	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4f
	Title:	Feedback Regarding 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: February 12, 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, 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 lot 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>A Plat of Survey was prepared following the Committee’s recommendation. The Plat identifies the parcel as 4,604 sf. It is therefore not buildable. Based on the width of the lot, it may also be difficult to site a house and meet the 15’ building setback required from the east (15th Street) lot line.</p> <p>There are two options to allow a house to be built on the parcel:</p> <ol style="list-style-type: none"> 1. Request a variance from the Zoning Board of Appeals – This could be requested by the City or Habitat. The request would be for a variance from the 5,000 sf lot area requirement. There may also be a need to request a variance from the 15’ east side setback. 2. Vacate adjacent City right-of-way – There is approx. 762 sf of City right-of-way between the east lot line and to 0.5’ from the sidewalk, in addition to a 12’ wide parkway between the sidewalk and 15th St. The ROW on the west side of the sidewalk (minus a 0.5’ buffer along the sidewalk) could be vacated and added to the City-owned parcel; the total parcel size would become 5,366 sf. The total width of 15th St. ROW along the parcel is 80’. However, for the rest of N. 15th St. south to Main St., the ROW is 66’ wide. Vacating a portion of the ROW would also widen the lot, creating more flexibility for siting a house. A variance from the Zoning Board of Appeals would not be required for this option. <p>Staff is seeking direction from the Committee on whether there would be interest in vacating ROW adjacent to the parcel. If so, a Plat of Vacation will be prepared for City Council approval.</p>			
Attachments (please list): Dean Street Parcel Plat of Survey w/ ROW Exhibit			
Recommendation/Suggested Action (briefly explain): Provide feedback on the potential to vacate City right-of-way adjacent to the City-owned Dean Street Parcel.			

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 15TH STREET, PER DEDICATION RECORDED APRIL 6TH, 1983 AS DOCUMENT 1634667, IN KANE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST 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 15TH STREET; THENCE SOUTH 23 DEGREES 54 MINUTES 19 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 90.21 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 54 MINUTES 58 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 26.93 FEET TO THE SOUTHWEST 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.

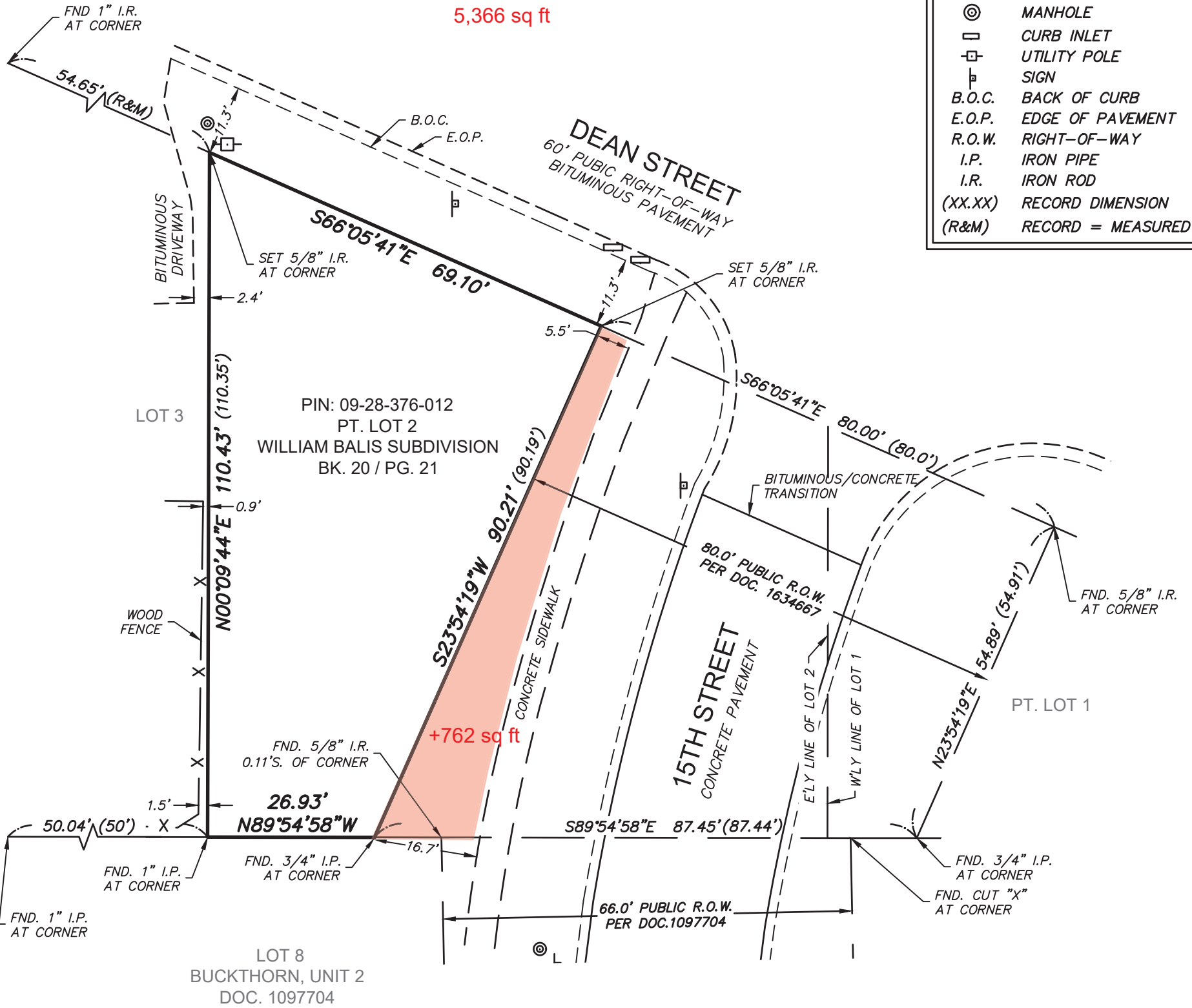
LAND AREA

4,604± SQ.FT. OR 0.106± ACRES

Land Area w/ additional ROW:
 5,366 sq ft

LEGEND

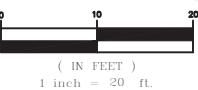
- ⊙ MANHOLE
- CURB INLET
- ⊠ UTILITY POLE
- ⊥ SIGN
- B.O.C. BACK OF CURB
- E.O.P. EDGE OF PAVEMENT
- R.O.W. RIGHT-OF-WAY
- I.P. IRON PIPE
- I.R. IRON ROD
- (XX.XX) RECORD DIMENSION
- (R&M) RECORD = MEASURED



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, DECEMBER 7TH, 2023.



B. Bauer
 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:	DATE:	
1" = 20'	12/04/2023	
VERT. SCALE:	SUBMITTAL:	
DWN. BY:	DSN. BY:	CHK. BY:
BJB		NAB
PROJECT NO.		
2303828		
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

Illinois Professional Design Firm # 184-001322

REVISIONS			
#	DATE	BY	DESCRIPTION
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2			
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5			
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