



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: *5.B

Title:

Recommendation to Approve Real Estate Purchase Agreement for 909 South Avenue

Presenter:

Ken Jay

Meeting: Government Services Committee

Date: April 26, 2021

Proposed Cost: \$12,070.50

Budgeted Amount: \$20,000

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Recommendation to purchase the western 15' of land from 909 South Avenue for the purpose of the 7th Avenue Creek Project. City ownership of this property will allow for future maintenance of the creek, as well as the culvert that runs underneath South Avenue.

Staff originally presented to Council the opportunity to purchase 15' of land from the owner of 909 South Avenue. Staff obtained an easement over this land in February. Following through and purchasing the land outright will provide the City with full ownership and control of the creek and culvert.

The City originally paid \$6,556.50 to obtain the easement (of the total agreed upon price of \$18,627 for the land acquisition,) with the remainder of \$12,070.50 owed for the purchase, not including closing costs.

Attachments *(please list):*

* Property Location Map

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve Real Estate Purchase for 909 South Avenue to the City of St. Charles in the amount of \$12,070.50 with James B. and Valerie M. Durham, with the Public Works Director authorized to execute all appropriate documents.

PLAT OF SURVEY

LEGAL DESCRIPTION

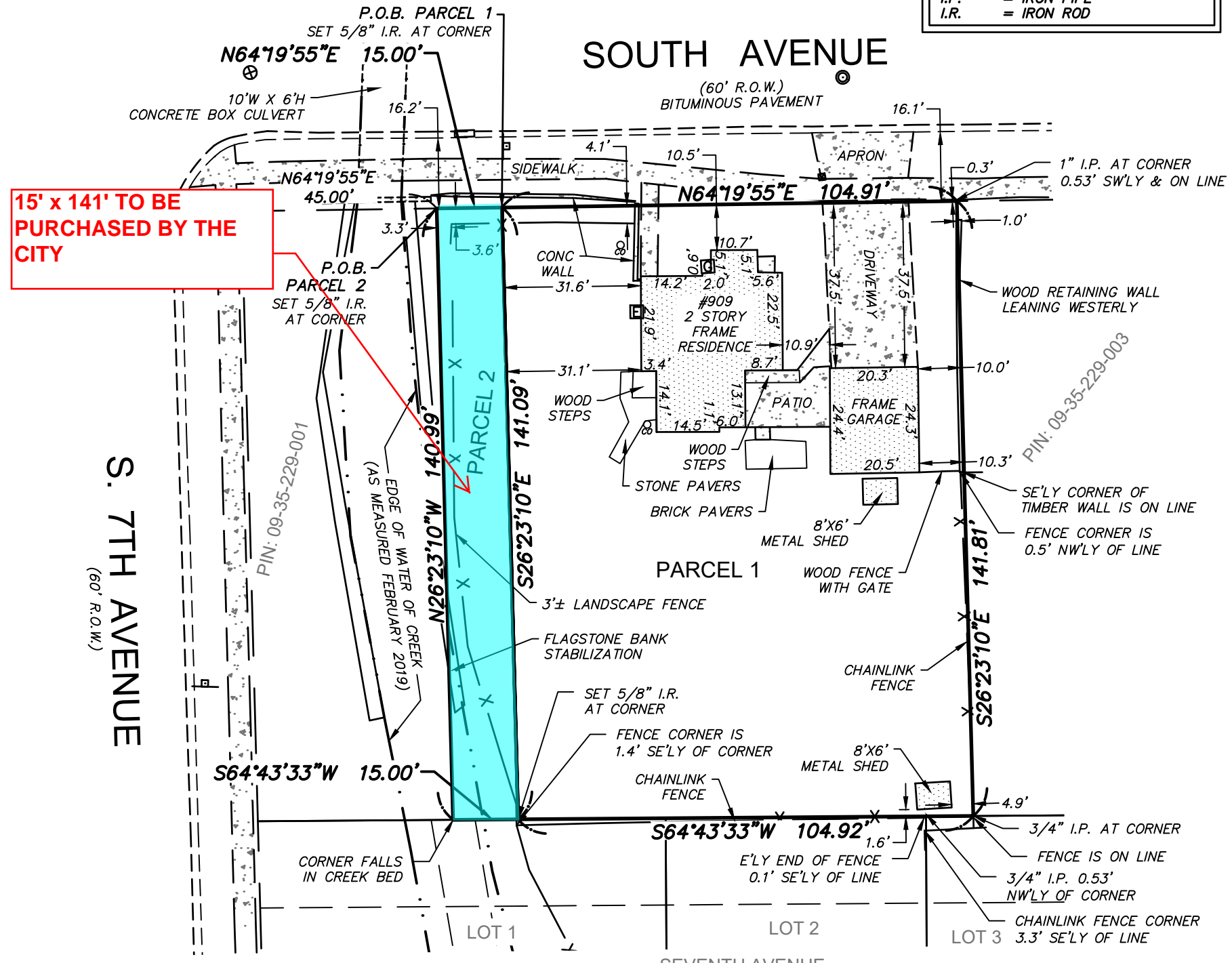
PARCEL 1 (RETAINED PROPERTY):

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SEVENTH AVENUE AND THE SOUTHERLY LINE OF SOUTH AVENUE IN THE CITY OF ST. CHARLES; THENCE NORTH 64 DEGREES 19 MINUTES 55 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 60.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 64 DEGREES 19 MINUTES 55 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 104.91 FEET; THENCE SOUTH 26 DEGREES 23 MINUTES 10 SECONDS EAST, PARALLEL WITH SAID EASTERLY LINE OF SAID SEVENTH AVENUE, 141.81 FEET TO THE NORTHERLY LINE OF SEVENTH AVENUE SUBDIVISION, UNIT NO. 2, PER DOCUMENT 845566; THENCE SOUTH 64 DEGREES 43 MINUTES 33 SECONDS WEST, ALONG SAID NORTHERLY LINE 104.92 FEET; THENCE NORTH 26 DEGREES 23 MINUTES 10 SECONDS WEST, PARALLEL WITH SAID EASTERLY LINE, 141.09 FEET TO SAID POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2 (RELEASED PROPERTY):

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SEVENTH AVENUE AND THE SOUTHERLY LINE OF SOUTH AVENUE IN THE CITY OF ST. CHARLES; THENCE NORTH 64 DEGREES 19 MINUTES 55 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 45.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 64 DEGREES 19 MINUTES 55 SECONDS EAST, 15.00 FEET; THENCE SOUTH 26 DEGREES 23 MINUTES 10 SECONDS EAST, PARALLEL WITH SAID EASTERLY LINE, 141.09 FEET TO THE NORTHERLY LINE OF SEVENTH AVENUE SUBDIVISION, UNIT NO. 2, PER DOCUMENT 845566; THENCE SOUTH 64 DEGREES 43 MINUTES 33 SECONDS WEST, ALONG SAID NORTHERLY LINE, 15.00 FEET; THENCE NORTH 26 DEGREES 23 MINUTES 10 SECONDS WEST, PARALLEL WITH SAID EASTERLY LINE, 140.99 FEET TO SAID POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

LEGEND	
SIGN	
SANITARY MANHOLE	
STORM INLET	
VALVE VAULT	
B-BOX	
CLEAN OUT	
GAS METER	
ELECTRIC METER	
FENCE	
CONCRETE	
BUILDING	
P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT B.O.C. = BACK OF CURB E.O.P. = EDGE OF PAVEMENT R.O.W. = RIGHT-OF-WAY I.P. = IRON PIPE I.R. = IRON ROD	



MISCELLANEOUS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- SURVEY IS BASED UPON LEGAL DESCRIPTION CONTAINED IN WARRANTY DEED RECORDED AS DOCUMENT 1743129.
- TAX IDENTIFICATION NUMBER (PIN) OF SURVEYED LAND: 09-35-229-002

LAND AREAS

PARCEL 1: 14,839± SQ.FT. OR 0.341± AC.
 PARCEL 2: 2,116± SQ.FT. OR 0.048± AC.
 TOTAL: 16,955± SQ.FT. OR 0.389± AC.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF KANE)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

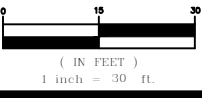
DATED AT AURORA, KANE COUNTY, ILLINOIS,
 NOVEMBER 17, 2020.

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3799
 LICENSE EXPIRATION DATE: 11/30/2020
 FIELDWORK COMPLETED: 03/03/2020

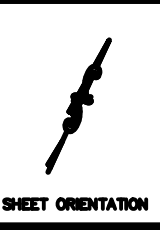
NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements
 * Basis of bearings for this survey: IL SPC EAST ZONE (NAD83)
 * No distance should be assumed by scaling.
 * No underground improvements have been located unless shown and noted.
 * No representation as to ownership, use, or possession should be hereon implied.
 * This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
 * This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

CITY OF ST. CHARLES

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.



HORIZ. SCALE:	DATE:	
1" = 30'	11/17/2020	
VERT. SCALE:	SUBMITTAL:	
N/A	N/A	
DWN. BY:	DSN. BY:	CHK. BY:
BUB	N/A	MD
PROJECT NO. 170818.01		
SHEET NO. 1 OF 1		



PLAT OF SURVEY
 OF
 909 SOUTH AVENUE
 CITY OF ST. CHARLES
 KANE COUNTY, ILLINOIS



2363 Sequoia Drive, Suite 101
 Aurora, Illinois 60506
 t. 630.553.7560 f. 630.553.7646
 www.hrgreen.com

Illinois Professional Design Firm # 184-001322

REVISIONS		
#	DATE	DESCRIPTION
1.		
2.		
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