ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	
	Title:	Recommend approval of a Final Plat of Subdivision for East Main Retail Resubdivision of Lot 4 (Culver's Restaurant)
	Presenter:	Matthew O'Rourke

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – 9/12/11		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	

If NO, please explain how item will be funded:

Executive Summary:

William Lackovic of Oakbrook Construction, representing the property owner, has submitted an Application for a Final Plat of Subdivision to create a new lot for the Culver's Restaurant. The City Council approved a Special Use for a restaurant drive-through in August 2011.

The current property owners intend to sell this new lot to the owner/operators of the Culver's Restaurant. The following are the salient features of the proposed subdivision:

- The plat will create a new 1.17-acre lot for the Culver's Restaurant
- Access to the lot will be through the internal private drive-system that already serves the Hilton Gardens Hotel and Dupage Expo
  - There is an existing traffic signal located on Rt. 64, and a right-in and right-out onto Rt. 64 further to the west in front of the Dupage Expo

The Plan Commission recommended approval of the Application for a Final Plat of Subdivision on September 6 2011.

The vote was 7- AYE and 0- NAY.

Attachments: *(please list)*

Staff Report
Final Plat of Subdivision; Survey Systems of America, Inc.; dated 8/8/11

Recommendation / Suggested Action *(briefly explain)***:**

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

For office use only:	*Agenda Item Number:*

Community Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Cliff Carrignan
and Planning & Development Committee Members

FROM: Matthew O'Rourke, AICP
Planner

RE: Application for a Final Plat – East Main Street Retail Resubdivision of Lot 4(Culver's)

DATE: September 7, 2011

I. APPLICATION INFORMATION:

Project Name: Culver's Restaurant, East Main Retail Resubdivision of Lot4

Applicant: Bill Lackovic, Oakbrook Construction

Purpose: To Create Lot for Recently Approved Culver's Restaurant

General Information:

Site Information	
Location	Northwest Corner of E. Main Street and the Pheasant Run Entrance
Acres	1.17

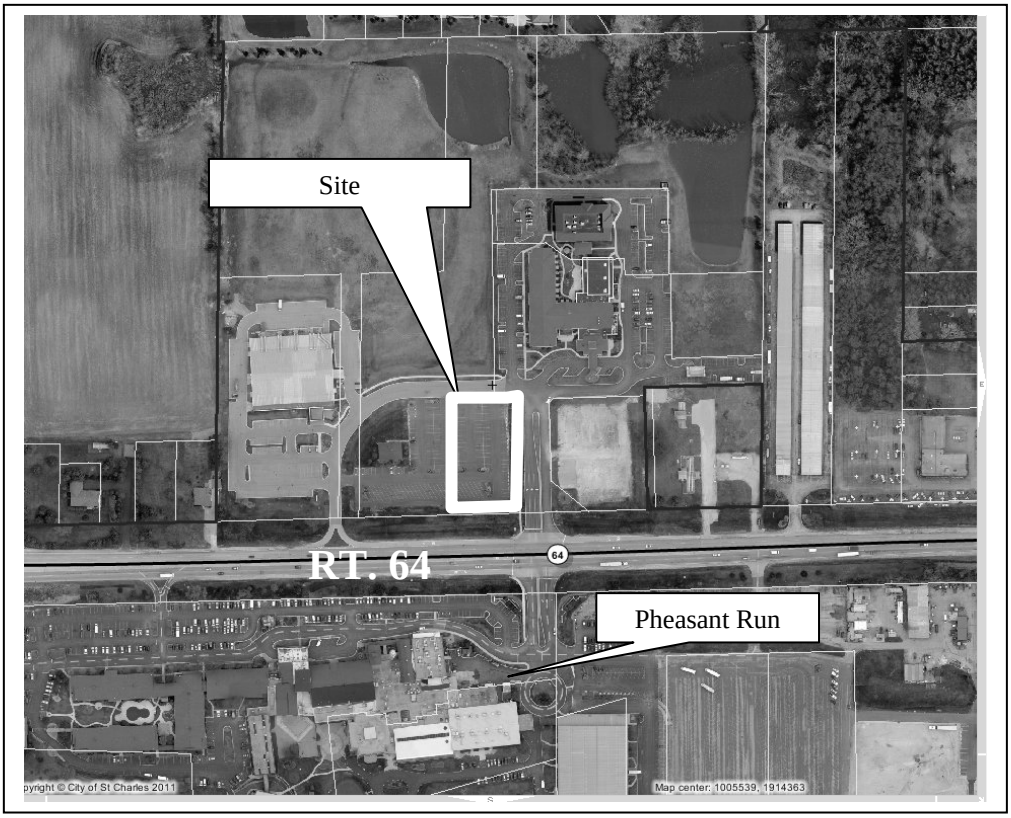
Applications:	**Final Plat of Subdivision**
Applicable Code Sections	16.12 Procedures 17.14 Business and Mixed Use Districts

Existing Conditions	
Land Use	Parking Lot (Approved for Culver's Restaurant with Drive-Through)
Zoning	BR- Regional Business District

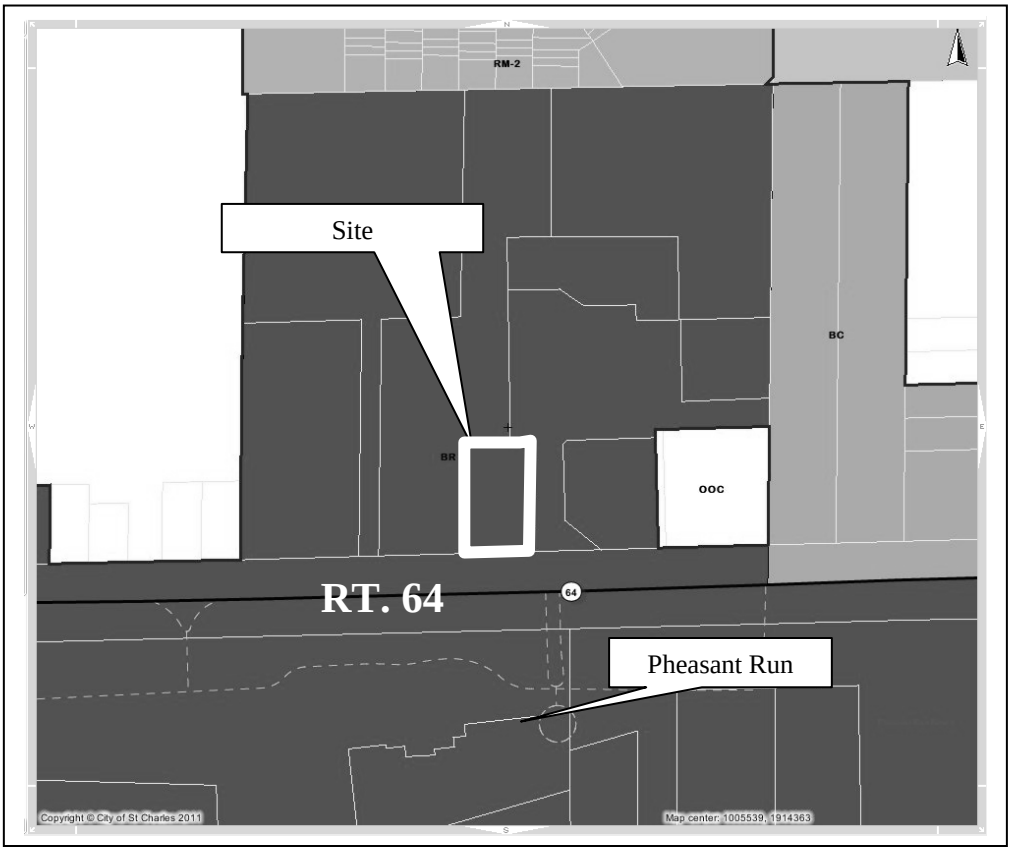
Zoning Summary		
North	BR- Regional Business District	Hotel/ Hilton Gardens
East	BR- Regional Business District	Vacant Lot
South	BR- Regional Business District	Convention Center/ Pheasant Run
West	BR- Regional Business District	Convention Center/ DuPage Expo

Comprehensive Plan Designation
Retail and Service

Aerial Photo



Zoning Map



II. OVERVIEW:

In August of 2011, the City Council approved an Application for a Special Use to allow a Drive-Through Facility for a Culver's restaurant at the northwest corner of Rt. 64 and the traffic signal at the entrance to the Pheasant Run Resort.

The current owners of the property have submitted an Application for a Final Plat, to create a new lot for the Culver's restaurant. The current property owners intend to sell this new lot to the owner/operators of the Culver's once the lot is legally created. The following are the salient features of the proposed Plat of Subdivision:

- The plat will create a new 1.17-acre lot for the Culver's Restaurant
- Access to the lot will be through the internal private drive-system that already serves the Hilton Gardens Hotel and Dupage Expo
    - There is an existing traffic signal located on Rt. 64, and a right-in and right-out onto Rt. 64 further to the west in front of the Dupage Expo

III. ANALYSIS:

Staff reviewed the Plat of Subdivision to ensure that it conforms to the provisions set forth in the City of St. Charles Zoning Ordinance. The following details Staff's analysis:

- The entire property is zoned BR-Regional Business
    - There is a minimum lot size requirement of 1-acre - the proposed property is 1.17-acres
- There is sufficient access to the new lot through the private drive network that serves the existing businesses
    - There are existing ingress and egress easements for the private drive network
- Stormwater detention has already been addressed through existing regional ponds to the north and west of this site
- Utilities easements have been provided on the plat

Engineering review comments are attached.

IV. PLAN COMMISSION

The Plan Commission recommended approval of the application for a Final Plat of Subdivision on September 6, 2011. The vote was 7–AYE and 0-NAY

V. REQUESTED ACTION/RECOMMENDATION:

Staff is recommending approval of the Application for a Final Plat contingent upon resolution of all Staff Comments prior to City Council action.

Cc: Russell Colby, Planning Division Manager
Bill Lackovic, Oakbrook Construction

Community Development
Development Engineering Division
Phone: (630) 443-3677
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Memo

Date: 07-Sep-2011

To: Russell Colby

From: Christopher Tiedt 9/7/11

RE: East Main Retail Resubdivision of Lot 4

I have reviewed the resubdivision plat submitted for the East Main Street Retail Subdivision located at on East Main Street across from Pheasant Run Resort. The following documents were reviewed.

- East Main Retail Resubdivision of Lot 4 prepared by Survey Systems of America, Inc. dated 18-Aug-2011, Revised Sheet 1 dated 1-Sep-2011

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. Note #1 should be revised as follows: "There shall be no direct access to IL. Route 64 from Lots 401 and 402."
2. Public Access Easement language provisions need to be provided on the plat. Acceptable provisions are attached.
3. Please provide a chart on the Resubdivision Plat of Lot 4 that includes the following information :
    a. Please number all <u>easements</u> being granted on lots 401 and 402.
    b. Please include the area for each <u>easement,</u> including perimeter easements, being granted for lots 401 and 402.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

ACCESS EASEMENT

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "ACCESS EASEMENT" ON THE PLAT OF SUDIVISION 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.

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

RECEIVED
Received Date
St. Charles, IL
AUG 31 2011
CDD
Planning Division

CITYVIEW
Project Name: _____
Project Number: 2011 -PR- 007
Application Number: 2011 -AP- 023

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): LOT 4 - 01-30-102-027	
	Proposed Subdivision Name: EAST MAIN RETAIL RESUBDIVISION OF LOT 4	
2. Applicant Information:	Name WILLIAM LACKOVIC	Phone 630-443-4150
	Address OAKBROOK CONSTRUCTION 4052 E. MAIN ST. ST. CHARLES, IL 60174	Fax 630-443-4151
		Email WLACKOVIC@OAKBROOKCO.COM
3. Record Owner Information:	Name AMERICAN LOAN & CORP. (A DELAWARE CORPORATION)	Phone 630-584-6580
	Address 1600 E. MAIN ST. - STE B ST. CHARLES, IL 60174	Fax 630-584-6604
		Email N/A
4. Billing: *To whom should costs for this application be billed?*	Name WILLIAM LACKOVIC	Phone 630-443-4150
	Address OAKBROOK CONSTRUCTION 4052 E. MAIN ST. ST. CHARLES, IL 60174	Fax 630-443-4151
		Email WLACKOVIC@OAKBROOKCO.COM

Attachment Checklist

☑ **APPLICATION:** Completed application form signed by the applicant

☑ **APPLICATION FEE:** Refer to attached Schedule of Application Fees

☑ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☑ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or

b) a deed and a current title search.

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

☑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

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

☑ **PLANS:**

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

Copies of Plans:

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

N/A ☑ **COVENANTS**: One copy of proposed agreements, provisions, or convents which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.

N/A ☑ **WORKSHEETS (For residential developments):**

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

N/A ☑ **ADDITIONAL APPLICATION:**

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

N/A ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL: PROVIDED BY OTHERS

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

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

8-22-2011

Record Owner David A. McArdle - President of McArdle Ltd - 100% Shareholder of American Lodging Corporation — Date

8-22-11

Applicant or Authorized Agent — Date

OWNERSHIP DISCLOSURE FORM
CORPORATION

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

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

McArdle Ltd - a Delaware Corporation - 100%

BY: [signature]

TITLE: President

Subscribed and Sworn before me this 22nd day of August, 2011.

[signature]
Notary Public

JEAN M. RYAN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 27, 2014

American Lodging Corporation
1600 E. Main Street
St. Charles, IL 60174

August 29, 2011

To whom it may concern:

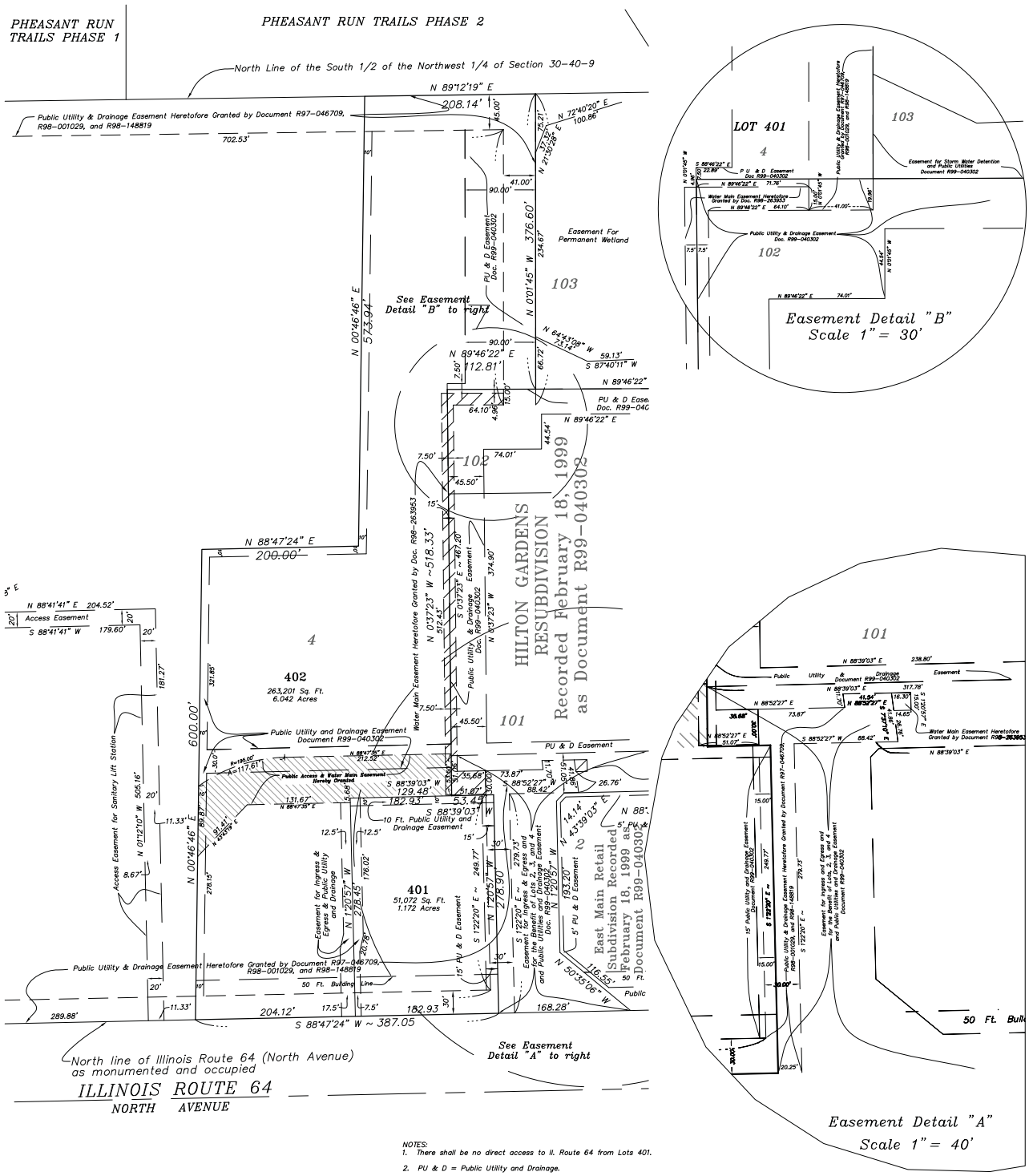
I, David A. McArdle, President of American Lodging Corporation, permit the applicant, William J. Lackovic, V.P. of Oakbrook Construction, to act on my behalf for the East Main Retail Re-subdivision of Lot 4.

American Lodging Corporation,
A Delaware Corporation

By: _____
David A. McArdle, President

EAST MAIN RETAIL RESUBDIVISION OF LOT 4

BEING A RESUBDIVISION OF LOT 4 IN EAST MAIN RETAIL, BEING A 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 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-040302, AND CERTIFICATE OF CORRECTION RECORDED MARCH 4, 1999 AS DOCUMENT R99-053989M IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.



NOTES:
1. There shall be no direct access to Il. Route 64 from Lots 401.
2. PU & D = Public Utility and Drainage.

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

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
645 S. Eighth St.
Dundee, Illinois 60118
Phone: (847) 428-5775

ORDER NO: 113-1483A-2 PS

September 3, 2011

SHEET 1 OF 2

© 2011 - SURVEY SYSTEMS OF AMERICA, INC.

EAST MAIN RETAIL RESUBDIVISION OF LOT 4

BEING A RESUBDIVISION OF LOT 4 IN EAST MAIN RETAIL, BEING A 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 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-040302, AND CERTIFICATE OF CORRECTION RECORDED MARCH 4, 1999 AS DOCUMENT R99-053989M IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.

State of Illinois
County of_____ } s.s.

_____, as Trustee, and not individually, under Trust Agreement No._____, bearing date of _____ and under deed in trust bearing even date with said Trust Agreement, does hereby certify that it is, as such Trustee, the owner and title holder of the property described hereon and that the beneficiary of said Trust has caused the said property to to be surveyed and subdivided as shown thereon.
subdivided as shown hereon.

The undersigned hereby dedicates for public use the land shown on this plat for thoroughfares, streets, alleys, and public services; and hereby reserves for the public or applicable governmental body, as the case may be, all non-utility easements, to the extent indicated on this plat; and also hereby reserves to the Village of Arlington Heights and the utility companies operating therein all utility easement rights specified hereon.

_____, Illinois dated this____day of_____, A.D. 2011.

_____
as Trustee, as aforesaid, and not individually

Signed: _____ Attest: _____
_____ President _____ Secretary

State of Illinois
County of_____ } s.s.

I,_____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that_____, _____President and _____Secretary of_____, 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 _he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his 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. 2011.

My Commission expires _____ _____ Notary Public

State of Illinois
County of _____ } ss.

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

_____, Illinois Dated this ___ Day of _____, A.D. 2011.

_____
as holder of a certain mortgage

By: _____
President

Attest: _____
Secretary

State of Illinois
County of_____ } ss.

I,_____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that_____, President and _____, Secretary of_____, 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 (a)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. 2011.
My Commission expires:_____

_____
Notary Public

State of Illinois
County of Kane } 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. 2011.

_____
COUNTY CLERK

State of Illinois
County of Kane } ss.

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

Dated this____day of_____, A.D. 2011.

_____
Collector of Special Assessments

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 HEREIN 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 GRANTEES 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 THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS.

SUBDIVIDER

Name: _____

Address: _____

_____

Phone: _____

State of Illinois
County of Kane } ss.

Approved this_____ day of_____ , A.D. 2011.

CITY OF ST. CHARLES PLAN COMMISSION

_____
Chairman

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. 2011

_____
Director of Public Works - City of St. Charles

State of Illinois
County of Kane } ss.

Approved this_____ day of_____ , A.D. 2011.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

_____
Mayor

_____
ATTEST: City Clerk

State of Illinois
County of _____ } ss.

This is to certify that _____ as Mortgagee under the Mortgage recorded as Document Number _____ and dated _____ , hereby consents to the dedications designated on the plat of subdivision and to the recording of the plat of subdivision herein shown.

Dated at _____ , Illinois, this ___day of _____, A.D. 2011.

(Bank Name) _____

By:_____
Title:_____

Attest:_____
Title:_____

State of Illinois
County of _____ } ss.

I,_____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ , _____ (Title) and _____ , _____ (Title) of _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as thier own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this_____day of_____, A.D. 2011.

_____
Notary Public

State of Illinois
County of Kane } s.s.

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

Lot 4 of East Main Retail being a 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, according to the plat thereof recorded February 18, 1999 as Document R99-040302, and Certificate of Correction Recorded March 4, 1999 as Document R99-053989, in Wayne Township, Du Page County, Illinois.

. . . has 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,

ROBERT G. SOWKA 2464 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DUNDEE, I.L.

PLAT VALID ONLY WITH EMBOSSED SEAL

Dundee, Illinois, Dated this 18th day of August, A.D. 2011.

by: _____
Robert G. Sowka I.P.L.S. No. 2464

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
645 S. Eighth St.
Dundee, Illinois 60118
Phone: (847) 428-5775

ORDER NO: 113-1483A-2 PS

August 18, 2011

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