists at the northeast corner of the property.

The eastern portion of the site was subdivided as the East Main Retail Subdivision in 1998. The Hilton Garden Inn hotel was constructed soon thereafter. The private access drive, Pheasant Run Drive, and a traffic signal at Main St. were installed.

A Special Use for a Drive-Through Facility for the Culver's Restaurant was approved by the City in 2011.

The main portion of the DuPage Expo center building existed prior to the East Main Retail subdivision and was originally an accessory use to the Pheasant Run Resort. The DuPage Expo center and the vacant property to the north of the building are unsubdivided parcels of land.

In 2012-2013, Main St./ Route 64 was reconstructed and widened adjacent to the site. A landscape median, sidewalks, roadway lighting and a new traffic signal were installed as a part of the road construction.

PROPOSAL

The proposal is to consolidate and resubdivide all of the subject property into a single subdivision with shared access. An owner association would be established to manage the common elements, including maintenance of the shared access drives and the stormwater detention area.

New lots will be created for the existing buildings, along with new building lots for future development. All of the lots will share a system of common access drives, including the existing Pheasant Run Drive access and a secondary right-in/right-out access in front of the DuPage Expo building.

Because the property has been developed on a piecemeal basis over many years, the easements across the site are not clearly defined and they exist in many separate documents. As a part of the proposed subdivision, most of the existing public utility, drainage, and access easements will be abrogated (or removed) and rededicated on the new subdivision plat.

No new public improvements are necessary at this time in connection with the subdivision; therefore no engineering plans are required. The site is already served with public utilities and access is provided to all lots over the common access easements. As buildings are proposed on each lot, any necessary utility extensions or connections will be provided. A stormwater detention area exists to serve the subdivision. This detention area can be enlarged if necessary as future development is proposed.

III. ANALYSIS OF PLANS

ZONING COMPLIANCE

All of the proposed lots comply with the minimum required standards of the BR Regional Business District (including a minimum lot area of 1 acre).

The subdivision plat identifies an area for a sign easement at the northeast corner of Main St. and Pheasant Run Drive. The Zoning Ordinance permits a larger shared “Shopping Center sign” to be installed for a development that meets the definition of a shopping center:

***Shopping Center.** Two (2) or more retail stores and/or service establishments located on a parcel of four acres or more sharing customer parking areas, regardless of whether said stores and/or establishments occupy separate structures or are under separate ownership*

The proposed subdivision would meet this definition and the sign could be used to advertise uses located on all of the lots.

SUBDIVISION CODE COMPLIANCE

City staff has reviewed the Final Plat for compliance with Subdivision Code requirements. Most of the outstanding comments relate to the easements shown on the plat and these can be resolved without any changes to the subdivision layout.

Utility Easements

1. City Code requires a full 10 ft. public utility and drainage easement along the boundaries of all proposed lots. The combined 5 ft. and 5 ft. along a common lot line will not meet the City Code requirement.
2. The utility and access easement on the west lot line of Lot 5 / Lot 401 is shown as abrogated on adjacent new Lot 6. This entire easement should be maintained.
3. Lot 6 utility easement granted by R2012-07442 is shown as abrogated on the plat of vacation, but shown as “Granted by R2012-07442” on the new plat.
4. Some type of easement provisions should be included for the sign easement to clarify what lot owners have the right to utilize the sign easement and that the easement will be managed by an owner’s association.
5. The ingress-egress easements over Lot 9 and Lot 6 do not identify the right of other lot owners in the subdivision to utilize the easements. This should be clarified on the plat.
6. The ingress-egress easement to access Lot 8 needs to provide access to the City as well in the event the City needs to maintain the detention area.
7. There may be a need for a cross access and parking easement between Lots 1 and 2.

8. Easement provisions should be provided for the dumpster easement located on Lot 8.
9. The Public Works Department has reviewed the Final Plat in detail to ensure that all existing public utilities are located within appropriate easements. Comments have been provided to the applicant. Additional information is needed on the location of electric infrastructure on the property to insure adequate easements have been provided.

Signature Blocks

10. There are a couple of duplicate signature blocks (City Council, Clerk, Special Assessments).
11. In the signature blocks, “Director of Public Works” needs to be changed to “Director of Community and Economic Development”.
12. Relocate IDOT’s certificate to Sheet 5 or 6 with all other signature blocks.
13. It may be necessary for other utility providers to be signatories to the plat of vacation and abrogation (such as AT&T, Nicor, Comcast).

Other Comments

14. Public sidewalk is typically required along all street frontages and to access each lot in the subdivision. No public sidewalk exists along Rt. 64 along Lot 4 and no sidewalk exists to connect from Rt. 64 to Lot 3. These sidewalks should be provided when Lot 4 is developed.
15. Include a table on the plat of resubdivision that includes the following information:
 - a. Number all easements being granted on each individual lot.
 - b. Include the area for each easement being granted on each individual lot.
 - c. Include the square footage for each individual lot in the table as well.

IV. RECOMMENDATION

The Plan Commission reviewed and recommended approval of the Preliminary and Final Plat of Subdivision on 3/17/15.

Staff has found the application materials to be complete and the Final Plat to be substantially in compliance with the all code requirements, subject to all outstanding staff comments being adequately addressed.

Upon resolution of outstanding staff comments, staff recommends approval of the Final Plat of Subdivision.

V. ATTACHMENTS

- Application
- Proposed Plat of Vacation and proposed Final Plat of Subdivision

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

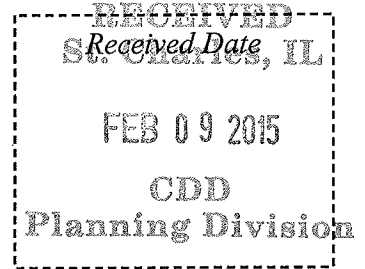


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PRELIMINARY PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<i>Pheasant Run Crossing Subdv.</i>
Project Number:	<i>2015 -PR- 002</i>
Application No.	<i>2015 -AP- 005</i>



To request preliminary approval of a subdivision, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete City staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the proposed subdivision on a Plan Commission meeting agenda.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: North of IL RT 64, approximately 1/4 mile East of the intersection of Smith Road and IL RT 64.	
	Parcel Number (s): 01-30-102-024;025,029,030,031,032,033,034,035	
	Proposed Subdivision Name: Pheasant Run Crossing	
2. Applicant Information:	Name William Lackovic	Phone 630-443-4150
	Address Oakbrook Properties, Inc. 1600 E. Main Street, Suite B St. Charles, IL 60174	Fax 630-584-6604
		Email Bill@deercreekco.com
Responsible		
3. Record Owner Information:	Name American Lodging Corporation	Phone 630-584-6580
	Address 1600 E. Main Street, Suite B St. Charles, IL 60174	Fax 630-584-6604
		Email

Please check the type of application:

- Preliminary Plat of Subdivision (Final Plat of Subdivision to be filed later)
- Combined Preliminary-Final Review Process (Final Plat Application filed concurrently)

This application is not required for:

- **Minor Subdivision** – File only a Minor Subdivision - Final Plat application (Minor Subdivision per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)
- **Planned Unit Developments - PUD** (The PUD Preliminary Plan Application should be filed instead)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. 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 Exhibit B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
<u>2</u> or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, submit the attached Ownership Authorization form to permit the applicant to act on the owner’s behalf. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City’s Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions

or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

XX LEGAL DESCRIPTION:

For entire subject property, on 8 1/2 x 11 inch paper

XX PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

N/A SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

N/A ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

XX 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 - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

XX SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

N/A PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans.

N/A STORMWATER MANAGEMENT:

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached).

N/A **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

N/A **DEPARTURES FROM SUBDIVISION CODE STANDARDS:**

List any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and reasons for requesting each departure.

N/A **PARK AND SCHOOL LAND/CASH 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.

N/A **INCLUSIONARY HOUSING SUMMARY & WORKSHEET:**

For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

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.



2015-02-06

Record Owner

Date



2-6-15

Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM
CORPORATION**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Rodney A. Welty, being first duly sworn on oath depose and say that I am the
Corporate Secretary of American Lodging Corporation ~~of~~
(Illinois) (Delaware) Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation: (1)

David A. McArdle _____

Megan M. McArdle _____

Mark E. McArdle _____

Philip J. Held, as successor trustee of the Amelia C. McArdle Children's
Trust U/D dated 3/18/95 _____


Philip J. Held, as successor trustee of the Abigail C. McArdle Children's
Trust U/D dated 3/18/95 _____

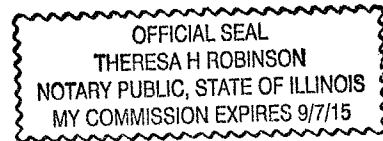
BY: 

TITLE: Corporate Secretary

Subscribed and Sworn before me this 6th day of

February, 20 15.


Notary Public



- (1) American Lodging Corporation's sole shareholder is McArdle Ltd., a Delaware Corporation. The individuals listed are shareholders owning 7% or more of the common stock of McArdle Ltd.

**OWNERSHIP DISCLOSURE FORM
LAND TRUST**

STATE OF ILLINOIS)
COOK) SS.
KANE COUNTY)

I, SHEILA DAVENPORT, being first duly sworn on oath depose and say that I am
Trust Officer of Chicago Title Land Trust Company, and that the following
persons are all of the beneficiaries of Land Trust No. 2151:

David A. McArdle, as Trustee of the Edward J. McArdle
MRTL TR UAD June 21, 2007 as amended.

By: Sheila Davenport, Trust Officer

Subscribed and Sworn before me this 28th day of
January, 20 15.

Grace Mann

Notary Public





Chicago Title Land Trust Company

ASSIGNMENT OF THE BENEFICIAL INTEREST

DATE: Sep 22, 2014

FOR VALUE RECEIVED, the undersigned assignor(s) hereby sell(s), assign(n), transfer(s) and set(s) over unto Edward J. McArdle MRTL TR U A D June 21, 2007, as amended assignee(s), _____ percent (100 %) of the assignor's rights, power, privileges and beneficial interest in and to that certain trust agreement dated May 29, 1991 and known as Chicago Title Land Trust Company Trust Number 2151 including all interest in the property held subject to said trust agreement.

The real property constituting the corpus of the land trust is located in the municipality(ies) of St. Charles in the county(ies) of DuPage, Illinois.

The power of direction shall be held by David A. McArdle

Signature of Assignor(s)

Signature

David A. McArdle, Successor Trustee of the Edward J. McArdle Trust U/A Dated June 21, 2007

Printed Name

Signature

Printed Name

ACCEPTANCE BY ASSIGNEE

The undersigned assignee(s) accept the foregoing assignment subject to all the provisions of said trust agreement.

Signature(s) of Assignee(s)

Signature

David A. McArdle, Trustee of the Edward J. McArdle MRTL TR UAD June 21, 2007, as Amended

Printed Name

1600 E. Main St., Ste B, St. Charles, IL 60174

Address

City, State, Zip

630.549.3643

Phone

Signature

Printed Name

Address

City, State, Zip

Phone

CONSENT OF COLLATERAL ASSIGNEE (if APPLICABLE)

Old Second National Bank

Name of Lender (please note successor information if applicable)

By: _____

Its: 1st VP, Commercial Banking

Title

RECEIPT BY TRUSTEE

Received and acknowledged the foregoing assignment and acceptance.

Date: DEC 17 2014

CHICAGO TITLE LAND TRUST COMPANY

By: Sheila Dargent

Assistant Vice President

Date: DEC 17 2014

This is to certify that the above and foregoing is a true and correct copy of the original now held in our files.

CHICAGO TITLE LAND TRUST COMPANY

By: Sheila Dargent

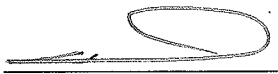
(Before lodging an executed copy of this assignment with the trustee, compliance should be had with the appropriate transfer tax regulations)

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

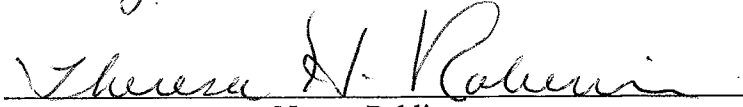
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

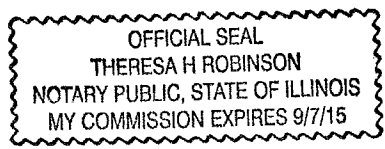
I, Rodney A. Welty, being first duly sworn on oath depose and say that I am
Manager of St. Charles Hotel, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.: (1)

- | | |
|---|-------|
| <u>David A. McArdle</u> | _____ |
| <u>David A. McArdle as Trustee of the Edward J. McArdle MRTL TR UAD June 21, 2007</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: , Manager

Subscribed and Sworn before me this 6th day of
February, 20 15.


Notary Public



(1) The manager of St. Charles Hotel, LLC is Oakbrook Properties, Inc. Rodney A. Welty is the Corporate Secretary of Oakbrook Properties, Inc.

CITY OF ST. CHARLES

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

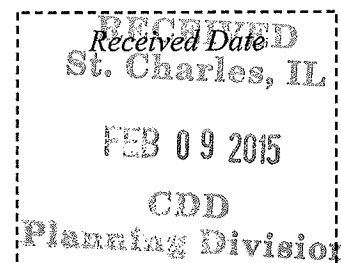


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<i>Pheasant Run Crossing Subdv.</i>
Project Number:	<i>2015 -PR- 002</i>
Application Number:	<i>2015 -AP- 006</i>



To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

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

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: North of IL RT 64, approximately 1/4 mile East of the intersection of Smith Road and IL RT 64.	
	Parcel Number (s): 01-30-102-024; 025, 029, 030, 032, 033, 034, 035	
	Proposed Subdivision Name: Pheasant Run Crossing	
2. Applicant Information:	Name William Lackovic	Phone 630-443-4150
	Address Oakbrook Properties, Inc. 1600 E. Main Street, Suite B St. Charles, IL 60174	Fax 630-584-6604
		Email Bill@deercreekco.com
3. Record Owner Information:	Name American Lodging Corporateion	Phone 630-584-6580
	Address 1600 E. Main Street, Suite B St. Charles, IL 60174	Fax 630-584-6604
		Email

Please check the type of application:

Subdivision:

- Preliminary Subdivision Plat was previously approved by the City
- Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)

Planned Unit Development (PUD):

- PUD Preliminary Plan was previously approved by the City
- Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
- PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

✗ 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:

Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

✗ SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

N/A **FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

N/A **ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

N/A **STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)**

N/A **STORMWATER REPORT**

N/A **FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT**

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

N/A **COPIES OF THIRD PARTY PERMIT/APPROVALS**


- 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

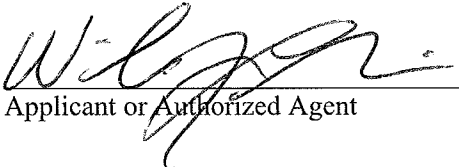
✕ WORKSHEETS (Residential Development only)

- PARK AND SCHOOL LAND/CASH 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

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.

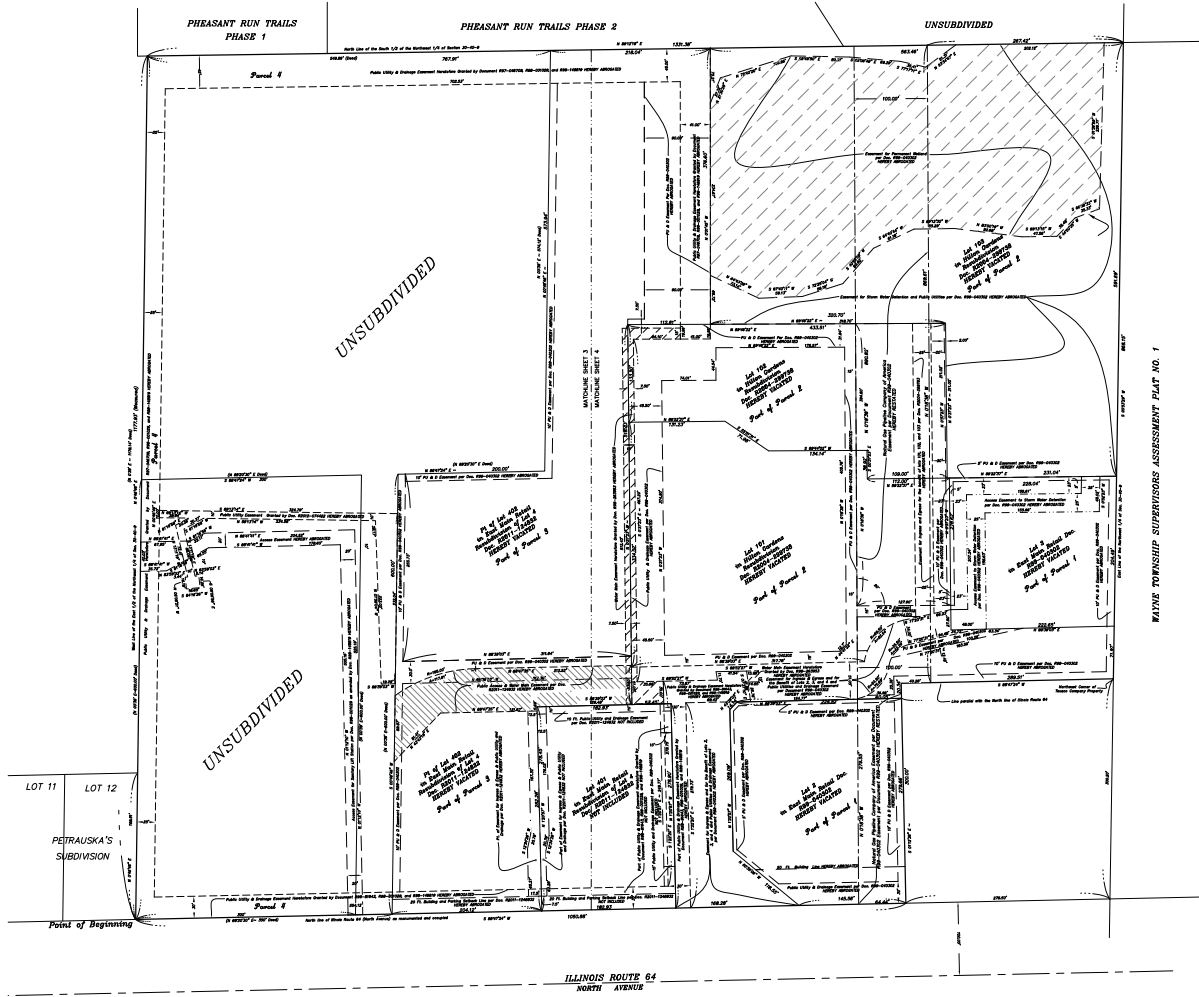
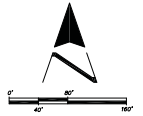

2015-02-06

Record Owner Date


2-6-15

Applicant or Authorized Agent Date

PLAT OF VACATION & ABROGATION



Parcel 1
Lots 2, and 3, (inclusive), in the EAST MAIN RETAIL SUBDIVISION, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1999 as Document R99-040302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, in Wayne Township, DuPage County, Illinois. Excepting therefrom the easement granted to Natural Gas Pipeline Company of America by aforementioned Documents R99-040302 and R99-053989.

Parcel 2
Lots 101, 102, and 103, (inclusive), in HILTON GARDENS RESUBDIVISION, being a subdivision of Lot 1 in East Main Retail Subdivision, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1999 as Document R99-040302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, according to the plat of said HILTON GARDENS RESUBDIVISION recorded November 29, 2004 as Document R2004-299738 as amended by Affidavit recorded March 24, 2005 as Document R2005-059399, in Wayne Township, DuPage County, Illinois. Excepting therefrom the easement granted to Natural Gas Pipeline Company of America by aforementioned Documents R99-040302 and R99-053989 and restated by said Document R2004-299738.

Parcel 3
Lots 402 in EAST MAIN RETAIL RESUBDIVISION OF LOT 4, being a subdivision of Lot 4 in East Main Retail Subdivision, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1999 as Document R99-040302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, according to the plat of said EAST MAIN RETAIL RESUBDIVISION OF LOT 4, recorded October 19, 2011 as Document R2011-124832, in Wayne Township, DuPage County, Illinois.

Parcel 4
The Public Utility and Drainage Easement granted by Document Numbers R97-046709, R98-001029 and R98-148819 over the west 23 feet, the north 45 feet, and the south 30 feet of that part of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the west line of the East Half of said Northwest Quarter with the north line of State Route 64; thence North 88 Degrees, 20 Minutes, 30 Seconds East along the said north line of State Route 64, (a distance of) 350 feet; thence North 0 Degrees, 38 Minutes East, 600 feet; thence North 88 Degrees 20 Minutes, 30 Seconds East, 200 feet; thence North 0 Degrees, 38 Minutes East, 574.12 feet to the north line of the South Half of said Northwest Quarter; thence South 88 Degrees, 45 Minutes, 38 Seconds West, along said north line, 549.86 feet to the west line of the East Half of said Northwest Quarter; thence South 0 Degrees, 38 Minutes West, along said west line, 1177.93 feet (measured) (1178.14 feet Deed) to the place of beginning, in DuPage County, Illinois.

Note!
A plat of Consolidation, Resubdivision and Subdivision of the properties described and depicted hereon shall be recorded immediately subsequent to the recording of this Plat of Vacation and Abrogation.

Note!
All easements indicated hereon as HEREBY ABROGATED are hereby abrogated, rescinded, repealed, revoked and annulled and all limitations related thereto are removed. All signatories to this plat of "VACATION AND ABROGATION", hereon drawn, including but not limited to the City of St. Charles and their designees, assigns and licensees, acknowledge and approve the abrogation, rescinding, repealing, revocation, and annulment of said easements.
The NATURAL GAS PIPELINE OF AMERICA EASEMENT granted by Document R99-040302 is retained, restated and not affected by this PLAT OF VACATION AND ABROGATION.

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
Professional Design Firm—License No. 184-002797
P.O. Box 6174
Elgin, Illinois 60121-6174
Phone : (847) 428-5775

- 01-30-102-029-L1 2 East Main Retail
- 01-30-102-030-L1 3 East Main Retail
- 01-30-102-031-L1 103 Hilton Gardens Resub
- 01-30-102-032-L1 102 Hilton Gardens Resub
- 01-30-102-033-L1 101 Hilton Gardens Resub
- 01-30-102-034-L1 402 East Main Retail Resub of Lot 4
- 01-30-102-024-Unsubdivided
- 01-30-102-025-Unsubdivided



Elgin, Illinois. Dated this ??th day of MONTH, A.D. 2015.

FOR REVIEW ONLY 01/22/2015
by: Robert G. Sowka I.P.L.S. No. 2464
SHEET 1 OF 4

PLAT OF VACATION & ABROGATION

See Sheet 1 for Legal Descriptions

State of Illinois } s.s.
County of Kane }

St. Charles Hotel, LLC, hereby certifies that it is the owner and title holder of Parcel 1 described hereon and that it has caused the said property to be platted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "Plat of Vacation and Abrogation".

Dated this ____ day of _____, A.D. 2015.

St. Charles Hotel, LLC as owner and title holder

by: _____ attest: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ President and _____ Secretary of St. Charles Hotel, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____ Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of _____ }

Old Second National Bank, as holder of a certain mortgage recorded _____ in the Recorder's Office of Kane County, Illinois as Document No. _____, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this ____ day of _____, A.D. 2015.

Old Second National Bank
as holder of a certain mortgage

by: _____ attest: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ President and _____ Secretary of Old Second National Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____ Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of DuPage }

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.

Dated this ____ day of _____, A.D. 2014.

Collector of Special Assessments

State of Illinois } s.s.
County of Kane }

American Lodging Corporation, hereby certifies that it is the owner and title holder of Parcels 2 and 3 described hereon and that it has caused the said property to be platted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "Plat of Vacation and Abrogation".

Dated this ____ day of _____, A.D. 2015.

American Lodging Corporation as owner and title holder

by: _____ attest: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ President and _____ Secretary of American Lodging Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____ Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of _____ }

J.P. Morgan Chase Bank, as holder of a certain mortgage recorded _____ in the Recorder's Office of Kane County, Illinois as Document No. _____, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this ____ day of _____, A.D. 2015.

J.P. Morgan Chase Bank
as holder of a certain mortgage

by: _____ attest: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ President and _____ Secretary of J.P. Morgan Chase Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____ Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of DuPage }

I, _____, County Clerk of _____ 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 the Seal of the County Clerk,
Dated this ____ day of _____, A.D. 2011.

COUNTY CLERK

State of Illinois } s.s.
County of Kane }

Chicago Title Land Trust Company Trust Number 2151, Successor Trustee, hereby certifies that it is the owner and title holder of Parcel 4 described hereon and that it has caused the said property to be platted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "Plat of Vacation and Abrogation".

Dated this ____ day of _____, A.D. 2015.

Chicago Title Land Trust Company Trust Number 2151, Successor Trustee as owner and title holder

by: _____ attest: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ President and _____ Secretary of Chicago Title Land Trust Company, Trust Number 2151, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____ Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of _____ }

Old Second National Bank, as holder of a certain mortgage recorded _____ in the Recorder's Office of Kane County, Illinois as Document No. _____, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this ____ day of _____, A.D. 2015.

Old Second National Bank
as holder of a certain mortgage

by: _____ attest: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ President and _____ Secretary of Old Second National Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____ Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of Kane }

Approved this ____ day of _____, A.D. 2014.

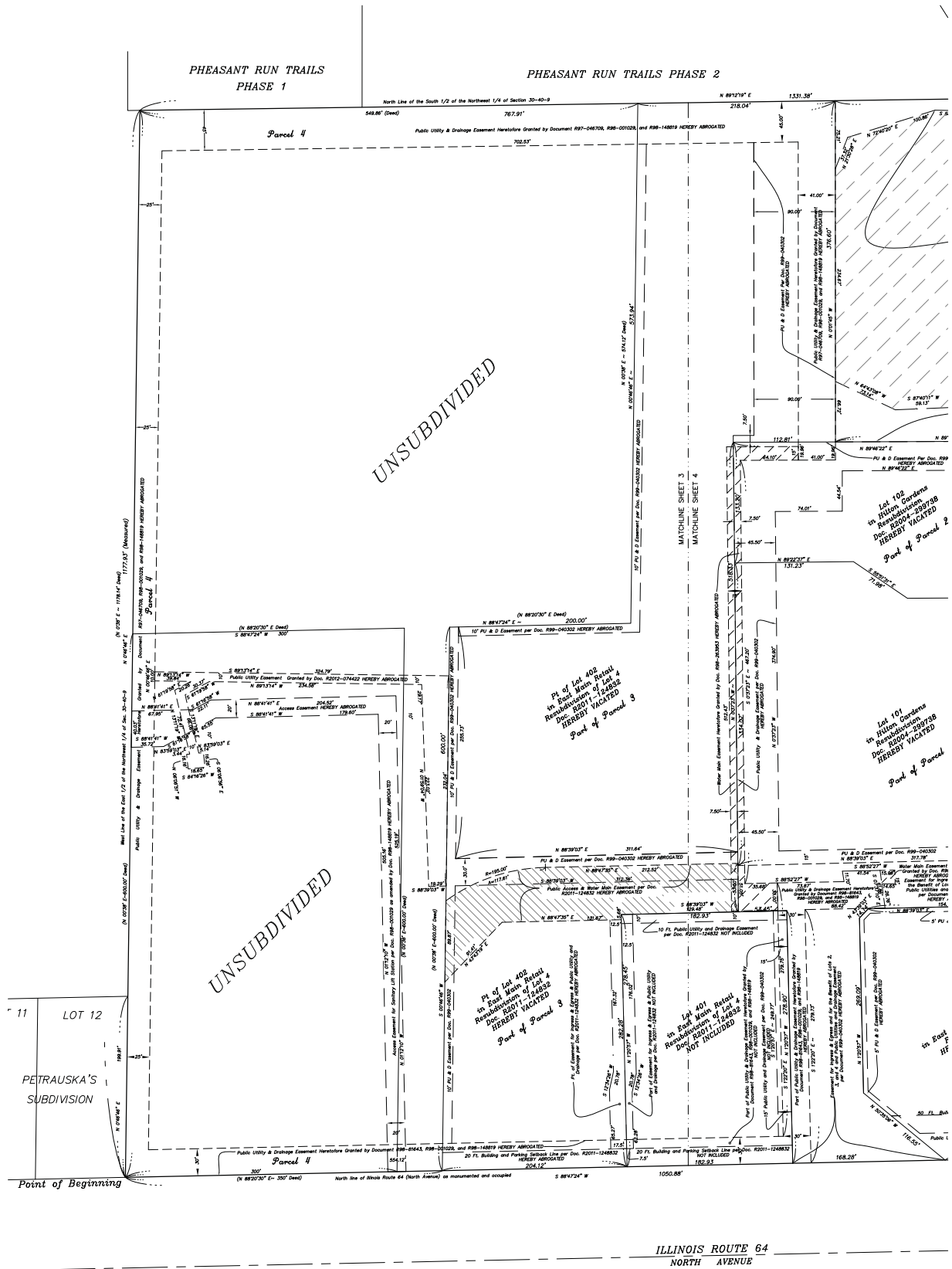
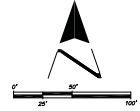
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

Mayor

ATTEST: City Clerk

PLAT OF VACATION & ABROGATION

See Sheet 1 for Legal Descriptions



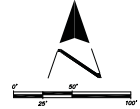
PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 6174
 Elgin, Illinois 60121-6174
 Phone: (847) 428-5775
 ORDER NO. 153-1483 A-B-VC

Note!
 Chicago Title and Trust is recording the plat hereon drawn.

FOR REVIEW ONLY 01/22/2015

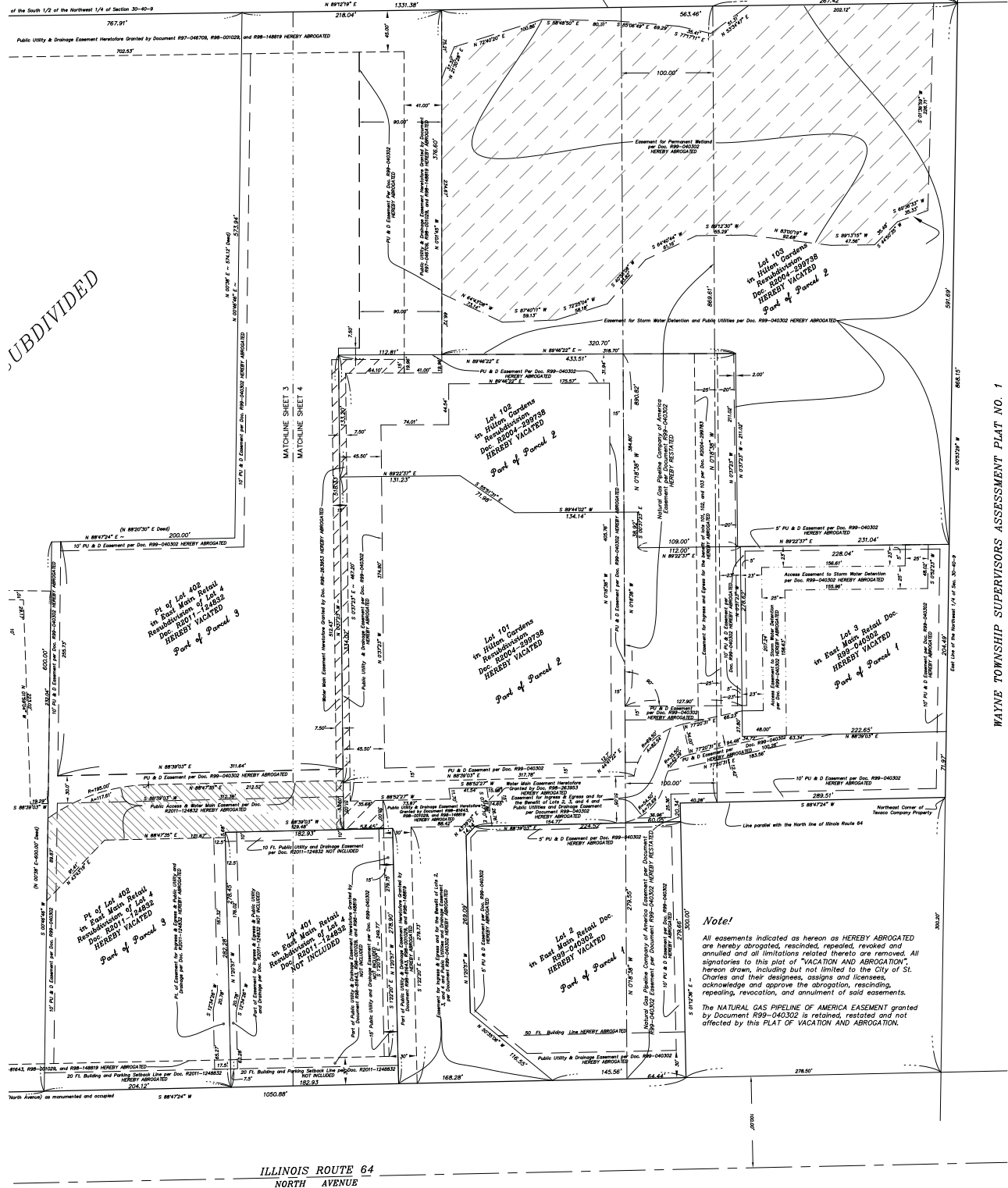
PLAT OF VACATION & ABROGATION

See Sheet 1 for Legal Descriptions



PHEASANT RUN TRAILS PHASE 2

UNSUBDIVIDED



WAYNE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 1

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 6174
Eigh, Illinois 60121-6174
Phone: (847) 428-5775
ORDER NO. 153-1463 A-B, VC

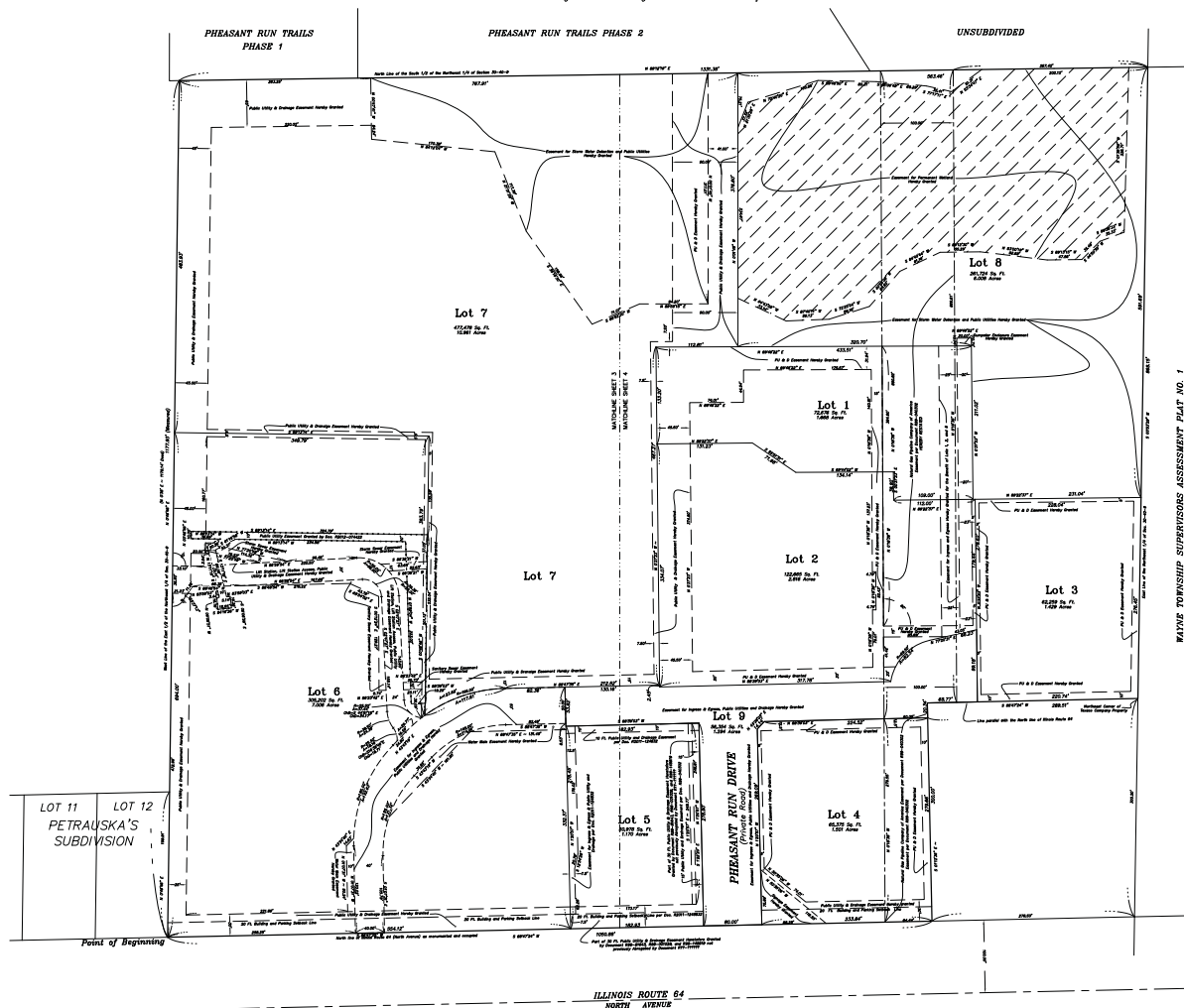
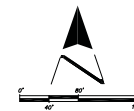
Note!
Chicago Title and Trust is recording the plat hereon drawn.

FOR REVIEW ONLY 01/22/2015

PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.

See Sheet 2 for Legal Description



PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 6174
 Elgin, Illinois 60121-6174
 Phone: (847) 428-5775
 CHECK NO. 153-1483C PS

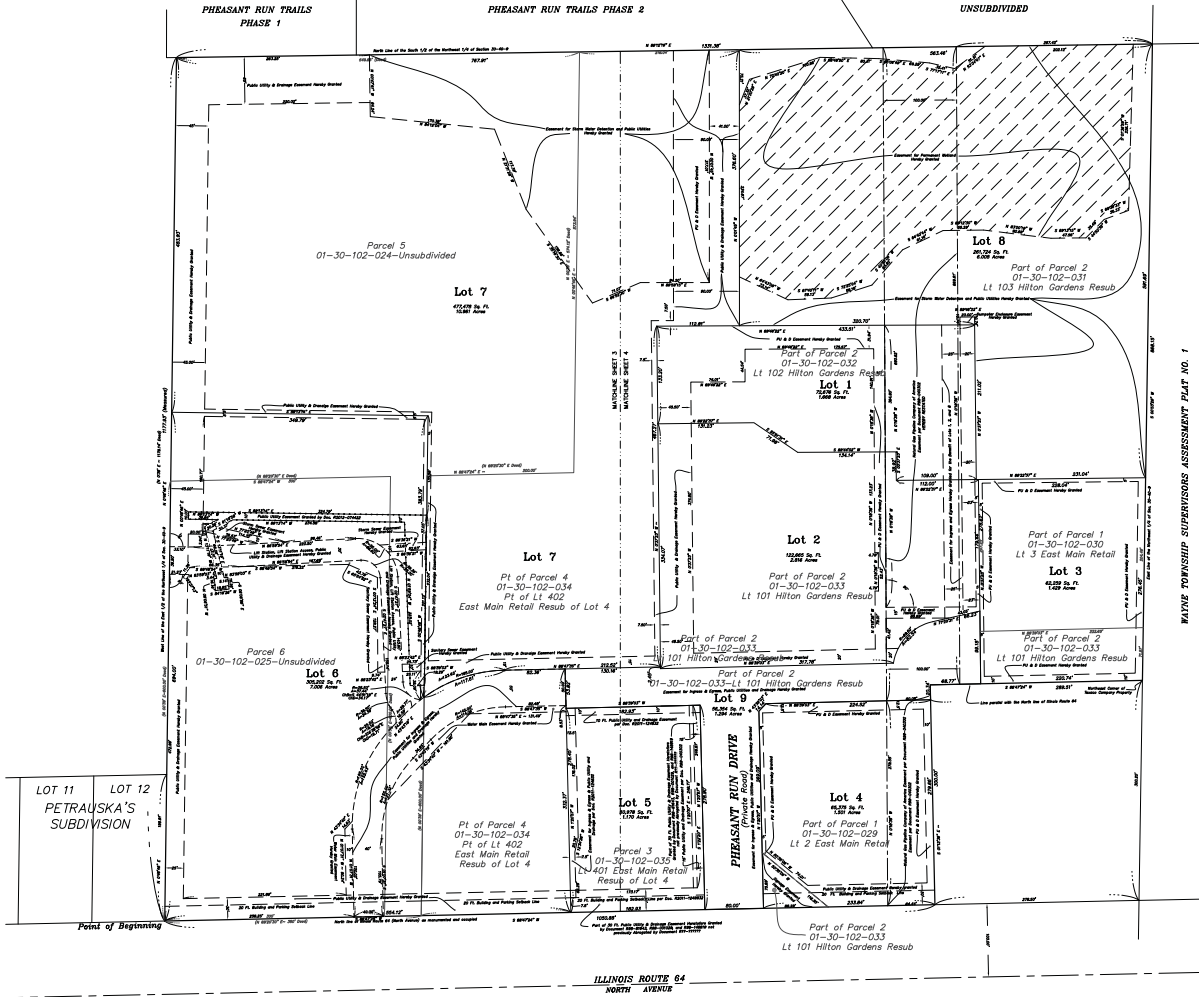
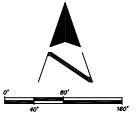
FOR REVIEW ONLY 02/05/2015

SHEET 1 OF 6

© 2015 SURVEY SYSTEMS OF AMERICA, INC.

PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.



State of Illinois } s.s.
County of Kane }

SURVEY SYSTEMS OF AMERICA, INC., Illinois Professional Land Surveyors, hereby certifies that the survey and subdivision of the following described property to wit:

Parcel 1
Lots 2, and 3, (inclusive), in the EAST MAIN RETAIL SUBDIVISION, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 16, 1999 as Document R99-040302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, in Wayne Township, DuPage County, Illinois. Excepting therefrom the easement granted to Natural Gas Pipeline Company of America by aforementioned Documents R99-040302 and R99-053989.

Together with
Parcel 2
Lots 101, 102, and 103, (inclusive), in HILTON GARDENS RESUBDIVISION, being a subdivision of Lot 1 in East Main Retail Subdivision, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 16, 1999 as Document R99-040302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, according to the plat of said HILTON GARDENS RESUBDIVISION recorded November 29, 2004 as Document R2004-099399, as amended by Affidavit recorded March 24, 2005 as Document R2005-059399, in Wayne Township, DuPage County, Illinois. Excepting therefrom the easement granted to Natural Gas Pipeline Company of America by aforementioned Documents R99-040302 and R99-053989 and restated by said Document R2004-099399.

Also together with
Parcel 3
Lots 401 in EAST MAIN RETAIL RESUBDIVISION OF LOT 4, being a subdivision of Lot 4 in East Main Retail Subdivision, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 16, 1999 as Document R99-040302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, according to the plat of said EAST MAIN RETAIL RESUBDIVISION OF LOT 4, recorded October 19, 2011 as Document R2011-124832, in Wayne Township, DuPage County, Illinois.

Also together with
Parcel 4
Lots 402 in EAST MAIN RETAIL RESUBDIVISION OF LOT 4, being a subdivision of Lot 4 in East Main Retail Subdivision, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 16, 1999 as Document R99-040302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, according to the plat of said EAST MAIN RETAIL RESUBDIVISION OF LOT 4, recorded October 19, 2011 as Document R2011-124832, in Wayne Township, DuPage County, Illinois.

Also together with
Parcel 5
That part of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the west line of the East Half of said Northwest Quarter with the north line of State Route 64; thence North 88 Degrees, 20 Minutes, 30 Seconds East along said north line of State Route 64, (a distance of) 350 feet; thence North 0 Degrees, 38 Minutes East, 600 feet; thence North 88 Degrees, 20 Minutes, 30 Seconds East, 200 feet; thence North 0 Degrees, 38 Minutes East, 574.12 feet to the north line of the South Half of said Northwest Quarter; thence South 88 Degrees, 45 Minutes, 38 Seconds West along said north line, 549.86 feet to the west line of the East Half of said Northwest Quarter; thence South 0 Degrees, 38 Minutes West, along said west line, 1178.14 feet to the place of beginning, in DuPage County, Illinois.

Except that part falling in the following described property:
That part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the west line of the East Half of said Northwest Quarter with the north line of North Avenue (State Route 64); thence North 0 Degrees, 38 Minutes East, along said west line, 600 feet; thence North 88 Degrees, 20 Minutes, 30 Seconds East, parallel with the north line of North Avenue (State Route 64), 300 feet; thence South 0 Degrees, 38 Minutes West, 600 feet to the north line North Avenue (State Route 64); thence South 88 Degrees, 20 Minutes, 30 Seconds West along said north line, 300 feet to the point of beginning in DuPage County, Illinois.

Also together with
Parcel 6
That part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the west line of the East Half of said Northwest Quarter with the north line of North Avenue (State Route 64); thence North 0 Degrees, 38 Minutes East, along said west line, 600 feet; thence North 88 Degrees, 20 Minutes, 30 Seconds East, parallel with the north line of North Avenue (State Route 64), 300 feet; thence South 0 Degrees, 38 Minutes West, 600 feet to the north line North Avenue (State Route 64); thence South 88 Degrees, 20 Minutes, 30 Seconds West along said north line, 300 feet to the point of beginning in DuPage County, Illinois.

. as been prepared by an Illinois Professional Land Surveyor and that the plat hereon drawn is a correct representation of said survey and subdivision.

All distances are shown in feet and decimal parts thereof and are corrected to a temperature of 68 degrees Fahrenheit. Distance shown on curved lines are arc measurements.

It is further certified that the property shown hereon lies within the corporate limits of the City of St. Charles, which has adopted a City Plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

It is further certified that, to the best of our knowledge, all regulations enacted by the City Council of the City of St. Charles relative to plats and subdivisions have been complied with in the preparation of this plat.

It is also certified that the property covered by this subdivision falls within Zone "C" as identified by the National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 170330 0002 C, effective date: September 2, 1981.

- Notes:**
1. There shall be no direct access to Il. Route 64 from Lots 4, and 5
 2. PU & D = Public Utility and Drainage.

Area in Subdivision = 1,474,711 Sq.Ft.
(33.855 Acres), more or less

SUBDIVIDER:
Name: Oakbrook Properties, LLC
Address: 1600 East Main Street
St. Charles, Illinois 60174
Phone: (630) 443-4150



Eight, Illinois. Dated this 29th day of MONTH, A.D. 2015.

FOR REVIEW ONLY 02/05/2015
by: Robert E. Sowka I.P.L.S. No. 2464
SHEET 2 OF 6

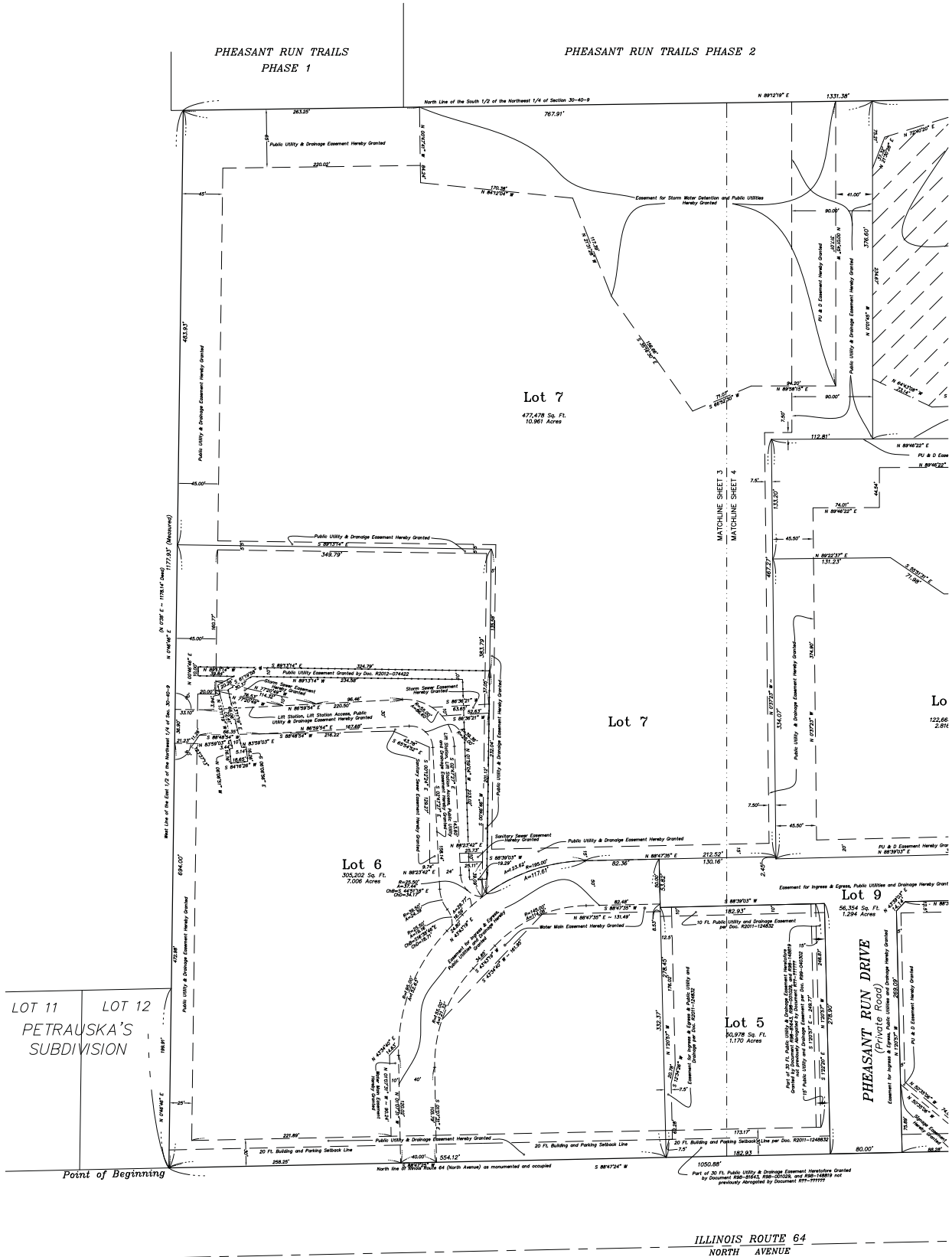
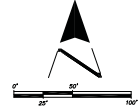
PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
Professional Design Firm—License No. 184-002797
P.O. Box 6174
Eglin, Illinois 60121-6174
Phone: (847) 428-5775
ORDER NO. 153-1483.CS

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 82 of "An Act to revise the law in relation to plats, as amended." A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Deputy Director of Highways
Region 1 Engineer

PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.



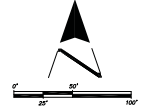
PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 6174
 Elgin, Illinois 60121-6174
 Phone: (847) 428-5775
 ORDER NO. 153-1483C PS

Note!
 Chicago Title and Trust is recording the plat hereon drawn.

FOR REVIEW ONLY 02/05/2015

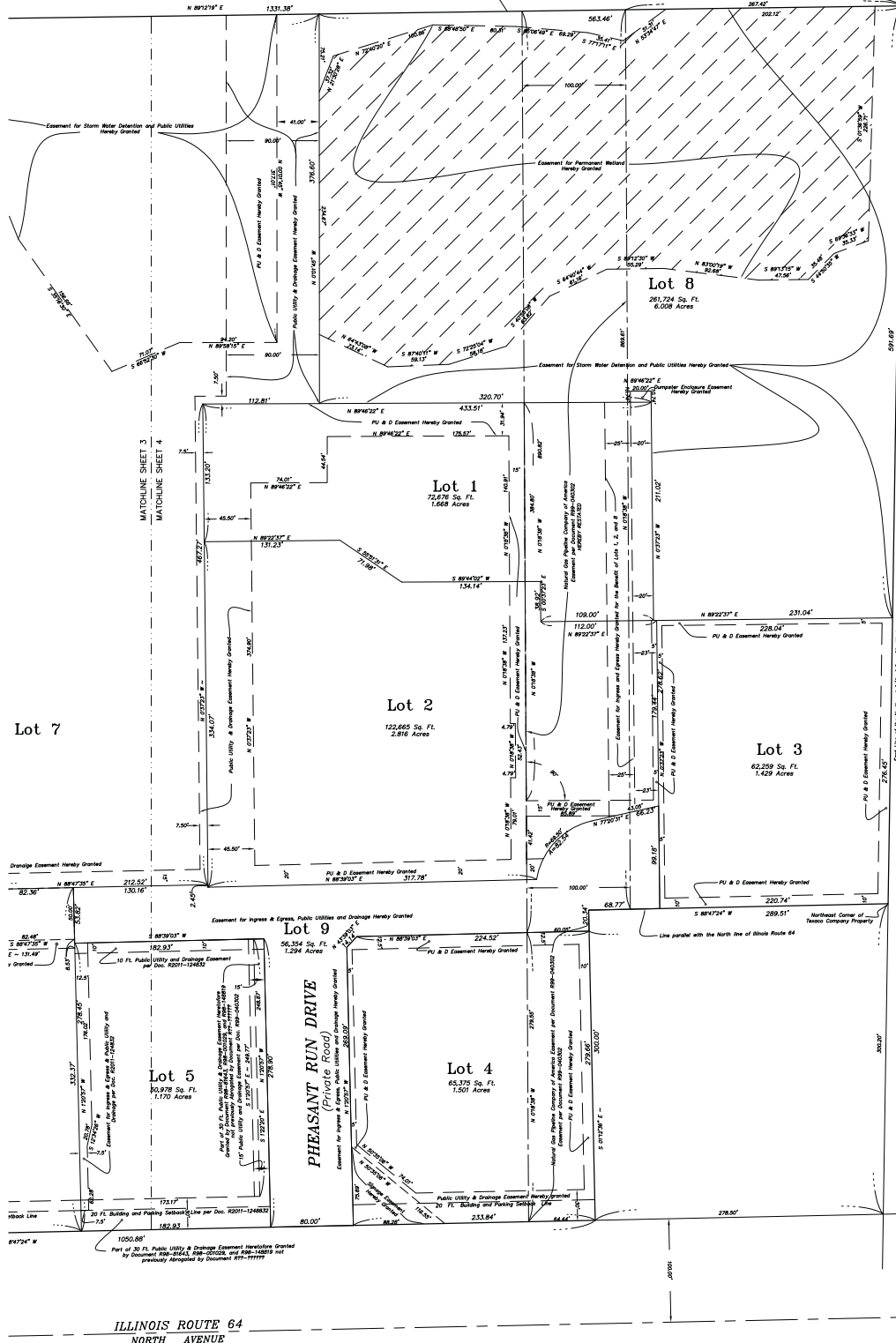
PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.



ANT RUN TRAILS PHASE 2

UNSUBDIVIDED



WAYNE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 1

ILLINOIS ROUTE 64
NORTH AVENUE

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 6174
Eigh, Illinois 60121-6174
Phone: (847) 428-5775

Note!
Chicago Title and Trust is recording the plat hereon drawn.

FOR REVIEW ONLY 02/05/2015

PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/4 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.

See Sheet 2 for Parcel Legal Descriptions

State of Illinois } s.s.
County of Kane }

St. Charles Hotel, LLC, hereby certifies that it is the owner and title holder of Parcel 1 described hereon and that it has caused the said property to be platted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "PHEASANT RUN CROSSING".

Dated this ____ day of _____, A.D. 2015.

St. Charles Hotel, LLC as owner and title holder

by: _____ attested: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, President and _____, Secretary of St. Charles Hotel, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of _____ }

Old Second National Bank, as holder of a certain mortgage recorded _____ in the Recorder's Office of Kane County, Illinois as Document No. _____, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this ____ Day of _____, A.D. 2015.

Old Second National Bank
as holder of a certain mortgage

by: _____ attested: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, President and _____, Secretary of Old Second National Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of DuPage }

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.

Dated this ____ day of _____, A.D. 2014.

Collector of Special Assessments

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 6174
Elgin, Illinois 60121-6174
Phone: (847) 428-5775
ORDER NO. 153-1483C PS

State of Illinois } s.s.
County of Kane }

American Lodging Corporation, hereby certifies that it is the owner and title holder of Parcel 2 and 4 described hereon and that it has caused the said property to be platted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "PHEASANT RUN CROSSING".

Dated this ____ day of _____, A.D. 2015.

American Lodging Corporation as owner and title holder

by: _____ attested: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, President and _____, Secretary of American Lodging Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of _____ }

JP Morgan Chase Bank, as holder of a certain mortgage recorded _____ in the Recorder's Office of Kane County, Illinois as Document No. _____, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this ____ Day of _____, A.D. 2015.

JP Morgan Chase Bank
as holder of a certain mortgage

by: _____ attested: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, President and _____, Secretary of JP Morgan Chase Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of DuPage }

I, _____, County Clerk of _____ 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 the Seal of the County Clerk,
Dated this ____ day of _____, A.D. 2011.

COUNTY CLERK

State of Illinois } s.s.
County of Kane }

D.J. Properties LLC, hereby certifies that it is the owner and title holder of Parcel 3 described hereon and that it has caused the said property to be platted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "PHEASANT RUN CROSSING".

Dated this ____ day of _____, A.D. 2015.

D.J. Properties, LLC as owner and title holder

by: _____ attested: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, President and _____, Secretary of D.J. Properties, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of _____ }

Northwest Bank of Rockford, as holder of a certain mortgage recorded _____ in the Recorder's Office of Kane County, Illinois as Document No. _____, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this ____ Day of _____, A.D. 2015.

Northwest Bank of Rockford
as holder of a certain mortgage

by: _____ attested: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, President and _____, Secretary of Northwest Bank of Rockford, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of DuPage }

I, the undersigned, as an authorized representative of the City of St. Charles, a Municipal Corporation hereby release and abrogate all rights of the easements within the property shown and described hereon and identified as HEREBY ABROGATED.

Dated this ____ day of _____, A.D. 2015

Director of Public Works - City of St. Charles

State of Illinois } s.s.
County of Kane }

Chicago Title Land Trust Company Trust Number 2151, Successor Trustee, hereby certifies that it is the owner and title holder of Parcel 5 described hereon and that it has caused the said property to be platted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "PHEASANT RUN CROSSING".

Dated this ____ day of _____, A.D. 2015.

Chicago Title Land Trust Company Trust Number 2151, Successor Trustee as owner and title holder

by: _____ attested: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, President and _____, Secretary of Chicago Title Land Trust Company, Trust Number 2151, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of _____ }

Old Second National Bank, as holder of a certain mortgage recorded _____ in the Recorder's Office of Kane County, Illinois as Document No. _____, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this ____ Day of _____, A.D. 2015.

Old Second National Bank
as holder of a certain mortgage

by: _____ attested: _____

President Secretary

State of Illinois } ss.
County of _____ }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, President and _____, Secretary of Old Second National Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said _____, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ Day of _____, A.D. 2015.
My Commission expires: _____

Notary Public

State of Illinois } ss.
County of Kane }

Approved this ____ day of _____, A.D. 2014.
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

Mayor

ATTEST: City Clerk

FOR REVIEW ONLY 02/05/2015
SHEET 5 OF 6
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PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.

ACCESS EASEMENT

A PERMANENT NON-EXCLUSIVE EASEMENT IS 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 "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.

PUBLIC UTILITY AND DRAINAGE 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 UNDERGROUND ELECTRICAL, 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 HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), ADDITIONALLY, A FIFTEEN FOOT PUBLIC UTILITY EASEMENT CENTERED ON EXISTING AND FUTURE CITY OF ST. CHARLES UTILITIES IS HEREBY GRANTED WITH SAME RIGHTS AND RESTRICTIONS STATED HEREIN EXCEPT IT SHALL BE LIMITED TO CITY UTILITIES ONLY. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS, OR WITHOUT LIMITATION, UTILITY INSTALLATIONS 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 GRANTEEES 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.

STORM WATER DETENTION AND WETLANDS EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby granted to the City of St. Charles, in, upon, across, over, under, and through the areas shown and labeled "Easement for Storm Water Detention" and "Easement for Permanent Wetlands" on the plat hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining, drainage ways, storm water detention and retention, and any and all appurtenances thereto, and without limitation, such other installations as may be required to furnish storm water management to adjacent areas together with the right of access across the real estate portions to adjacent areas granted to said City of St. Charles to cut down, trim or remove any trees, shrubs, or other plants that interfere with the operation of or access to said storm water detention easement in, upon, or across, under, or through said easements. In the event utility maintenance is performed within the 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 City of St. Charles 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.

The Wetland Area within this easement is established and shall be maintained in accordance with National Wetland Permit #28 and any Special Conditions as stipulated in Approved Application #1892052584 dated May 1, 1997. No disruption shall occur in this area except as stipulated on the above referenced permit or as allowed by means of subsequent Permits granted by the Corps of Engineers.

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 6174
Elgin, Illinois 60121-6174
Phone: (847) 428-5775
ORDER NO. 153-1483C PS

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.

Dated this ____ day of _____, A.D. 2015

Director of Public Works - City of St. Charles

State of Illinois }
County of Kane } ss.

Approved this ____ day of _____, A.D. 2015.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

Mayor

ATTEST: _____
City Clerk

State of Illinois }
County of DuPage } ss.

I, _____, County Clerk of _____ 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 the Seal of the County Clerk,
Dated this ____ day of _____, A.D. 2015.

COUNTY CLERK

State of Illinois }
County of DuPage } 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.

Dated this ____ day of _____, A.D. 2015.

Collector of Special Assessments

FOR REVIEW ONLY 02/05/2015

SHEET 6 OF 6

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