



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3e

Title:

Recommendation to approve a Final Plat of Subdivision for Cityview, 895 Geneva Rd.

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: June 11, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

In March of 2018, City Council approved a Preliminary Plat of Subdivision for Cityview, a four-lot single-family subdivision at the northwest corner of Geneva Rd. and Mosedale St.

The applicant, John Henry Builder Developer Inc., has now filed for Final Plat approval. The plat is in substantial conformance with the Preliminary Plat.

Plan Commission review of the Final Plat is not required because the application was filed within 60 days of Preliminary Plat approval.

Attachments *(please list):*

Final Plat of Subdivision, Ordinance No. 2018-Z-4

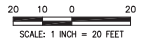
Recommendation to approve a Final Plat of Subdivision for Cityview, 895 Geneva Rd.

**FINAL PLAT OF SUBDIVISION
FOR**

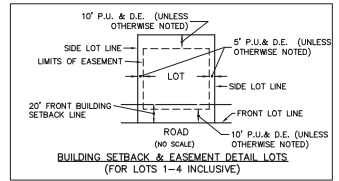
CITYVIEW

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

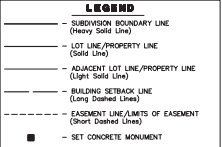
THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174



TOTAL AREA OF SUBDIVISION
1.055 ACRES
(MORE OR LESS)



NOTES
3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.
B.L. - BUILDING SETBACK LINE
THE MEASURED BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBDIVISION BEING S 33°54'7" E (AS SHOWN).
FIP - FOUND IRON PIPE (ø AS SHOWN)
FIR - FOUND IRON ROD (ø AS SHOWN)
PROPERTY ZONED RT-2, TRADITIONAL SINGLE FAMILY DISTRICT OF CITY OF ST. CHARLES.
THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL 31 FROM LOT 4.



LOT AND EASEMENT AREA SUMMARY TABLE

| LOT NO. | SQ. FT. | ACRES | P.U. & D.E. (SQ. FT.) |
|----------|---------|-------|-----------------------|
| 1 | 8,708 | 0.200 | 2,612 |
| 2 | 9,141 | 0.210 | 2,976 |
| 3 | 9,256 | 0.212 | 4,006 |
| 4 | 12,839 | 0.295 | 4,485 |
| OUTLOT A | 5,993 | 0.138 | 893 |
| TOTAL | 45,937 | 1.055 | 14,983 |

NOTE: EASEMENT AREAS SHOWN IN ABOVE TABLE ARE FOR P.U. & D.E. ONLY GRANTED HEREIN. DOES NOT INCLUDE OTHER EASEMENTS GRANTED HEREIN.

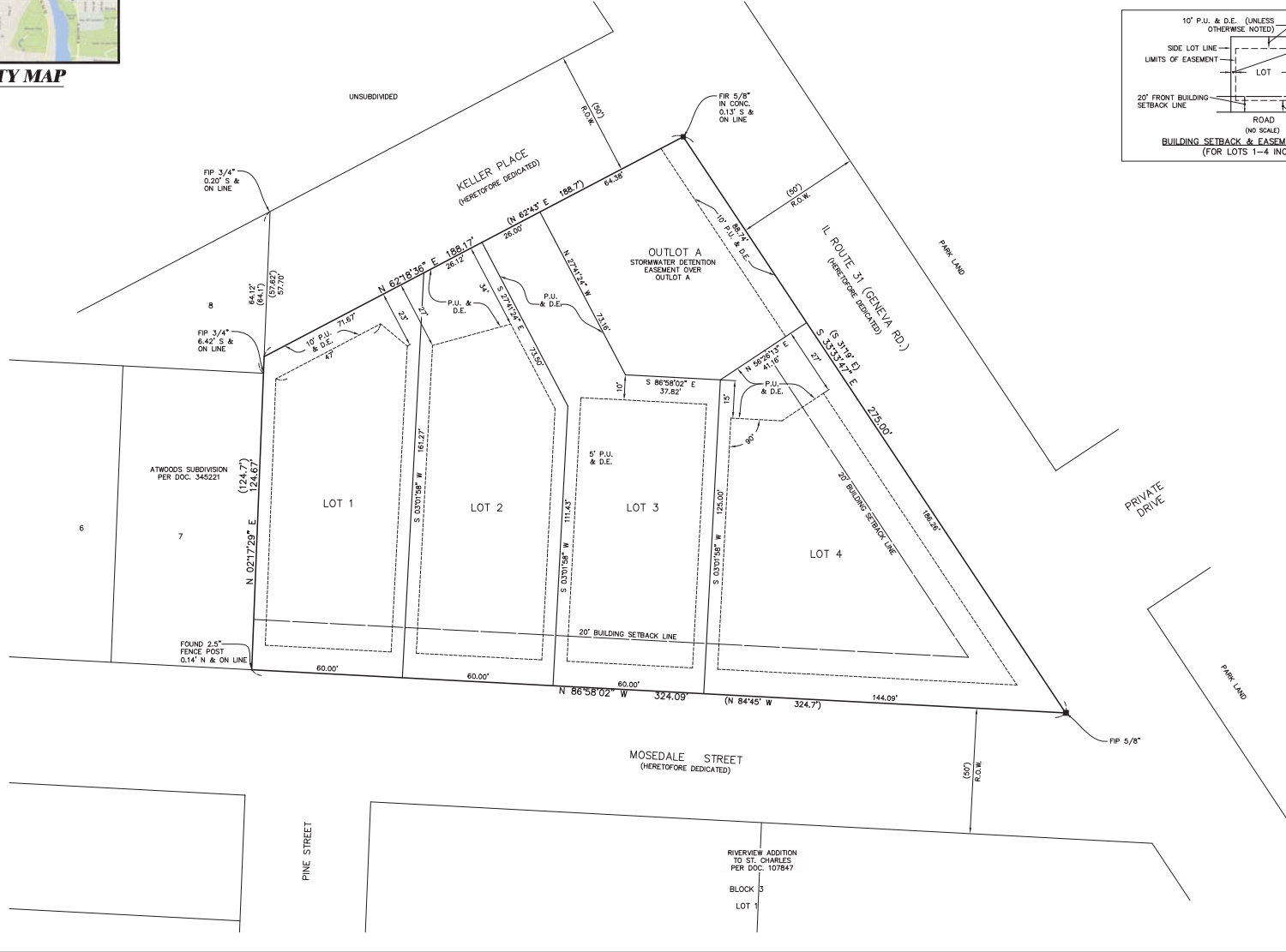
PREPARED FOR:
JOHN HENRY BUILDER-DEVELOPER, INC.
15 WOODLAWN STREET
GENEVA, IL 60134
(630) 262-3800

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
61502-9075 Ph: 630.892.2100 FAX: 630.892.2199
E-Mail: codd@cemcon.com Website: www.cemcon.com
DISC NO.: 504015 FILE NAME: SUBPLAT
DRAWN BY: AUB FLD. BK. / PG. NO.: D53/57-60
COMPLETION DATE: 04-26-18 JOB NO.: 504-015
PROJECT REFERENCE: 826.005
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SITE LOCATION

VICINITY MAP



PLAT FILE CREATED: 04/26/18

OWNER'S & SCHOOL DISTRICT CERTIFICATE

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

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE PART OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

BY: _____

ADDRESS: _____

DATED THIS _____ DAY OF _____ A.D. 2018.

(SIGNATURE)

(TITLE)

NOTARY CERTIFICATE

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

"I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPERTY HEREON DESCRIBED IN THE RECORD OF DEED FALLS WITHIN ZONE X IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C0268H DATED AUGUST 3, 2009.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2019

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, ILLINOIS LAND SURVEYOR NO. 3072, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

BLOCK 2 OF RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, ILLINOIS.

FURTHER, THIS PLAT HAS BEEN PREPARED BY AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

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.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,
THIS _____ DAY OF _____ A.D. 2018.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2019

MORTGAGEE'S CERTIFICATE

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

ACCEPTED AND APPROVED BY _____ AS MORTGAGEE,
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D., 2018.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

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

"I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

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

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.

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, CITY OF ST. CHARLES
DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 2018.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

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

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.

COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D. 2018.

PLAN COMMISSION CERTIFICATE

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

APPROVED THIS _____ DAY OF _____ A.D. 2018.

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 2018.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST: _____
CITY CLERK

COUNTY CLERK CERTIFICATE

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

I, _____, COUNTY CLERK OF KANE 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 SEAL AT _____, ILLINOIS, THIS _____ DAY OF
_____ A.D. 2018.

COUNTY CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §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 DELIVERWAYS TO STATE HIGHWAYS,' WILL, BE REQUIRED BY THE DEPARTMENT.

BY: _____
ANTHONY J. OUGILEY, P.E.
REGION ONE ENGINEER

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 THEIR EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERTIC AND INCOB AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, 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 PLATED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE LINES AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BEARING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, 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 GRANTY FLOW IN SAID SEWER OR SEWERS, UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY STRUCTURES PROVIDED, HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND ACQUITABLE DEBRIS AND DRAINAGE REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

STORMWATER MANAGEMENT EASEMENT OVER PRIVATE OUTLOT PROVISIONS

A STORMWATER MANAGEMENT EASEMENT (S.M.E.) IS HEREBY GRANTED TO THE CITY OF ST. CHARLES (CITY) AND TO THE CITYNEW SUBDIVISION HOMEOWNERS ASSOCIATION (H.O.A.) THEIR HEIRS, SUCCESSORS AND ASSIGNSOVER ALL OF OUTLOT A AS PLATTED HEREONFOR PURPOSES OF OPERATING, MONITORING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITY (S.W.M.F.) AND BEST MANAGEMENT PRACTICES FUNCTIONS OF THAT S.W.M.F. IN ACCORDANCE WITH THE MONITORING, MAINTENANCE AND REPORTING PROGRAM RECORDED AS PART OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CITYNEW H.O.A. SAID S.M.E. SHALL FURTHER GRANT AND ALLOW THE CITY, ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN SAID EASEMENT AND TO CONVEY AND TO STORE STORMWATER WITHIN SAID S.M.E. NO ENCRoACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID S.M.E. UNLESS THE CITY HAS DETERMINED THAT SAID ENCRoACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF THE S.M.E.

THE CITY SHALL HAVE THE RIGHT BUT NOT OBLIGATION TO ENTER UPON SAID S.M.E. AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE S.W.M.F. LOCATED WITHIN OUTLOT A IF, UPON INSPECTION, THE CITY DETERMINES THAT THE H.O.A. (OWNER) HAS FAILED TO MAINTAIN SAID S.W.M.F., THE CITY SHALL NOTIFY H.O.A. OF ITS FINDINGS, AND H.O.A. SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY'S NOTICE. IF SUCH REPAIRS ARE NOT COMPLETED WITHIN 15 DAYS, H.O.A. SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE H.O.A. HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND TO ASSESS H.O.A. AND THE OWNERS OF LOTS 1 THROUGH 4 AS PLATTED HEREON FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED S.M.E. WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID S.W.M.F. AND STRUCTURES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPILL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
63052-9675 Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: SUBPLAT
DRAWN BY: A/B FLD. BK. / PG. NO.: D53/57-60
COMPLETION DATE: 04-26-18 JOB NO.: 504-015
PROJECT REFERENCE: 826.005

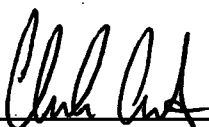
PLAT FILE CREATED ON: 04-26-18

City of St. Charles, Illinois

Ordinance No. 2018-Z-4
An Ordinance Removing a Special Use for Planned Unit Development and Granting Approval of a Preliminary Plat of Subdivision for Cityview Subdivision - 895 Geneva Road.

**Adopted by the
City Council
of the
City of St. Charles
March 19, 2018**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, March 26, 2018**



City Clerk

(SEAL)



City of St. Charles, Illinois
Ordinance No. 2018-Z-4

An Ordinance Removing a Special Use for Planned Unit Development and Granting Approval of a Preliminary Plat of Subdivision for Cityview Subdivision – 895 Geneva Road

WHEREAS, on or about January 15, 2018, John Henry Builder Developer, Inc. (“Applicant”) filed petitions for 1) Special Use requesting removal of the Special Use for Planned Unit Development approved by Ordinance 2016-Z-15 “An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan for 895 Geneva Road (Cityview PUD)”, and 2) Preliminary Plat of Subdivision, both for the real estate legally described on Exhibit “A” attached hereto and incorporated herein (“Subject Property”), for the purpose of subdividing the Subject Property and developing four single-family homes; and,

WHEREAS, the required Notice of Public Hearing on said petition for Special Use was published on or about February 16, 2018 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about March 6, 2018 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended to remove said Special Use for Planned Unit Development and approval of said Preliminary Plat of Subdivision petitions on or about March 6, 2018; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about March 12, 2018; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That the Special Use for Planned Unit Development and PUD Preliminary Plan heretofore granted with respect to the Subject Property by Ordinance 2016-Z-15 "An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan for 895 Geneva Road (Cityview PUD)", shall be null, void and of no further force of effect.

3. That passage of this Ordinance shall constitute approval of the Preliminary Plat of Subdivision for Cityview Subdivision, incorporated herein as Exhibit "B", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Plat and Preliminary Site Development Plan for Cityview Subdivision; CEMCON Ltd., revisions dated 3/14/2018

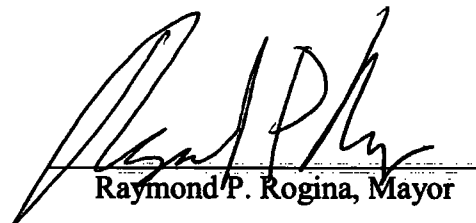
4. That the Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended.

5. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2018.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2018.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2018.


Raymond P. Rogina, Mayor

Attest:


Charles Amenta, City Clerk



Vote: 10
Ayes: 10
Nays: 0

Ordinance No. 2018-Z-4

Page 3

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT "A"

LEGAL DESCRIPTION

**BLOCK 2 OF THE RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES,
KANE COUNTY, ILLINOIS.**

EXHIBIT "B"

PRELIMINARY PLAT & PRELIMINARY SITE DEVELOPMENT PLAN (2 pages)

PRELIMINARY PLAT AND PRELIMINARY
SITE DEVELOPMENT PLAN

FOR
CITYVIEW SUBDIVISION
ST. CHARLES, ILLINOIS

LEGAL DESCRIPTION

BLOCK 2 OF THE REVENUE ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, HANE COUNTY, ILLINOIS.

PKR 09-34-401-015

BENCHMARKS

- STATION STC 07** STATION IS LOCATED 11.7 KM (8.7 MILES) SOUTHWEST OF BARTLETT, 5.1 KM (3.8 MILES) NORTH-NORTHWEST OF BATAVIA, AND 9.3 KM (7.8 MILES) SOUTH OF ELGIN COMMUNITY COLLEGE, IN THE CITY OF SAINT CHARLES, IN SECTION 34, T40N, R9E. 2 1/2 INCH DIAMETER ALUMINUM DISK IN PLASTIC CYLINDER. APPROXIMATE NAD 83 COORDINATES N. 1907280, E. 858858. ELEVATION = 790.80 FT NAVD 88
- STATION STC 18** STATION IS LOCATED 11.8 KM (8.8 MILES) SOUTHWEST OF BARTLETT, 4.8 KM (3.4 MILES) NORTH OF BATAVIA, AND 8.8 KM (8.0 MILES) SOUTH OF ELGIN COMMUNITY COLLEGE IN THE CITY OF SAINT CHARLES IN SECTION 34, T40N, R9E. 2 1/2 INCH DIAMETER ALUMINUM DISK IN PLASTIC CYLINDER. APPROXIMATE NAD 83 COORDINATES N. 1906120, E. 891732. ELEVATION = 708.53 FT NAVD 88
- CP18A** CROSS IN WALK ON WEST SIDE OF GENEVA ROAD (L. ROUTE 31) ADJACENT TO FIRST UTILITY POLE NORTHWESTERLY OF KELLER PLACE. ELEVATION = 695.48 FT NAVD 88
- CP18B** CROSS IN WALK ON WEST SIDE OF GENEVA ROAD (L. ROUTE 31) ADJACENT TO FIRST UTILITY POLE NORTHWESTERLY OF MOSEDALE STREET. ELEVATION = 693.71 48 FT NAVD 88

LEGEND

- | SYMBOL | DESCRIPTION |
|--------|--|
| ○ | BENCHMARK |
| ● | WATER MAIN |
| ○ | SEWER |
| ○ | STORM SEWER |
| ○ | VALVE & BOX |
| ○ | WATER VALVE IN VAULT |
| ○ | PIECE OF STORMWATER |
| ○ | CONTOUR |
| ○ | ELEVATION |
| ○ | STREET LIGHT |
| ○ | WATERMAIN PROTECTION |
| ○ | 6 INCH FENCE INLET PROTECTION |
| ○ | TEMPORARY STORM DRAIN DITCH CROSS |
| ○ | 6 INCH FENCE DITCH CROSS |
| ○ | SEWER DISTRIBUTION |
| ○ | 6 INCH DRAIN |
| ○ | PROPOSED DRIVE |
| ○ | PUBLIC UTILITY, SEWERAGE AND STORMWATER MANAGEMENT EASEMENT |
| ○ | EXISTING TREE TO BE REMOVED |
| ○ | EXISTING TREE, WITH TREE PROTECTION FENCE, TO BE PRESERVED IF IT DOES NOT INTERFERE WITH LANDSCAPE PLANS FOR FUTURE IMPROVEMENT. |

SITE ANALYSIS

EXISTING ZONING: RT-2 TRADITIONAL SINGLE FAMILY RESIDENCE DISTRICT WITH SPECIAL USE FOR PUD AND PUD PRELIMINARY PLAN

GROSS SITE AREA: 48,837.8 SF

OUTLOT A: 8,707.8 SF

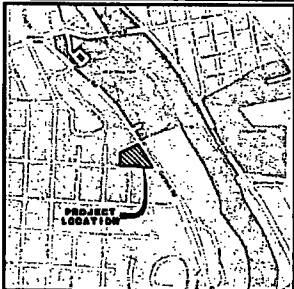
MINIMUM LOT SIZE: 6,841.8 SF

AVERAGE LOT SIZE: 10,000.8 SF

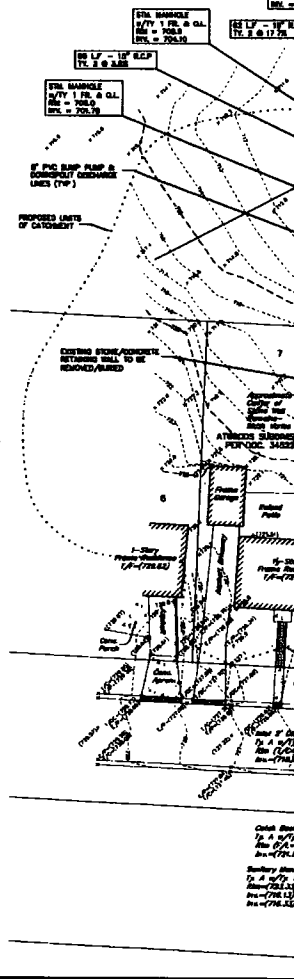
PREPARED FOR:
JOHN HENRY BUILDER-DEVELOPER, INC.
15 WOODLAWN STREET
GENEVA, IL 60134
(630) 262-3800 (PH.)
(630) 262-3802 (FAX)

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-8675
TEL: 630.882.2100 FAX: 630.882.2199
E-Mail: cemcon@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: PREDEV
DRAWN BY: JCC P.L.D. OR / P.C. NO. D-53
COMPLETION DATE: 11-20-17 JOB NO.: 04.018
REF: TOPO FROM 826005 PROJECT MANAGER: RWB
REV. 01: 12-15-17/JCC REV. 02: 03-14-18/RDS
REV. 03: 12-15-17/JCC



LOCATION MAP



NOTE:

PROPOSED EASEMENTS SHOWN WILL BE DRAINAGE AND UTILITY EASEMENTS PER STANDARD CITY PROVISIONS. PRIVATE DRAINAGE AND STORMWATER EASEMENT PROVISIONS WILL ALSO BE APPENDED TO THE FINAL PLAT OF SUBDIVISION.

REVENUE ADDITION TO ST. CHARLES, ILLINOIS. BLOCK 2. PLR 09-34-401-015.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

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LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

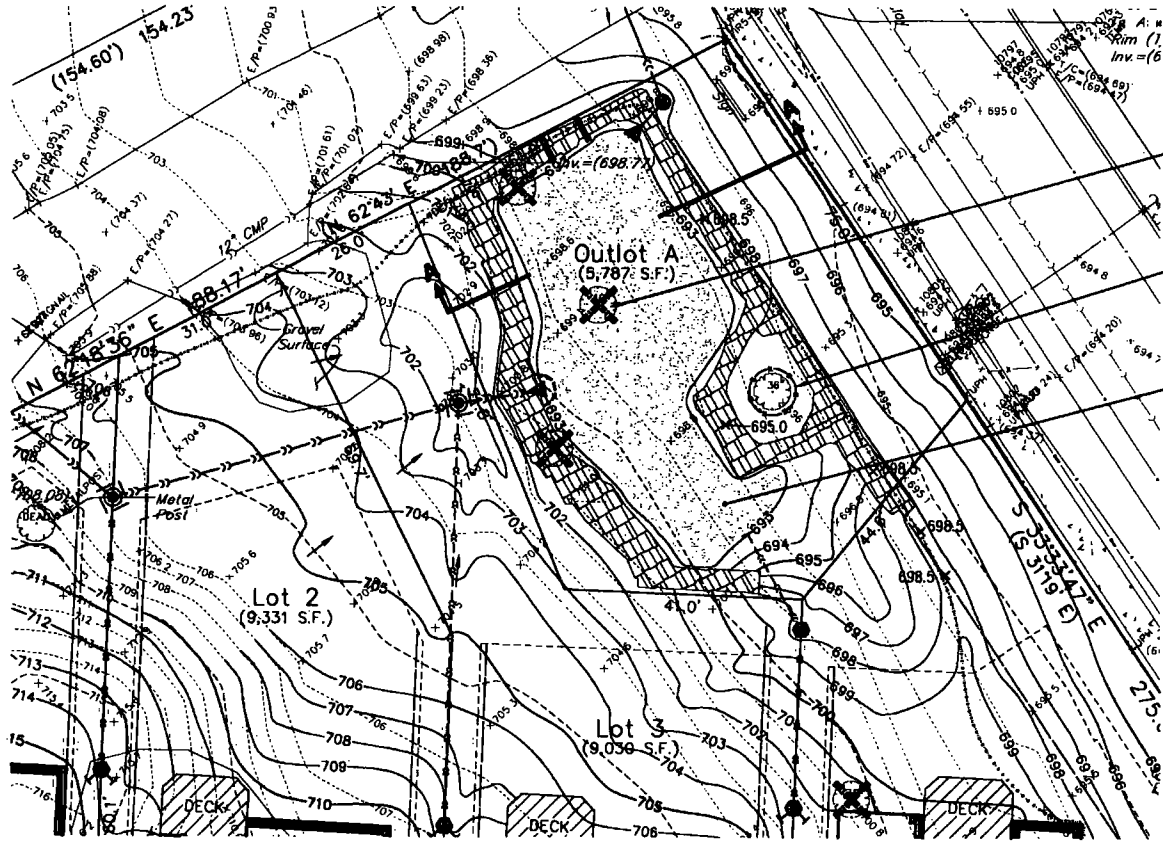
LOT 96

LOT 97

LOT 98

LOT 99

LOT 100



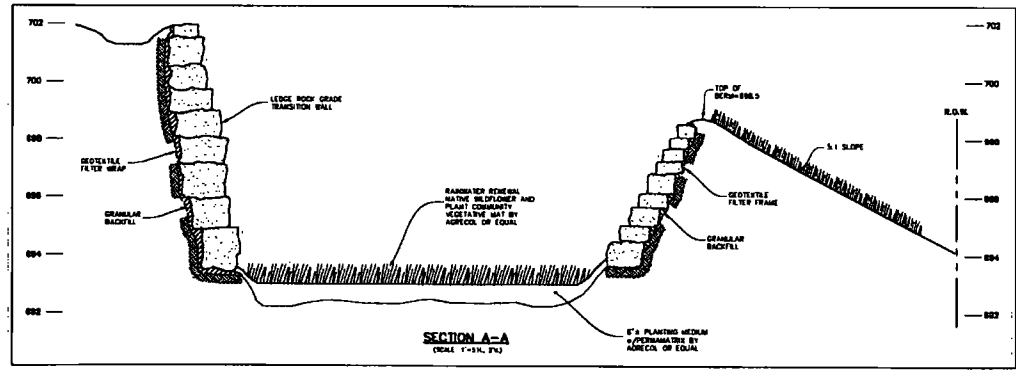
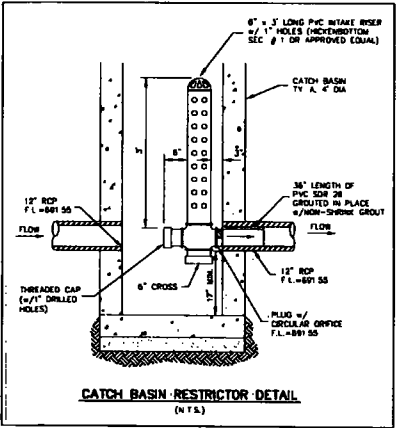
TREE TO BE REMOVED (Typ.)

TREE PROTECTION FENCING (Typ.)

0.35± Ac.-FL. STORMWATER MANAGEMENT FACILITY (NATIVE WILDFLOWER AND PLANT COMMUNITY VEGETATION)

LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--|
| ○ | ● | SHRUBS |
| ○ | ● | OPEN BASSIN |
| ○ | ● | DECK |
| ○ | ● | ELEVATION |
| ○ | ● | SLOPE (SLEY BOX) |
| ○ | ● | GRAVEL |
| ○ | ● | GRID SECTION |
| ○ | ● | STONE BARRIERS |
| ○ | ● | RAINFALL GAGES |
| ○ | ● | WATERMAIN |
| ○ | ● | VALVE & BOX |
| ○ | ● | WATER VALVE IS VALVE |
| ○ | ● | FIRE HYDRANT |
| ○ | ● | SEWER |
| ○ | ● | ELECTRIC |
| ○ | ● | STREET LIGHT |
| ○ | ● | WATERMAIN PROTECTION |
| ○ | ● | RILEY PIPES (RILEY PROTECTION) |
| ○ | ● | TEMPORARY STRAIN BARS (RILEY BOX) |
| ○ | ● | RILEY PIPES (RILEY BOX) |
| ○ | ● | SEWER MANHOLE |
| ○ | ● | RIP-RAP |
| ○ | ● | OVERFLOW ROUTE |
| ○ | ● | PUBLIC UTILITY, DRAINAGE AND STORMWATER MANAGEMENT FACILITY |
| ○ | ● | EXISTING TREE TO BE REMOVED |
| ○ | ● | EXISTING TREE WITH TREE PROTECTION FENCING TO BE PRESERVED UP TO 60% CROWNING. SEE LANDSCAPE PLAN FOR FURTHER INFORMATION. |



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E-Mail: cee@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: PREDNER
DRAWN BY: JSC P.L.D. NO.: 0-03
COMPLETION DATE: 11-30-17 JOB NO.: 504015
REF: TOPO FROM 828006 PROJECT MANAGER: RWB
REV. 01: 12-15-17/JSC
REV. 02: 12-27-17/JSC

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, CHUCK AMENTA, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on March 19, 2018, the Corporate Authorities of such municipality passed and approved Ordinance No. 2018-Z-4 entitled

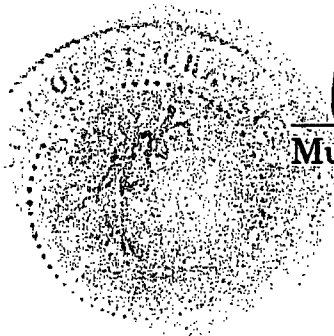
"An Ordinance Removing a Special Use for Planned Unit Development and Granting Approval of a Preliminary Plat of Subdivision for Cityview Subdivision – 895 Geneva Road."

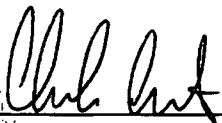
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2018-Z-4, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 26, 2018, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19th day of March, 2018.

(S E A L)




Municipal Clerk