

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	Delnor Woods PUD Final Plat for Phase 1		
	City Staff:	Russell Colby, Planner		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 6/21/11	X
APPLICATIONS UNDER CONSIDERATION:				
Final Plat of Subdivision				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo		Revised Phasing Plan		
Development Engineering Review Memo		Final Plat of Subdivision		
Application Materials		Delnor Woods PUD Ordinance 2008-Z-12		
EXECUTIVE SUMMARY:				
<p>Christopher Lannert of the Lannert Group, on behalf of John Collins, Owner, has submitted an application for approval of a Final Plat of Subdivision for the first phase of the Delnor Woods PUD.</p> <p>In March 2008, the City Council approved the Delnor Woods PUD, a development of the Norris/Collins estate property and redevelopment of the Delnor Medical offices on the east side of Rt. 25/N. 5th Avenue, north of Delnor Woods Park and south of Allen Lane.</p> <p>The proposed subdivision is one single-family residential lot on IL Route 25. At the meeting on June 20, 2011, the City Council is scheduled to approve a Minor Change to the original phasing plan to allow the proposed subdivision as Phase 1.</p> <p>The Plan Commission is reviewing the Final Plat of Subdivision only. The 2008 PUD Ordinance is attached for reference.</p>				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
Staff recommends approval of the Final Plat, subject to resolution of all Staff comments prior to final City Council action.				
<i>For office use only:</i>		<i>Agenda Item Number:</i>		

**Community Development
Planning Division**

Phone: (630) 377-4443

Fax: (630) 377-4062



STAFF MEMO

TO: Chairman Todd Wallace
And members of the Plan Commission

FROM: Russell Colby, Planner

RE: **Delnor Woods PUD – Phase I Final Plat**

DATE: June 17, 2011

I. GENERAL INFORMATION

Application: Final Plat of Subdivision

Applicant: Christopher Lannert of the Lannert Group

Record Owner: John Collins as Co-Trustee of Joann Collins Trust

Purpose: Subdivide property to create one single-family lot

Property Size and location: 42,755 s.f.
East side of IL Route 25/N. 5th Avenue, north of Iroquois Ave.

Zoning: RE-2 Single Family Estate District -PUD
(Delnor Woods PUD Ordinance 2008-Z-12)

Review Criteria: Subdivision Code, Title 16 of the City Code
Zoning Ordinance, Title 17 of the City Code
Delnor Woods PUD Ordinance #2008-Z-12

II. BACKGROUND

In March 2008, the City Council approved the Delnor Woods PUD, a development of the Norris/Collins estate property and redevelopment of the Delnor Medical offices on the east side of Rt. 25/N. 5th Avenue, north of Delnor Woods Park and south of Allen Lane. The total combined site area is approximately 38 acres.

The 2008 approval included rezoning of a portion of the property to allow for townhomes and Planned Unit Development (PUD) approval for an overall plan consisting of:

- A multi-use building to replace the Delnor Medical office buildings, consisting of 10,000 square-feet for medical/office and four affordable multi-family residential units

- 37-unit townhome development in the north and eastern portion of the site
- 8 one-acre single-family lots on the southern portion of the site
- Open space and a park land dedication at the southeastern corner of the site

The City Code imposes timelines for PUD developments to be constructed following approval. The City Council has granted the developer, the Collins Group, two one-year extensions to begin developing and subdividing the property. The deadline has been extended to March 17, 2012.

Phasing Plan

The first phase of the revised phasing plan is one single-family residential lot on Route 25. Once this lot is created, the PUD Preliminary Plans for entire development will remain valid for five years from the date of initial approval (March 17, 2013) and the Special Use for PUD ordinance will remain permanently.

Under the 2008 phasing plan, the Delnor Medical Office and four affordable rental units were to be constructed first, followed by the townhomes and single family subdivision.

The City Council Planning and Development Committee unanimously recommended approval of a Minor Change to the phasing plan for the project on June 13, 2011. The City Council is scheduled to approve the Minor Change by ordinance on June 20, 2011.

III. ANALYSIS

Zoning

Exhibit D-3 of the PUD Ordinance lists development standards applicable to this lot.

- The minimum required lot size per the PUD Ordinance is 43,560 sf (or 1 acre). The proposed lot is under this standard and must be increased in size slightly to comply with the PUD Ordinance (The lot will comply if widened by approximately 3 feet).
- The front yard setback per the PUD Ordinance is 50 feet. The plat shows a 30 ft. setback. The setback on the plat should be changed to 50 feet.

Tree Preservation

Section 2.I of the PUD Ordinance lists Tree Preservation requirements applicable to the PUD.

- The Final Plat has a text reference to the Tree Preservation requirements contained in the PUD Ordinance. Staff requests that more information regarding the Tree Preservation requirements be added to the Final Plat and that some graphical depiction of the requirements be added so that the information is picked up on a Plat of Survey of the lot.
- Prior to construction, a Tree Preservation plan will be required as a part of the building permit review process.

Utilities

- All public utilities exist in IL Route 25 adjacent to the property. The applicant will need to identify where services will be brought into the lot.
- Perimeter utility easements will be provided for the lot. The utility easement language needs to be revised to include the City's standard language regarding site restoration.

Stormwater

- Stormwater detention is not required for a subdivision of a single residential lot. The requirement for stormwater detention would be triggered when an additional lot is created in the development. Future detention within the subdivision will include the area of this lot.

- Staff requests that a note be added to the Final Plat that indicates that stormwater detention for this lot is to be provided for off-site as a part of the next phase of the Delnor Woods PUD.

Access

- A 30 ft. road right-of-way dedication to IL Route 25 is shown on the plat.
- Access to the lot will be provided from IL Route 25. The Illinois Department of Transportation (IDOT) will review the access location and will sign the Final Plat document.
 - The PUD ordinance requires the applicant to make any improvements to IL Route 25 as required by IDOT, subject to approval by the City.
 - Staff recommends the applicant discuss access to this lot and the future lot immediately to the north to determine if a shared access point will be required with the future subdivision.
- Sidewalks exist on IL Route 25 adjacent to the lot.

School and Park Contribution

Cash-in-lieu of land donation to the School and Park Districts will be required at the time of the first building permit on the lot, per the requirements of the Subdivision Code.

Inclusionary Housing

The requirement to provide Inclusionary Housing units would not apply until the development reaches at least 50% of the market-rate residential units, per Section 17.18.080 (B) of the Zoning Ordinance.

Other PUD Timing Requirements

A number of provisions within the PUD ordinance reference the first Final Plat for the single-family lots. Staff reviewed these provisions and determined the following:

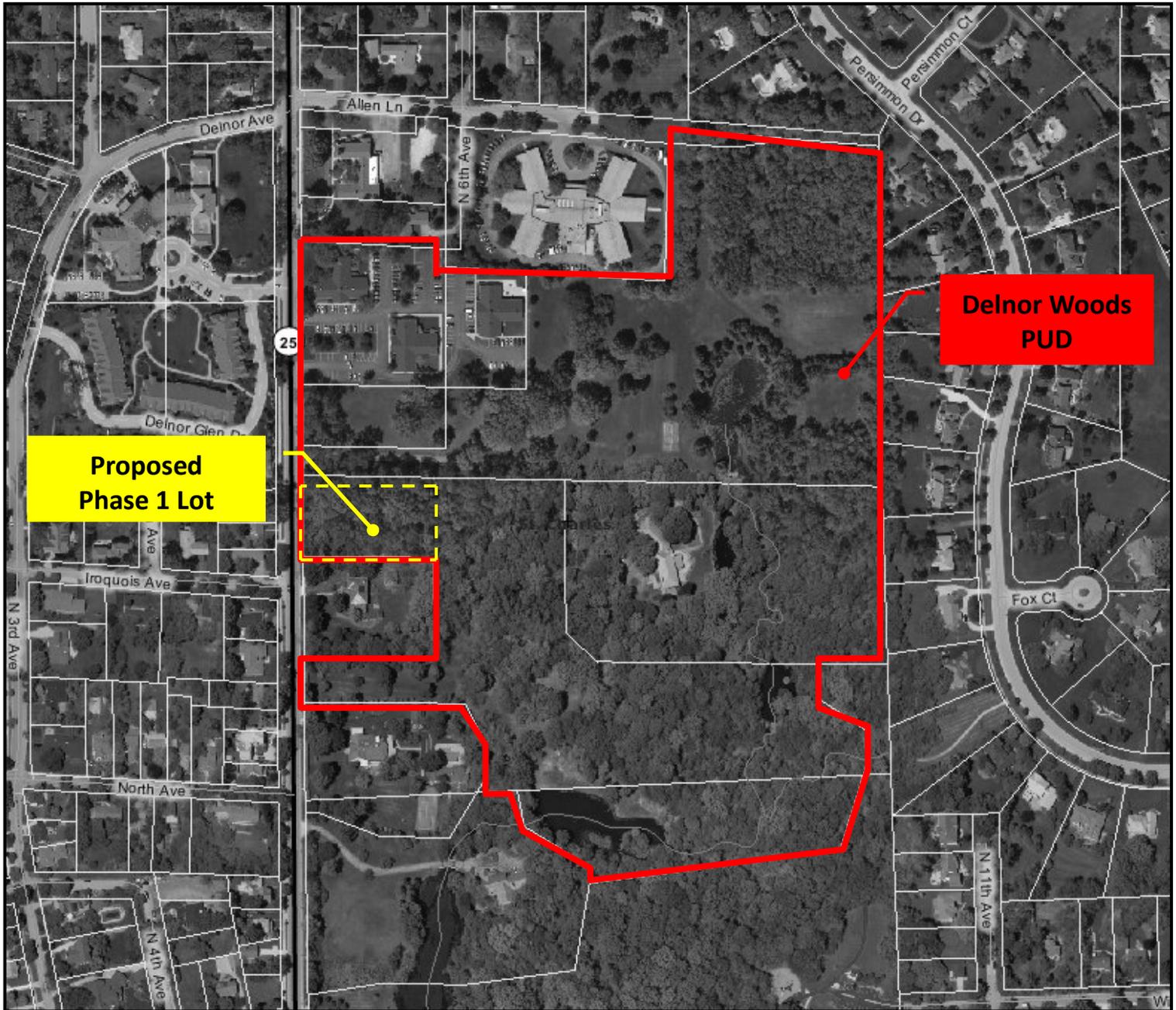
- Section 4H. Land improvements (utilities, stormwater, street improvements) are not required to occur with the proposed one-lot subdivision; therefore the requirement to create a water main loop and provide access and utilities to the existing Collins House does not apply at this time. The existing access and utilities serving the Collins House will not be affected by the proposed one-lot subdivision.
- Section 4J. Stormwater detention is not required for this subdivision; therefore an easement for off-site stormwater detention over the Park District Delnor Woods site is not necessary at this time. (The applicant has indicated that the agreement to utilize the Delnor Woods site for off-site stormwater detention remains in place, however the actual easement will not be obtained until Final Engineering Plans are completed for the detention system so that the easement is properly sized and located.)
- Section 4K. Establishment of an Owners Association is not necessary at this time, as there are no common areas to be dedicated or common improvements to be constructed.

IV. RECOMMENDATION

Staff recommends approval of the Final Plat, subject to resolution of all Staff comments prior to final City Council action.

C: Rita Tungare
Chris Lannert
John Collins

Location Map



**Community Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 762-6922



Memo

Date: 6/13/2011

To: Russ Colby

From: Chris Tiedt, P.E. *CT (6/13/2011)*

RE: Delnor Woods PUD

I have reviewed the submittal for the proposed subdivision plat for Unit 1 of the Delnor Woods Subdivision located just off of Route 25. The following documents were reviewed.

- Unit #1- Delnor Woods Subdivision Plat prepared by Johnson-Western Surveying, LLC.

I have reviewed the above documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for your consideration:

1. Please include the language in the Utility Easement Provisions as follows: "... Clean and workmanlike condition. In the event utility installation or 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."
2. It might be beneficial to add some language to the plat that indicates that stormwater for this lot is to be provided for off-site and top specify some kind of trigger mechanism for when it is to be constructed.
3. Will the PUD lock this lot in from ever having it's zoning changed to commercial?
4. Has any indication been given on how utility services intend to be provided for on this lot?
5. IDOT will need to approve the plat prior to the City's signatures being obtained.

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

FINAL PLAT APPLICATION

CITYVIEW	
Project Name:	<u>Delnor Woods PUD</u>
Project Number:	<u>2005 -PR-001</u>
Application Number:	<u>2011 -AP-014</u>

RECEIVED
St. Charles, IL

MAY 27 2011

CDD
Planning Division

Instructions:

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

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

1. Property Information:	Parcel Number (s):		
	Proposed Subdivision Name: <u>DELNOR WOODS UNIT 1</u>		
2. Applicant Information:	Name	Phone	
	<u>THE LANNERT GROUP</u>		
	<u>630-208-8088</u>		
Address	Fax	Email	
<u>215 FULTON ST.</u>		<u>630-208-8050</u>	<u>TLG@LANNERT</u>
<u>GENEVA IL</u>			
3. Record Owner Information:	Name	Phone	
	<u>JOHN COLLINS AS "TRUSTEE"</u>		
	<u>630-584-2500</u>		
Address	Fax	Email	
<u>303 E. MAIN ST.</u>		—	—
<u>ST. CHARLES IL 60</u>			
4. Billing: <i>To whom should costs for this application be billed?</i>	Name	Phone	
	<u>THE LANNERT GROUP</u>		
	<u>630-208-8088</u>		
Address	Fax	Email	
<u>215 FULTON ST.</u>		<u>630-208-8050</u>	<u>TLG@LANNERT.COM</u>
<u>GENEVA IL 60134</u>			

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Refer to attached Schedule of Application Fees
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper **ON FINAL PLAT**

FINAL PLAT SUBMITTAL CHECKLIST (Completed)

PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

COVENANTS: One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.

WORKSHEETS (For residential developments):

- Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
- Inclusionary Housing Worksheet

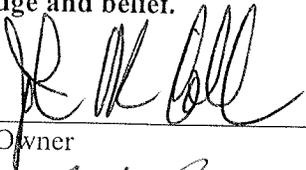
ADDITIONAL APPLICATION:

- For Planned Unit Developments, a PUD Final Plan Application has been submitted.
- For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:

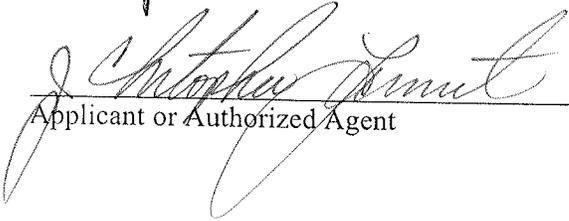
- NA Guarantee for completion of Land Improvements, consisting of proposed form, amount and provider of completion guarantee collateral (bond, cash, or letter of credit) N.A.
- NA Illinois EPA Water Pollution Control Permit for sanitary sewer extension N.A.
- NA Illinois EPA Division of Public Water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

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

2-25-11 JOHN
Date



Applicant or Authorized Agent

2-2-11 TLG
Date



RECEIVED
St. Charles, IL

MAY 27 2011

CDD
Planning Division

May 25, 2011

Rita Tungare
City of St. Charles
2 East Main Street
St. Charles, IL 60174

RE: DELNOR WOODS – UNIT ONE FINAL PLAT (0421)

Dear Rita:

Attached per my phone messages is the completed final plat application and supporting documents. As indicated in the phasing plan modification to the P.U.D, we request that both procedures proceed concurrently. Please advise if additional information is required.

Best Regards,

A handwritten signature in black ink, appearing to read "J. Christopher Lannert".

J. Christopher Lannert

JCL/lh

Enclosure

cc: John Collins

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted:

Prepared by:

DELNOR WOODS UNIT 1

1-28-11

THE LANHERT GROUP



ST. CHARLES
SINCE 1834

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimate	Population
Detached Single Family				
➤ 3 Bedroom		DU x 2.899	=	
➤ 4 Bedroom	/	DU x 3.764	=	3.764
➤ 5 Bedroom		DU x 3.770	=	
Attached Single Family				
➤ 1 Bedroom		DU x 1.193	=	
➤ 2 Bedroom		DU x 1.990	=	
➤ 3 Bedroom		DU x 2.392	=	
➤ 4 Bedroom		DU x 3.145	=	
Apartments				
➤ Efficiency		DU x 1.294	=	
➤ 1 Bedroom		DU x 1.758	=	
➤ 2 Bedroom		DU x 1.914	=	
➤ 3 Bedroom		DU x 3.053	=	

Totals

1
Total Dwelling Units

4
Estimated Total Population

Park Site Requirements

Estimated Total Population 4 x .010 Acres per capita = .04 ACRES

Cash in lieu of requirements -

Total Site Acres .04 x \$240,500 (Fair Market Value per Improved Land) = \$ \$9,620.00

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted:

Prepared by:

DELNOZ WOOD UNIT 1

1-28-11

THE LANNERT GROUP



ST. CHARLES
SINCE 1833

Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
Detached Single Family				
> 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
> 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
> 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
Attached Single Family				
> 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
> 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
> 3 Bedroom		DU x .234 =	DU x .058 =	DU x .059 =
> 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
Apartments				
> Efficiency		DU x .000 =	DU x .000 =	DU x .000 =
> 1 Bedroom		DU x .002 =	DU x .001 =	DU x .001 =
> 2 Bedroom		DU x .086 =	DU x .042 =	DU x .046 =
> 3 Bedroom		DU x .234 =	DU x .123 =	DU x .118 =

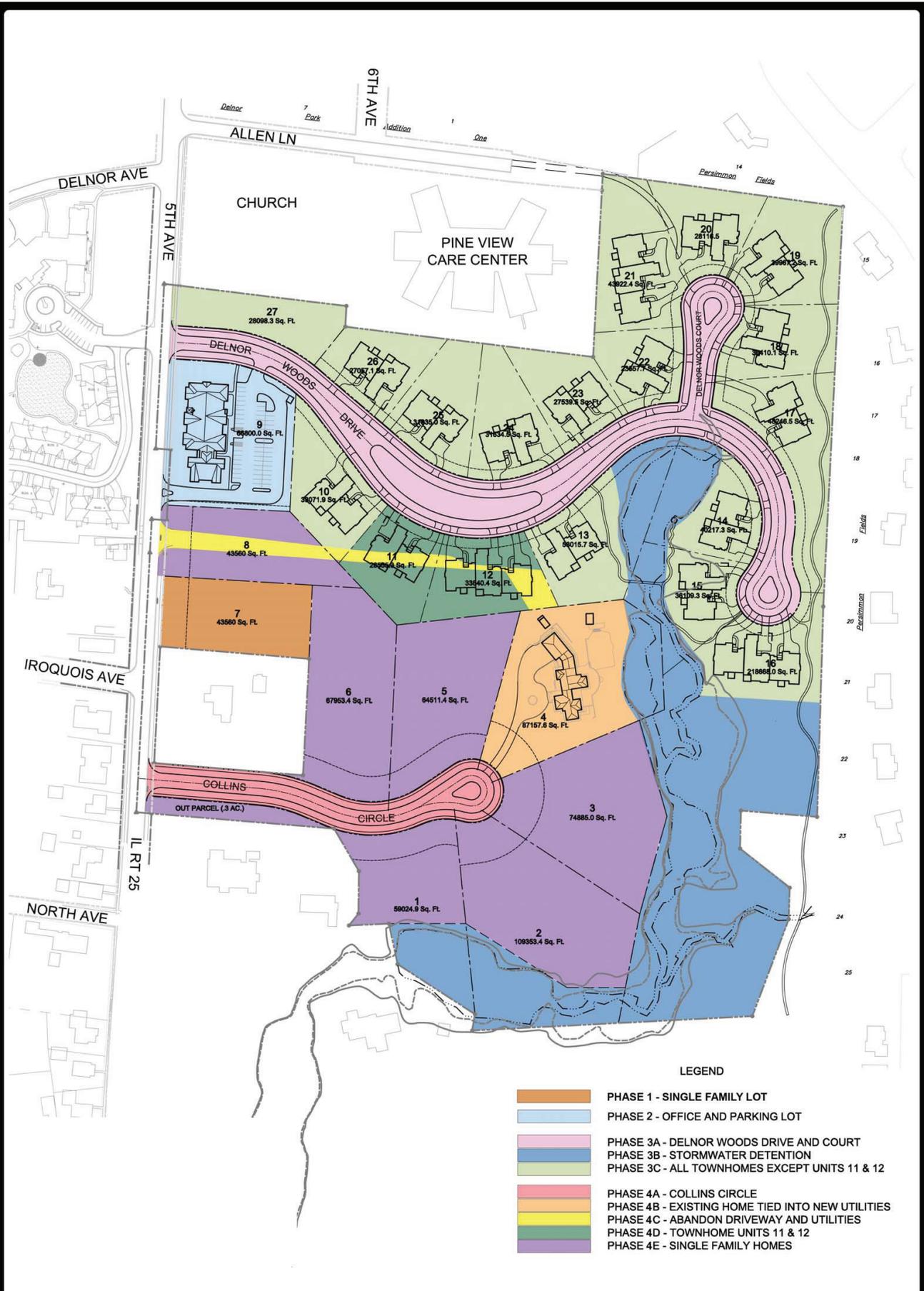
Totals 1 TDU .530 TE .298 TM .360 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	<u>.53</u>	x .025	= <u>.013</u>
Middle (TM)	<u>.298</u>	x .0389	= <u>.011</u>
High (TH)	<u>.36</u>	x .072	= <u>.025</u>
Total Site Acres			<u>.048</u>

Cash in lieu of requirements -

.048 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 11,544



IMPLEMENTATION PLAN

SHEET NUMBER
12

SCALE 1"=80'

NORTH

Lannert Group
Landscape Architecture • Planning • Community Consulting

215 Fulton Street
Geneva, Illinois 60134

© 2011 The Lannert Group, Inc.
(630) 208-8088
Fax (630) 208-8050
http://www.lannert.com
lg @ lannert.com

THE COLLINS GROUP, INC.

303 E. MAIN STREET
ST. CHARLES, IL 60174

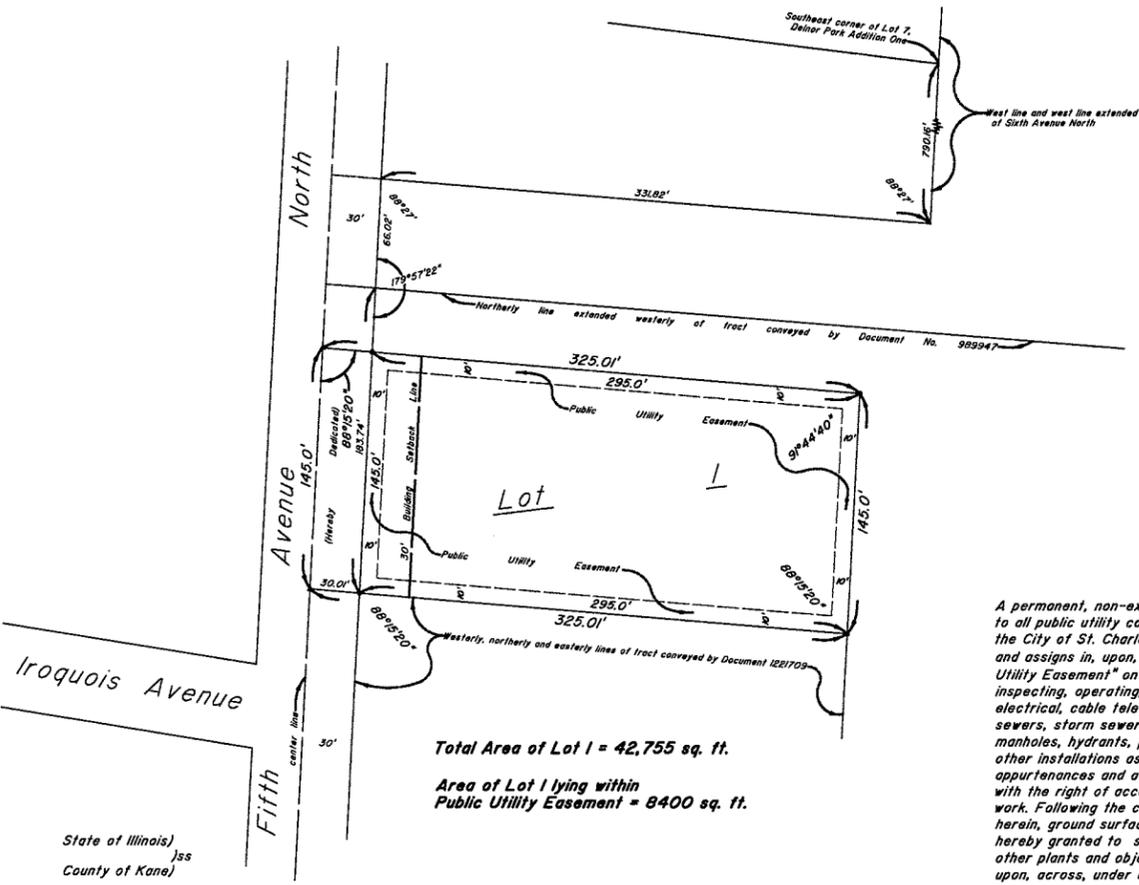
(630) 584-2500
(630) 584-1020 (fax)

DRAWN BY: RCV

DATE: 10/24/07
REVISIONS: 10/29/07
01/31/11

JOB NO.: 0421

Unit No. 1
Delnor Woods
St. Charles Kane County Illinois



- Indicates iron stake
- ▲ Indicates mag nail
- Indicates concrete monument

Note: Area of Lot 1 lying within 30 feet of lot lines is restricted pursuant to tree preservation program.

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 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.

District Engineer

UTILITY EASEMENT PROVISIONS

A permanent, non-exclusive easement is hereby reserved for and granted to the City of St. Charles, and to all public utility companies of any kind operating under franchise granting them easement rights from the City of St. Charles, including but not limited to, AT&T, Nicor Gas Company and to their successors and assigns in, upon, across, over, under and through the area shown by dashed lines and labeled "Public Utility Easement" on this plat of subdivision, for the purpose of installing, constructing, reconstructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary sewers, storm sewers, drainage ways, storm water detention or retention, water mains, and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes, valves, and without limitation, such other installations as may be required to furnish public utility service to the subdivided area, and such appurtenances and additions thereto as said City and Utilities may deem reasonably necessary, together with the right of access thereto for the necessary personnel and equipment to do any or all of the above work. Following the completion of any construction or maintenance activities performed by the grantees herein, ground surfaces shall be left in a generally clean and workmanlike condition. The right is also hereby granted to said City and Utility companies to cut down, trim, or remove any trees, shrubs or other plants and objects that interfere with the operation of or access to said utility installations, in, on, upon, across, under or through said easement. Said easement may be used for planting of shrubs and landscaping and other purposes in accordance with final plan approval by said City of St. Charles, and provided such planting, landscaping or other purposes do not then or later interfere with the aforesaid uses and rights. Where said 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.

State of Illinois)
County of Kane)

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518) at the request of the owners thereof, have surveyed, subdivided and platted the following described property:

That part of the Northeast Quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7 in Delnor Park Addition One, St. Charles, Kane County, Illinois being on the west line of Sixth Avenue North; thence southerly along said west line extended 790.16 feet; thence westerly along a line forming an angle of 88°27' with the last described course (measured counterclockwise therefrom) 331.82 feet to the easterly line of Fifth Avenue North; thence southerly along said easterly line forming an angle of 88°27' with the last described course (measured clockwise therefrom) 66.02 feet to the northerly line extended westerly of a tract of land conveyed by Document 989947; thence southerly along said easterly line forming an angle of 179°57'22" with the last described course (measured clockwise therefrom) 183.74 feet to the northwest corner of a tract of land conveyed by Document 1221709 for a point of beginning; thence easterly along the northerly line of said tract conveyed by Document 1221709 forming an angle of 88°15'20" with the prolongation of the last described course (measured counterclockwise therefrom) 295.0 feet to the northeast corner thereof; thence northerly along a line forming an angle of 88°15'20" with the last described course (measured clockwise therefrom) 145.0 feet; thence westerly parallel with the penultimate described course forming an angle of 91°44'40" with the last described course (measured clockwise therefrom) 325.01 feet to the center line of said Fifth Avenue North; thence southerly along said center line 145.0 feet to the northerly line extended westerly of said tract conveyed by Document 1221709; thence easterly along said northerly line extended 30.01 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 1.081 acres.

I further certify that the plat hereon drawn is a correct and accurate representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof.

I further certify that no part of the above described property is located within a special flood hazard area as identified by the Federal Emergency Management Agency (F.E.M.A.) based on flood insurance map community Panel Number 17089C0266F dated December 20, 2002.

I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of the City of St. Charles, Illinois which has adopted an official comprehensive plan.

Given under my hand and seal of Geneva, Illinois, this _____ day of _____, 2011.

Illinois Professional Land Surveyor No. 035-003342
License expiration date November 30, 2012

State of Illinois)
County of Kane)

This is to certify that the Joann N. Collins Trusts created under the Will of Dellora Norris Art IV (B) 2 (B) for the benefit of Chase Collins, Connor Collins, Hailee Collins, Jordan Collins, Philip Collins, James Collins, John Collins, William Collins and Jodee DeBates, acting through its Co-Trustees Jodee C. DeBates, John R. Collins and Harris, N.A., are the owners, by title derived through a certain Trustee's Deed recorded October 1, 2009 as document 2009K074143, of the land described in the attached surveyor's certificate and have caused the same to be surveyed, subdivided and platted as shown by the annexed plat, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "UNIT NO. 1, DELNOR WOODS, ST. CHARLES, KANE COUNTY, ILLINOIS" and they hereby acknowledge and adopt the same under the style and title aforesaid. Said premises are located within Community Unit School District No. 303.

Dated at St. Charles, Illinois, this _____ day of _____, 2011.

Harris, N.A. executes this instrument not personally but as Co-Trustee as aforesaid and is not held liable in its individual capacity in any way by reason of the same. Any recourse hereunder is only to be held against the trust estate only.

Jodee C. DeBates, Co-Trustee

Harris, N.A., Co-Trustee

John R. Collins, Co-Trustee

By: _____
Connie Wright, Trust Officer

Attest: _____

State of Illinois)
County of Kane)

I, _____, a Notary Public in and for the County and State aforesaid hereby certify that Connie Wright, Trust Officer of Harris, N.A., Jodee C. DeBates and John R. Collins, as Co-Trustees of Joann N. Collins Trust, who are personally known to me to be the same persons whose names are subscribed to the accompanying instrument, appeared before me this day in person and acknowledged the execution of said instrument as their free and voluntary act and as the free and voluntary act of said Joann N. Collins Trust.

Given under my hand and Notarial Seal, this _____ day of _____, 2011.

Notary Public

State of Illinois)
County of Kane)

I, Mark W. Kaenen, Director of Public Works of the City of St. Charles, Illinois 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 at St. Charles, Illinois, this _____ day of _____, 2011.

Director of Public Works

State of Illinois)
County of Kane)

I hereby certify that there are no delinquent or unpaid forfeited special assessments or any deferred installments thereof that have not been apportioned against any of the land described on the attached plat.

Dated at St. Charles, Illinois, this _____ day of _____, 2011.

Collector of Special Assessments

State of Illinois)
County of Kane)

Accepted and approved by the Plan Commission of the City of St. Charles, Kane County, Illinois this _____ day of _____, 2011.

By: _____
Chairman

State of Illinois)
County of Kane)

Accepted and approved by the City Council of the City of St. Charles, Kane County, Illinois this _____ day of _____, 2011.

By: _____ Mayor Attest: _____ City Clerk

State of Illinois)
County of Kane)

This is to certify that I, John A. Cunningham, County Clerk in and for the County and State aforesaid, find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the real estate described in the foregoing surveyor's certificate.

Dated at Geneva, Illinois, _____, 2011.

County Clerk

State of Illinois)
County of Kane)

This Instrument No. _____, was filed for record in the Recorder's Office of Kane County, Illinois, on the _____ day of _____, 2011, at _____ o'clock _____ M, and was recorded in Plat Envelope No. _____.

County Recorder

Prepared by:
Johnson-Western Surveying, L.L.C.
A Measure Above the Rest
1 Chain = 66 Feet
825 West State Street, Suite 207
Geneva, Illinois 60134
(630) 845-3166
Copyright © 2011, Johnson-Western Surveying, L.L.C.