

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
 AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-21-427-007 09-21-427-005
	Street Address (or common location if no address is assigned): 4N262 Rt 31, St. Charles, IL, 60174 4N316 Rt 31, St Charles, IL, 60174

2. Applicant Information:	Name The White House LLC	Phone 630 330 7215
	Address	Fax
	4N316 Rt 31 St. Charles	Email curt@frontierdevelopmentgroup.com

3. Owner of record information:	Name MEYERS, Ted A & TANYA HURST ANNA M	Phone 630 816 7587
	Address	Fax
	4N262 Rt 31 St Charles 4N316 Rt 31 St Charles	Email tam@meyers-flowers.com curt.anna@gmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _Rural Residential_

Current zoning of the property: __E-3_____

Current use of the property: _____Private residence_____

Proposed zoning of the property: ___PUD_____

Proposed use of the property: Event Venue (described as follows).

Hosting charity fund raisers, corporate meetings, weddings, baby showers, birthday parties, and similar events utilizing indoor and outdoor areas.

Food service will be on-site prepared catering provided by a variety of select vendors in a full kitchen included as part of the property. Alcohol services will be provided by either catering vendors or in-house depending on guest's preference. Separate application for Kane County liquor license will be made.

Accommodations for overnight guest stays (similar to a bed and breakfast) will be available. Examples are corporate executive and Bride/Groom suites, Honeymoon getaways and weekends away from the city.

There will be generous gardening/flowering areas used for growing fresh herb and flower provisions for events as well as casual enjoyment and picture backdrops. Thoughtful landscaping will be integral not only for guest's enjoyment but buffering as well.

There will be a range of event sizes from as little as 2 in an intimate setting up to 200 +/- . Staffing will vary depending on event. Total guest and staff persons expected is up to 240. Safe ingress/egress measures and appropriate parking have been provided as detailed on the site plan.

May 1, 2019

Ted Meyers & Anna Hurst (White House LLC)
Rezoning from E-3 District Estate Residential to PUD -- Planned Unit Development

Special Information: The petitioner own the two adjoining properties. They are requesting a rezoning from E-3 to PUD to allow for the properties to be used together as a social events venue.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Rural Residential. This designation encourages an infill strategy between and adjacent to existing rural residential developments where prime agricultural lands will not be taken out of production.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Findings of Fact Sheet – Map Amendment and/or Special Use

- *The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)*
- *You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.*

The White House, LLC
Name of Development / Applicant

March 6, 2019
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The surrounding property uses are Existing Public Open Space, Municipality, and Rural Residential.

The easterly property is PUBLIC OPEN SPACE known as Ferson Creek Park and Ferson Fen located directly across and abutting Route 31. Both are frequented by the general public for various small and large park activities including private picnics, company events, boating/canoeing rentals, and July 4th celebrations. All uses are similar in that large gatherings are common both on weekdays as well as weekends and traffic ingress/egress is easily and safely accommodated directly from Route 31.

The westerly property is MUNICIPALITY consisting of an established private townhome community (Wild Rose Springs) exclusively accessed similar to the property directly from Route 31. It is situated to the PUBLIC OPEN SPACE similar to the property in question and is well buffered by significant forestation, topographical conditions and generous open spaces.

The northerly property is (simultaneously) applying for the same PUD zoning as the property in question and will be used for the same purposes. The southerly property is RURAL RESIDENTIAL currently used as private residence. This property consists of approximately 3.7 acres also situated similarly to the PUBLIC OPEN SPACE and is also well buffered. The driveway is directly accessed from Route 31.

2. What are the zoning classifications of properties in the general area of the property in question?

Incorporated (City of St. Charles) and E-3

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The property is currently used as a private residence as permitted under the existing zoning classification.

4. What is the trend of development, if any, in the general area of the property in question?

The general area is developed and mostly consists of St. Charles Park District and residential. There is currently no new development activity.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

There are no planned significant changes to the exterior of the buildings or property except for landscaped areas as shown on the plan. The parking area is well hidden and thoughtfully designed with gravel, pavers and landscaped walking paths to maintain a natural feel. It is well buffered from both the Venue and the surrounding properties.

This design is intentional to make the guest feel as though they are experiencing the property and surrounding area in their natural environment as well as providing buffers for the properties in the general area, whether public or private. This is consistent with the County's principles of smart growth for preserving open space, natural beauty, and critical environmental areas.

The Venue will attract new patrons that might otherwise not visit the area. This not only creates new business and employment opportunities for local

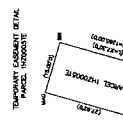
food and service providers, but an opportunity to introduce the community to folks that will return for other activities. This is consistent with the County's smart growth principles of mixed land uses that create economic opportunities for increased revenue generated through local taxes.

We have designed the plan to conform to the county's standards of public safety and storm water management. The plans have been preliminarily reviewed by Kane County's Department of Transportation, Environmental & Water Resources Division and Health Department.

We will work with those departments to finalize engineering that incorporates BMPs as part of the permitting process. We will also coordinate the approval and permit process with IDOT.

ALTA/NSPS LAND TITLE SURVEY

ASSUMED



- ABBREVIATIONS:
- R=RAILROAD
 - L=ARC LENGTH
 - M=INTERCOM
 - N.T.S.=NOT TO SCALE
 - M=METAL FENCE
 - C=CONCRETE
 - W=WOOD SERVICE POLE
 - CHE=CHERRY HEADS
 - WSP=WOOD SERVICE POLE
 - MFA=METAL FENCE CORNER
 - P.O.B.=POINT OF BEGINNING
 - P.O.C.=POINT OF COMMENCEMENT
 - M&M=METAL MONUMENT
 - S&S=SET SINK ROD
 - FR=FOUND IRON ROD
 - FR=FOUND IRON PIPE
 - SCP=SET OUT CROSS
 - NS=NON-STATE HWY MONUMENT
- (N90°00'00"E)=DEED BEARING
(150.00')=DEED INFORMATION
(150.00')=RECORD INFORMATION
150.00'=MEASURED INFORMATION

SURVEYOR'S NOTES:
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE DEED INFORMATION AND ARE SHOWN FOR ANGULAR REFERENCE.
THE AREA CONTAINED IN THE SURVEY SHOWN HEREON IS 3.29 ACRES MORE OR LESS.
WARNING: PRIOR TO ANY BUILDING OR CONSTRUCTION CHECK WITH YOUR STATE, COUNTY OR LOCAL MUNICIPAL AUTHORITIES FOR BUILDING SETBACK LINES, EASEMENTS, RESTRICTIONS OR LIMITATIONS THAT MAY NOT BE SHOWN HEREON.

GENERAL NOTES:

- 1) COMPARE ALL POINTS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES TO SURVEYOR AT ONCE.
- 2) FOR BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
- 3) CALL ILL. U.L.L.E. ☎ 1-800-892-0123 FOR LOCATIONS OF UNDERGROUND UTILITIES, 48 HOURS PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 4) THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCALE: 1"=50'

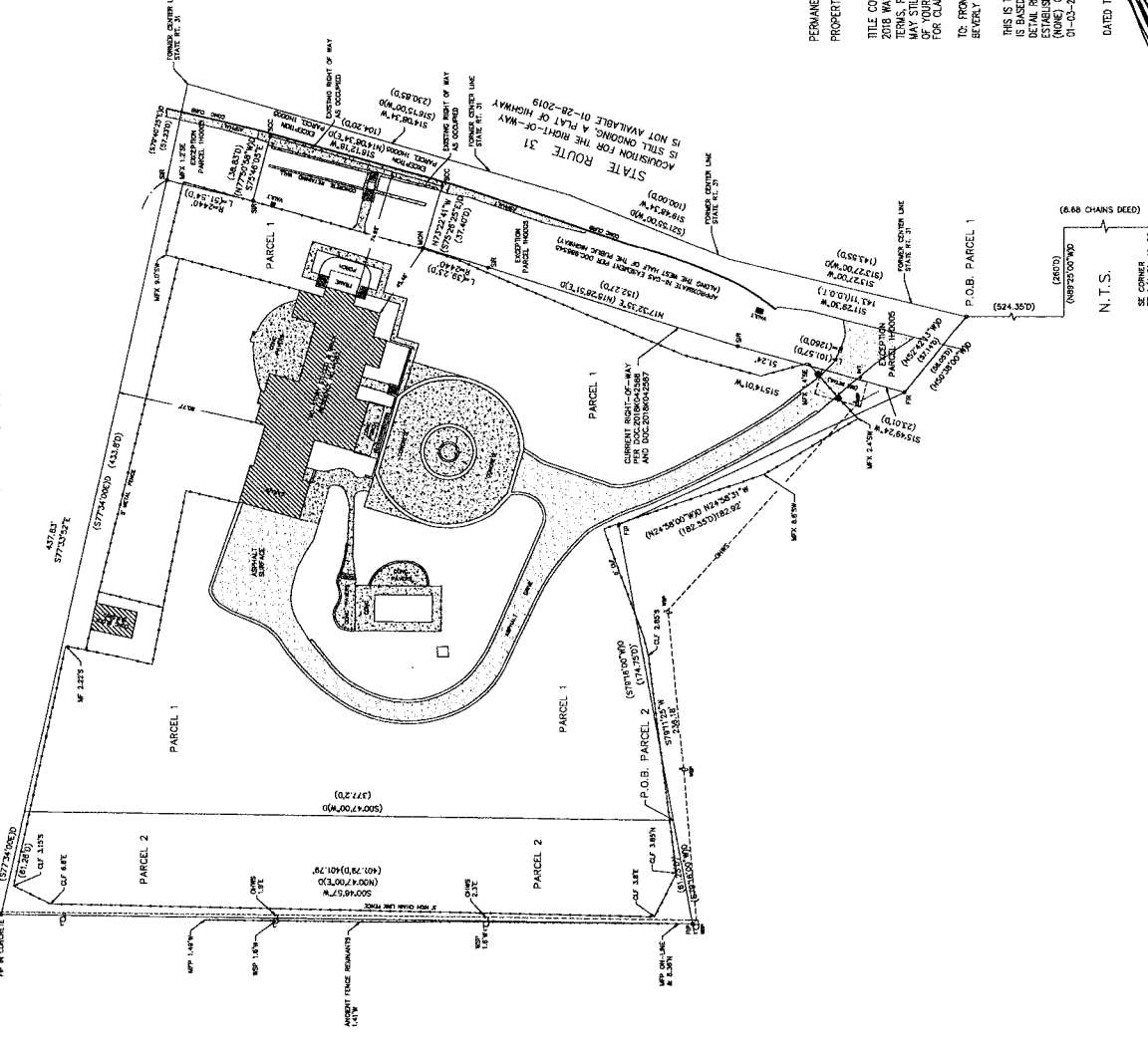
PARCEL ONE:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 868 CHAINS, THENCE NORTH 89 DEGREES, 25 MINUTES, 0 SECONDS WEST, 246 FEET TO THE CENTER OF SAID HIGHWAY, 54.33 FEET TO SAID CENTER LINE FOR A POINT OF BEGINNING; THENCE NORTH 40 DEGREES, 30 MINUTES, 30 SECONDS WEST, 65.00 FEET TO THE INTERSECTION OF OTHER RECORDS; THENCE NORTH 77 DEGREES, 14 MINUTES, 0 SECONDS WEST, 377.2 FEET TO THE INTERSECTION OF SAID RECORDS; THENCE SOUTH 13 DEGREES, 27 MINUTES, 0 SECONDS WEST, 143.55 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF ST. CHARLES, ILLINOIS COUNTY, ILLINOIS, LESS SAID PART WEST.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SAID COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO TED A. AND TANYA L. METERS BY DOCUMENT NO. 2007043742, SAID SOUTHWEST CORNER BEING ON THE WEST LINE OF SAID PARCEL, COMMENCED BY DOCUMENT NO. 2007043742, A DISTANCE OF 3114 FEET, THENCE NORTH ON A 10.000 FOOT FRANKLIN CLARK CURVE TO THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES, 38 MINUTES, 0 SECONDS WEST, 104.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 14 MINUTES, 0 SECONDS WEST, 143.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES, 27 MINUTES, 0 SECONDS WEST, 143.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES, 29 MINUTES, 30 SECONDS WEST, 277.2 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF ST. CHARLES, ILLINOIS COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 868 CHAINS, THENCE NORTH 89 DEGREES, 25 MINUTES, 0 SECONDS WEST, 246 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY, 54.33 FEET NORTH FROM THE CENTER LINE OF THE PUBLIC HIGHWAY TO THE POINT OF BEGINNING; THENCE NORTH 40 DEGREES, 30 MINUTES, 30 SECONDS WEST, 65.00 FEET TO THE INTERSECTION OF OTHER RECORDS; THENCE NORTH 77 DEGREES, 14 MINUTES, 0 SECONDS WEST, 377.2 FEET TO THE INTERSECTION OF SAID RECORDS; THENCE SOUTH 13 DEGREES, 27 MINUTES, 0 SECONDS WEST, 143.55 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF ST. CHARLES, ILLINOIS COUNTY, ILLINOIS, LESS SAID PART WEST.



REVISIONS	FIELD WORK COMPLETED: 01-03-2019
REVISED BOUNDARY SURVEY TO ALTA/NSPS LAND TITLE SURVEY PER REQUEST BY ALTA/NSPS	DRAWING COMPLETED: 02-25-2019
REVIEWED LEGAL DESCRIPTION PER REVISED TITLE 01-29-2019	FIELD WORK: BEH DRAWN BY: BEH CHECKED BY: BEH

SURVEY PREPARED BY:
HATTENDORF LAND SURVEYING, P.C.
PROFESSIONAL DESIGN FIRM NO. 184007646
P.O. BOX 1079
ELGIN, ILLINOIS 60121
TEL. (847) 717-3149
FAX (847) 717-3156
hlander@hcglobe.net

SURVEY PREPARED AT THE REQUEST OF:
METERS & FLOWERS, LLC
3 NORTH SECOND STREET, SUITE 300
ST. CHARLES, IL 60174



PERMANENT INDEX NUMBER: 05-21-427-007
PROPERTY ADDRESS: 4N282 STATE ROUTE 31, ST. CHARLES, IL 60174

TITLE COMMITMENT NO. BOMBOSBOGOWY WITH AN EFFECTIVE DATE OF DEC. 07, 2018 WAS REVIEWED IN THE PREPARATION OF THIS SURVEY; HOWEVER, TERMS, PROVISIONS, COVENANTS, RESTRICTIONS, RIGHTS AND EASEMENTS MAY AT LEAST THAT ARE NOT SHOWN HEREON, PLEASE REFER TO A COPY OF SAID TITLE COMMITMENT AND/OR CONSULT WITH YOUR LOCAL MUNICIPAL AUTHORITIES FOR CLARIFICATION.

TO: FRONTIER DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, BEVELY BANK & TRUST COMPANY AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS SURVEY IS PLAT AS IS, THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE PRESCRIBED SURVEYING DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JANUARY 1980 EDITION, ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: (NONE) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: 01-03-2019

DATED THIS 25TH DAY OF February, 2019

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3372
BY PROFESSIONAL LAND SURVEYORS LICENSE EXPIRES NOVEMBER 30, 2020

SCHEDULE A

(continued)

5. The Land is described as follows:

PARCEL ONE:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 8.68 CHAINS; THENCE NORTH 89 DEGREES, 25 MINUTES, 0 SECONDS WEST, 260 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS STATE HIGHWAY ROUTE 31 AT A POINT 53.3 FEET NORTHERLY FROM THE CENTER OF THE BRIDGE OVER FERSON OR OTTER CREEK; THENCE NORTHERLY ALONG THE CENTER OF SAID HIGHWAY, 524.35 FEET TO SAID CENTER LINE FOR A POINT OF BEGINNING; THENCE NORTH 50 DEGREES, 38 MINUTES, 0 SECONDS WEST, 58.05 FEET; THENCE NORTH 24 DEGREES, 58 MINUTES, 0 SECONDS WEST ALONG AN OLD FENCE LINE 182.55 FEET; THENCE SOUTH 79 DEGREES, 16 MINUTES, 0 SECONDS WEST 174.75 FEET; THENCE NORTH 0 DEGREES, 47 MINUTES, 0 SECONDS EAST 377.2 FEET; THENCE SOUTH 77 DEGREES, 34 MINUTES, 0 SECONDS EAST 433.8 FEET TO SAID HIGHWAY; THENCE SOUTH 16 DEGREES, 15 MINUTES, 0 SECONDS WEST 230.85 FEET TO THE CENTER LINE OF SAID HIGHWAY; THENCE SOUTH 21 DEGREES, 55 MINUTES, 0 SECONDS WEST 100 FEET TO SAID CENTER LINE; THENCE SOUTH 13 DEGREES, 27 MINUTES, 0 SECONDS WEST 143.55 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS. (LESS AND EXCEPT PARCEL 1HZ0005 TAKEN IN CASE 14ED4 BY DEPT. OF TRANSPORTATION STATE OF ILLINOIS AS PER ORDERS RECORDED AUGUST 30, 2018 DOCUMENTS 2018K042586 AND 2018K042587 BEING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF THE PARCEL OF LAND CONVEYED TO TED A. AND TANYA L. MEYERS BY DEED RECORDED AS DOCUMENT NO. 2007K103742, SAID SOUTHERNMOST CORNER BEING ON THE FORMER CENTERLINE OF ILLINOIS ROUTE 31; THENCE NORTH 52 DEGREES 42 MINUTES 13 SECONDS WEST ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 ON THE SOUTHWEST LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. 2007K103742, A DISTANCE OF 57.14 FEET; THENCE NORTH ON A 1260.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, 101.57 FEET, THE CHORD OF SAID CURVE BEARS NORTH 13 DEGREES 10 MINUTES 17 SECONDS EAST, 101.54 FEET; THENCE NORTH 15 DEGREES 28 MINUTES 51 SECONDS EAST, 152.27 FEET; THENCE NORTH ON A 2440.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, 39.23 FEET, THE CHORD OF SAID CURVE BEARS NORTH 15 DEGREES 01 MINUTE 13 SECONDS EAST, 39.23 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 25 SECONDS EAST, 37.40 FEET TO THE EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 31 AS OCCUPIED; THENCE NORTH 14 DEGREES 08 MINUTES 34 SECONDS EAST, ON SAID EXISTING RIGHT OF WAY LINE, 104.20 FEET; THENCE NORTH 77 DEGREES 50 MINUTES 58 SECONDS WEST, 38.83 FEET; THENCE NORTH ON A 2440.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, 51.54 FEET, THE CHORD OF SAID CURVE BEARS NORTH 11 DEGREES 32 MINUTES 42 SECONDS EAST, 51.54 FEET TO THE NORTH LINE OF SAID PARCEL OF LAND CONVEYED BY DOCUMENT NO. 2007K103742; THENCE SOUTH 79 DEGREES 40 MINUTES 25 SECONDS EAST ON SAID NORTH LINE, 57.23 FEET TO THE FORMER CENTERLINE OF SAID ILLINOIS ROUTE 31; THENCE SOUTH 14 DEGREES 08 MINUTES

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE A

(continued)

34 SECONDS WEST ON SAID FORMER CENTERLINE, 230.85 FEET TO AN ANGLE POINT IN SAID FORMER CENTERLINE; THENCE SOUTH 19 DEGREES 48 MINUTES 34 SECONDS WEST ON SAID FORMER CENTERLINE, 100.00 FEET TO AN ANGLE POINT IN SAID FORMER CENTERLINE; THENCE SOUTH 11 DEGREES 29 MINUTES 30 SECONDS WEST ON SAID FORMER CENTERLINE, 143.11 FEET TO THE POINT OF BEGINNING.)

PARCEL TWO:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 8.68 CHAINS; THENCE NORTH 89 DEGREES, 25 MINUTES, 0 SECONDS WEST 260 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS STATE HIGHWAY ROUTE 31 AT A POINT 53.3 FEET NORTHERLY FROM THE CENTER LINE OF THE BRIDGE OVER FERSON AND OTTER CREEK; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID HIGHWAY 524.35 FEET; THENCE NORTH 50 DEGREES, 38 MINUTES, 0 SECONDS WEST 58.05 FEET; THENCE NORTH 24 DEGREES, 58 MINUTES, 0 SECONDS WEST ALONG AN OLD FENCE LINE 182.55 FEET; THENCE SOUTH 79 DEGREES, 16 MINUTES, 0 SECONDS WEST 174.75 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 79 DEGREES, 16 MINUTES, 0 SECONDS WEST 61.23 FEET; THENCE NORTH 0 DEGREES, 47 MINUTES, 0 SECONDS EAST 401.79 FEET; THENCE SOUTH 77 DEGREES, 34 MINUTES, 0 SECONDS EAST 61.26 FEET; THENCE SOUTH 0 DEGREES, 47 MINUTES, 0 SECONDS WEST 377.2 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS.

END OF SCHEDULE A

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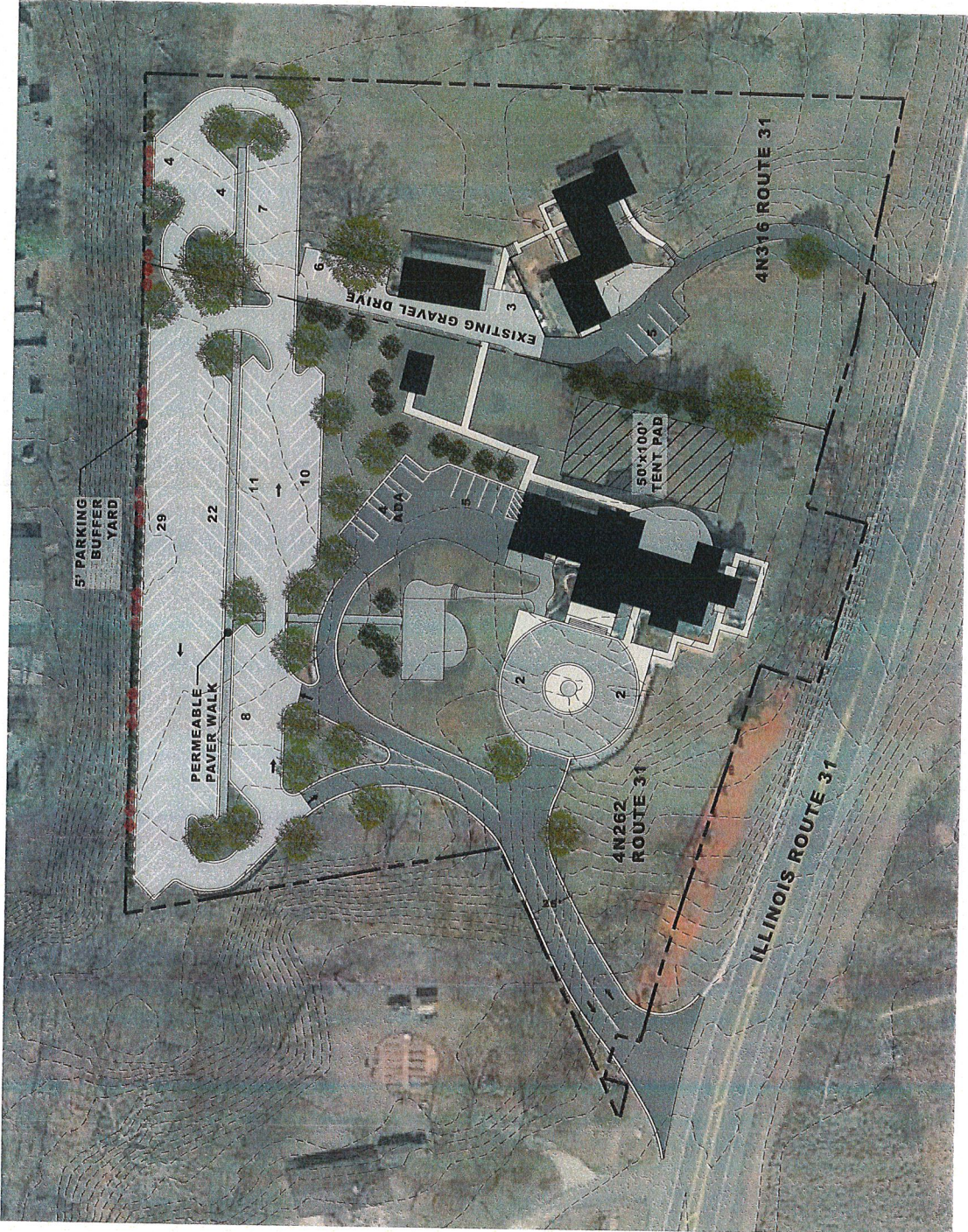
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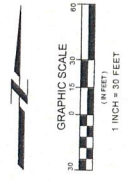
ALTA Commitment for Title Insurance (08/01/2016)



TOTAL PROPOSED PARKING SPACES = 122



**4N262 & 4N316 Route 31
Proposed Development Plan
St. Charles, IL**

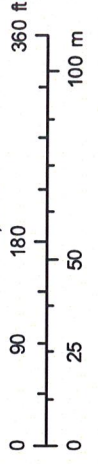


Map Title



April 1, 2019

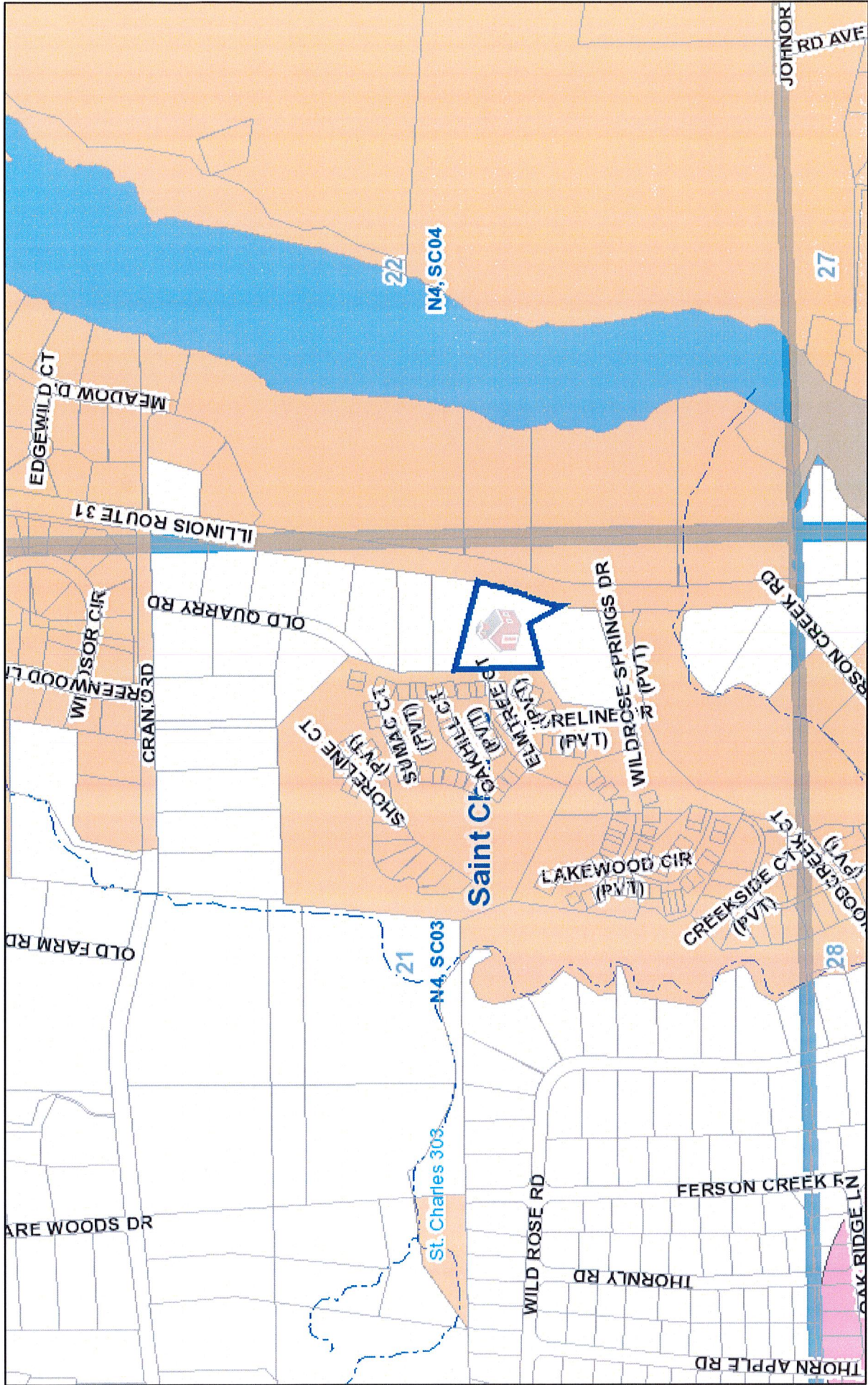
1:2,025



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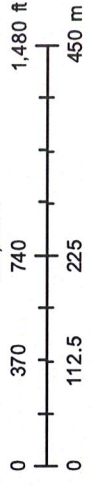
GIS-Technologies
Kane County Illinois

Map Title



April 1, 2019

1:8,101



GIS-Technologies

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GIS-Technologies
Kane County Illinois