

City of St. Charles, Illinois
Plan Commission Resolution No. 3-2024

A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for 3925 Stern Ave. Lot Consolidation (Bryan McCusker)

Passed by Plan Commission on February 21, 2024

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review requests for Final Plat of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision (Minor Subdivision) for 3925 Stern Ave. Lot Consolidation (Bryan McCusker); and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement" and Title 17, Chapter 17.12-Residential Districts.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision (Minor Subdivision) for 3925 Stern Ave. Lot Consolidation (Bryan McCusker); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Funke, Wiese, Rosenberg, Fitzgerald, Vargulich

Nays: None

Absent: Moad, Hibel, Ewoldt, Gruber

Motion carried: 5-0

PASSED, this 21st day of February 2024.

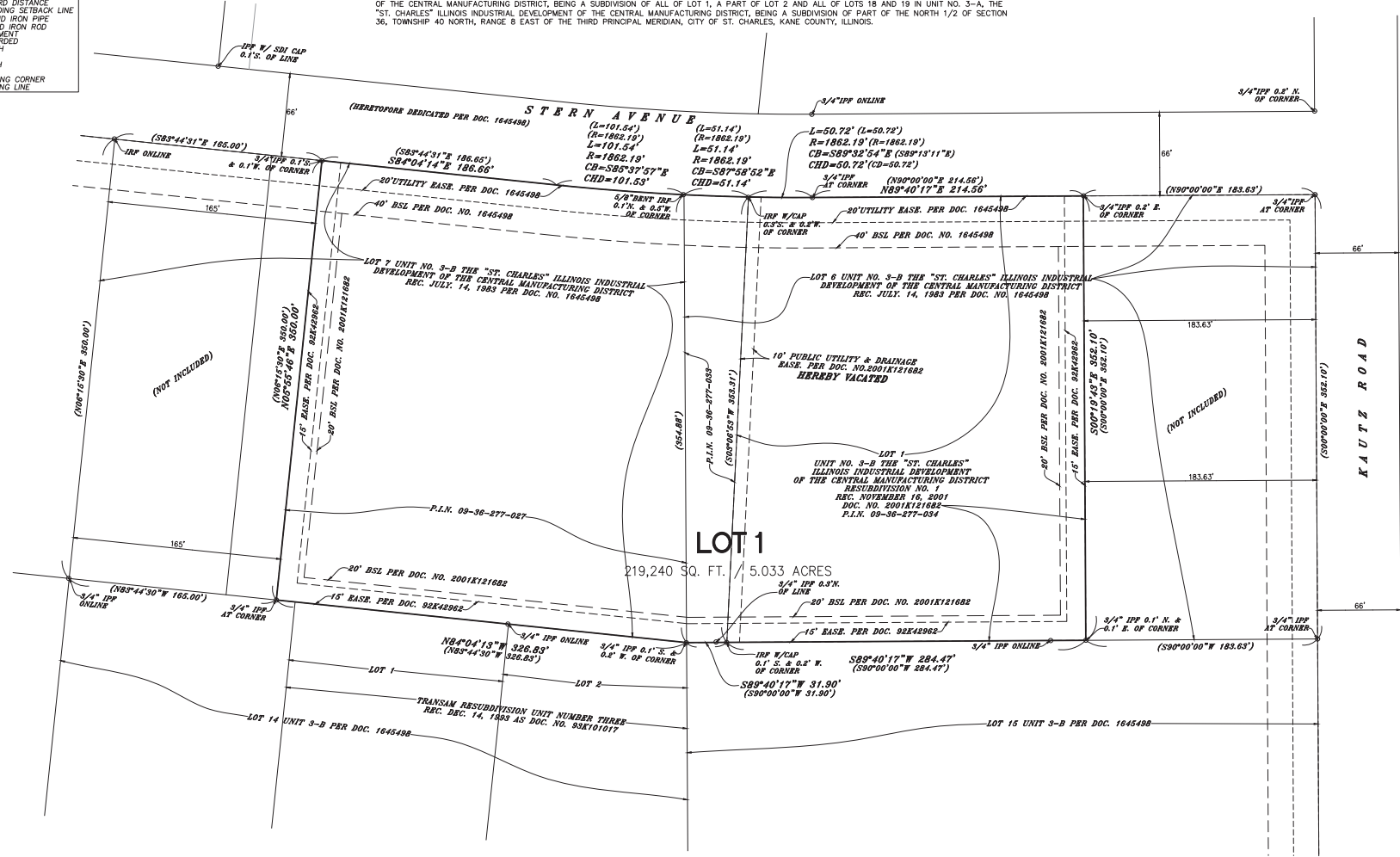
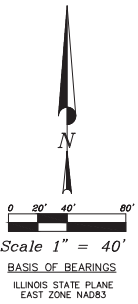
Chairman
St. Charles Plan Commission

NOTES:
 (100.00') DENOTES RECORD DIMENSIONS
 100.00' DENOTES MEASURED DIMENSIONS
 DOC. DENOTES DOCUMENT
 NO. DENOTES NUMBER
 P.I.N. DENOTES PARCEL INDEX NUMBER
 SEC. DENOTES SECTION
 L DENOTES ARC LENGTH
 R DENOTES RADIUS
 CB DENOTES CHORD BEARING
 CHD DENOTES CHORD DISTANCE
 BSL DENOTES BUILDING SETBACK LINE
 JPF DENOTES FOUND IRON PIPE
 JRF DENOTES FOUND IRON ROD
 EASE. DENOTES EASEMENT
 REC. DENOTES RECORDED
 N DENOTES NORTH
 E DENOTES EAST
 S DENOTES SOUTH
 W DENOTES WEST
 BK DENOTES BUILDING CORNER
 BL DENOTES BUILDING LINE

P.I.N. NUMBERS:
 09-36-277-027
 09-36-277-033
 09-36-277-034

FINAL PLAT OF CONSOLIDATION OF

LOT 7 (EXCEPT THE WEST 165.0 FEET) AND LOT 6 (EXCEPT THE EAST 183.63 FEET) IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF ALL OF LOT 1, A PART OF LOT 2 AND ALL OF LOTS 18 AND 19 IN UNIT NO. 3-A, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



LOT 7 (PARTIAL-SEE LEGAL)	122,455 SQ. FT. / 2.811 AC.
LOT 1 (PREVIOUS SUBDIVISION)	96,785 SQ. FT. / 2.222 AC.
TOTAL AREA CONSOLIDATED INTO LOT 1	219,240 SQ. FT. / 5.033 AC.

- NOTES:**
- IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - CITY ORDINANCES SUPERCEDE ANY PRIVATE COVENANTS OR RESTRICTIONS.

Survey No.:	H076
Ordered By:	FCL BUILDERS
Description:	PLAT OF CONSOLIDATION
Date Prepared:	OCTOBER 10, 2023
Scale:	1" = 40'
Field Work:	MJL/JS
Prepared By:	KAC

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