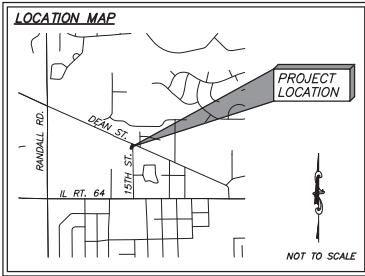
 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4e
	Title:	Recommendation to approve a Plat of Vacation of a portion of N. 15th Street in regards to the City-owned Dean Street Parcel Identified for Donation to Habitat for Humanity of Northern Fox Valley	
	Presenter:	Ellen Johnson, Planner	
Meeting: Planning & Development Committee		Date: May 13, 2024	
Proposed Cost: N/A		Budgeted Amount: N/A	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary <i>(if not budgeted please explain):</i>			
<p>In September 2023, the Housing Commission approved funding in the amount of \$115,000 to Habitat for Humanity of Northern Fox Valley for construction of an affordable home in St. Charles, with a recommendation that City Council donate a City-owned parcel at the SW corner of Dean and 15th Streets for the project. Kane County also awarded \$115,000 to the project.</p> <p>At the October meeting, P&D Committee recommended donation of the parcel to Habitat. At the time, it was identified that the parcel was over 5,000 square feet in size based on GIS parcel data. A lot area of at least 5,000 sf is required for a parcel to be buildable in the subject zoning district.</p> <p>At the February P&D Committee meeting, staff reported that a Plat of Survey for the property found the parcel to be only 4,604 sf in area, and therefore would not be considered buildable. The Committee recommended moving forward with vacating adjacent 15th Street City right-of-way to provide additional land to make the lot buildable.</p> <p>A Plat of Vacation has been prepared which vacates 721 sf of 15th Street ROW, between the east parcel line to 0.5' from the public sidewalk. The sidewalk and 12' wide parkway will continue to be City ROW. The ROW is clipped at the northeast corner to allow an existing storm sewer to remain in City ROW.</p> <p>With the proposed ROW vacation, the resulting parcel for donation to Habitat is 5,325 sf and will therefore be a buildable lot.</p> <p>Upon approval of the Plat of Vacation, staff will proceed with executing a Real Estate Contract between the City and Habitat to initiate the property transfer.</p>			
Attachments (please list): Plat of Vacation; Plat of Survey			
Recommendation/Suggested Action (briefly explain): Recommendation to approve a Plat of Vacation of a portion of N. 15 th Street in regards to the City-owned Dean Street Parcel Identified for Donation to Habitat for Humanity of Northern Fox Valley			

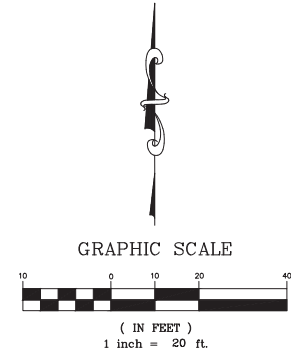
PLAT OF VACATION



LEGAL DESCRIPTION OF RIGHT-OF-WAY HEREBY VACATED

THAT PART OF THE NORTH 15TH STREET RIGHT-OF-WAY, PER DEDICATION RECORDED APRIL 6TH, 1983 AS DOCUMENT 1634667, IN KANE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2 IN WILLIAM BALIS SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 5TH, 1911 IN BOOK 20 OF PLATS, PAGE 21; THENCE SOUTH 66 DEGREES 05 MINUTES 41 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 69.10 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTH 15TH STREET, PER SAID DEDICATION FOR A POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 09 MINUTES 23 SECONDS WEST, 20.15 FEET; THENCE SOUTHERLY 65.00 FEET, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 417.00 FEET, A CHORD THAT BEARS SOUTH 15 DEGREES 43 MINUTES 18 SECONDS WEST AND A CHORD OF 64.93 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2, SAID POINT BEING 71.00 FEET WESTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH 15TH STREET, AS MEASURED ALONG SAID SOUTHERLY LINE; THENCE NORTH 89 DEGREES 54 MINUTES 58 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 16.45 FEET TO SAID EXISTING WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 23 DEGREES 54 MINUTES 19 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 90.21 FEET TO SAID POINT OF BEGINNING.



THIS PLAT PRESENTED BY/RETURN TO:

NAME: _____

ADDRESS: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 CITY OF ST. CHARLES)
 APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____
 CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR _____
 ATTEST: _____
 CITY CLERK

COUNTY CLERK CERTIFICATE

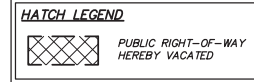
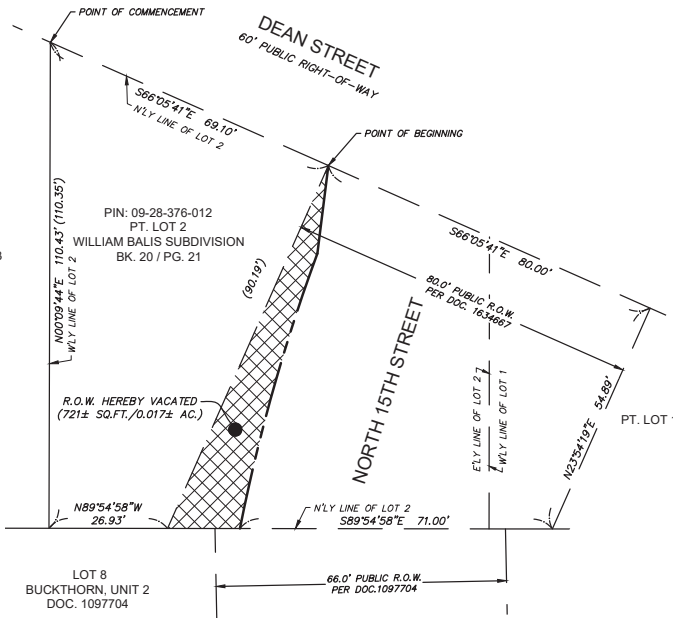
STATE OF ILLINOIS)
) S.S.
 COUNTY OF KANE)
 I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT GENEVA, ILLINOIS, ILLINOIS,

THIS _____ DAY OF _____, A.D., 200____

COUNTY CLERK _____



SURVEYOR'S CERTIFICATION

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

I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3799, DO HEREBY CERTIFY THAT THE PLAT OF VACATION HEREON DRAWN WAS PREPARED USING PREVIOUS SURVEY INFORMATION AND MAPS, PLATS AND OTHER INSTRUMENTS OF RECORD FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED AT AURORA, KANE COUNTY, ILLINOIS _____, A.D. 2024.

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3799
 LICENSE EXPIRATION DATE: 11/30/2024

BOUNDARY NOTE

BOUNDARY LINES SHOWN HEREON BASED UPON THE PLAT OF SURVEY PREPARED BY HR GREEN, DATED DECEMBER 7, 2023.

- NOTES:
- * This map was created for use as Plat of Vacation.
 - * This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
 - * This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
 - * No underground improvements have been located unless shown and noted.
 - * No distance should be assumed by scaling.
 - * This map is void without seal and signature affixed.

NO.	DATE	BY	REVISION DESCRIPTION
1	05/07/24	BJB	CORNER CIP

Illinois Professional Design Firm # 184-001322
 2363 Sequoia Drive, Suite 101
 Aurora, Illinois 60506
 t. 630.553.7560 f. 630.553.7646
 www.hrgreen.com



PLAT OF VACATION
 OF A PORTION OF
 15TH STREET
 CITY OF ST. CHARLES
 KANE COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
 0 1"
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
 APPROVED: MD
 JOB DATE: 04/03/2024
 JOB NO: 2303828.01

SHEET
 1 OF 1

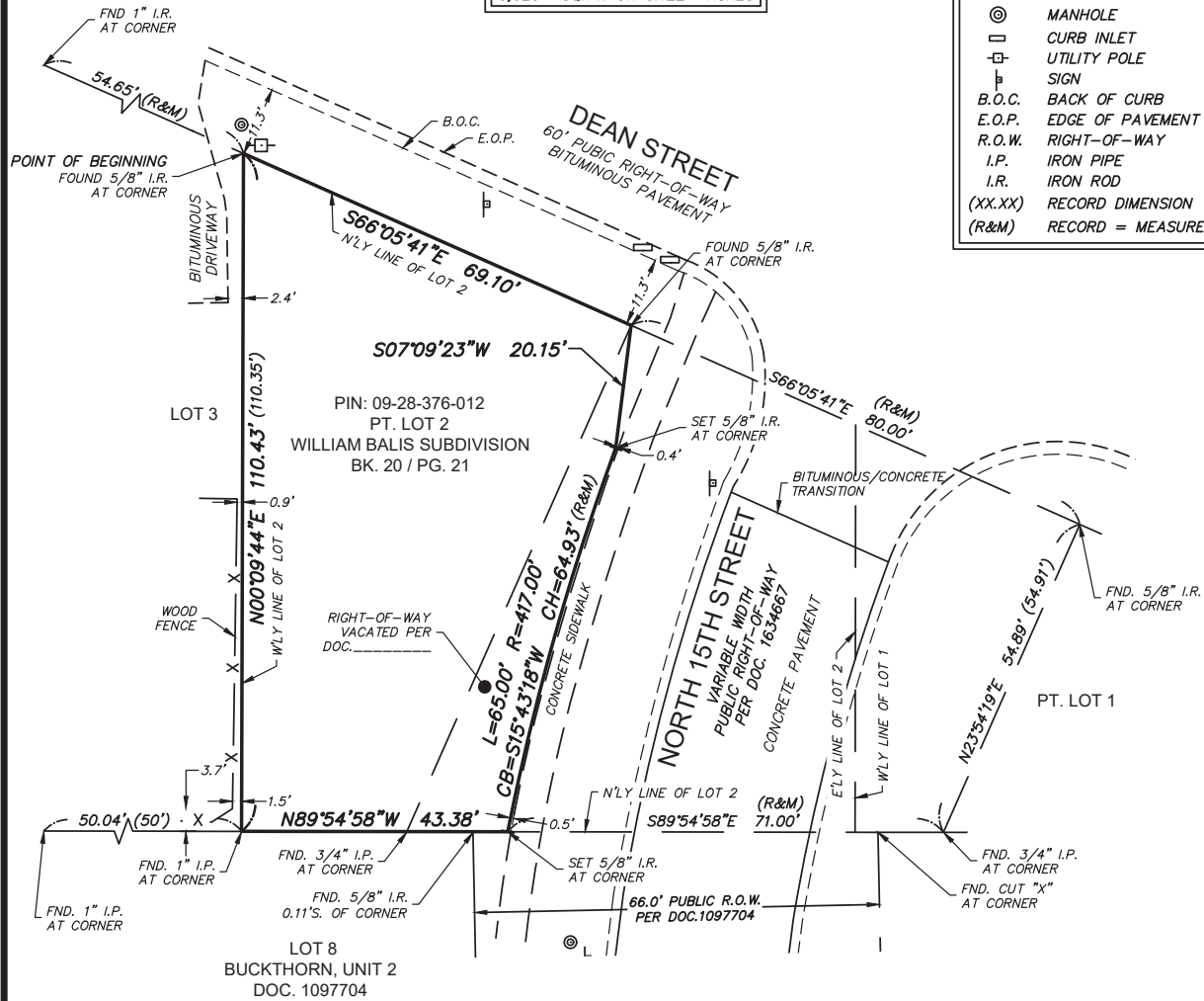
PLAT OF SURVEY

LEGAL DESCRIPTION

THAT PART OF LOT 2 OF WILLIAM BALIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 5TH, 1911 IN BOOK 20 OF PLATS, PAGE 21, LYING WESTERLY OF NORTH 15TH STREET, PER DEDICATION RECORDED APRIL 6TH, 1983 AS DOCUMENT 1634667 AND AS VACATED PER DOCUMENT _____, RECORDED _____, IN KANE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 66 DEGREES 05 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, 69.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH 15TH STREET, PER SAID VACATION; THENCE SOUTH 07 DEGREES 09 MINUTES 23 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 20.15 FEET; THENCE SOUTHERLY 65.00 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BEING ALONG A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 417.00 FEET, A CHORD THAT BEARS SOUTH 15 DEGREES 43 MINUTES 18 SECONDS WEST AND A CHORD OF 64.93 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 54 MINUTES 58 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 43.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 2, 110.43 FEET TO SAID POINT OF BEGINNING.

LAND AREA
 5,325± SQ.FT. OR 0.122± ACRES

LEGEND	
⊙	MANHOLE
⊠	CURB INLET
⊞	UTILITY POLE
⊥	SIGN
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
(XX.XX)	RECORD DIMENSION
(R&M)	RECORD = MEASURED



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 (NAD83-2011)
 * 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 signature and seal 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.



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, _____, 2024.

PRELIMINARY

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3799
 LICENSE EXPIRATION DATE: 11/30/2024
 FIELDWORK COMPLETED: 11/15/2023

HORIZ. SCALE: 1" = 20'	DATE: 12/04/2023
VERT. SCALE: SUBMITTAL	
DRAWN BY: DSN, BY: CHC, BY: SJB	PROJECT NO. 230328
	SHEET NO. 1 OF 1

PLAT OF SURVEY
 SOUTHWEST CORNER 15TH STREET
 & DEAN STREET,
 CITY ST. CHARLES,
 KANE COUNTY, ILLINOIS



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

REVISIONS		
#	DATE	DESCRIPTION
1	T	R&M REVISED VACATION
2		
3		
4		
5		
6		
7		
8		
9		
10		