

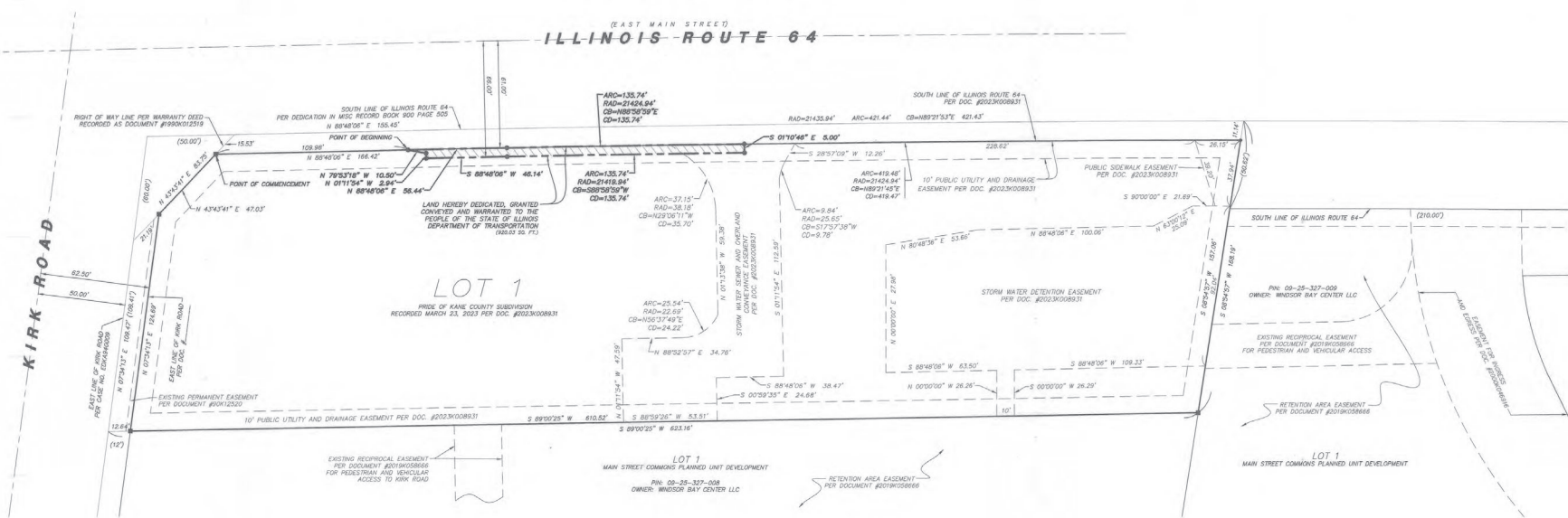
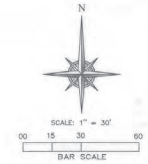
 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4f
	Title:	Recommendation to approve a Plat of Dedication to IDOT for Pride of Kane County.	
Presenter:	Russell Colby		
Meeting: Planning & Development Committee		Date: August 14, 2023	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p>Construction was recently completed for the Pride of Kane County gas station located at the southeast corner of E. Main St. and Kirk Rd.</p> <p>The Plat of Subdivision for the property was recorded in March 2023. The Plat included a dedication to IDOT of 11' of Rt. 64 frontage. Subsequently, IDOT requested an additional 5' dedication along a portion of the Rt. 64 frontage in relation to public sidewalk and a light pole.</p> <p>A Plat of Dedication has been prepared and submitted for City Council approval as acknowledgement of the resulting modification to the lot line. The project will continue to meet zoning bulk standards regardless of the additional dedication. Staff recommends approval based on this determination.</p>			
Attachments (please list):			
Plat of Dedication			
Recommendation/Suggested Action (briefly explain):			
Staff recommends approval of the Plat of Dedication to IDOT for Pride of Kane County.			

PLAT OF DEDICATION TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION ILLINOIS ROUTE 64

THAT PART OF LOT 1 IN THE PRIDE OF KANE COUNTY SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON MARCH 23, 2023 PER DOCUMENT NUMBER 2023K008931 IN THE TOWNSHIP AND CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 ALSO BEING THE SOUTH LINE OF ILLINOIS ROUTE 64, A DISTANCE OF 109.88 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 38.44 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 135.74 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 21,424.84 FEET (CHORD BEARS NORTH 88 DEGREES 58 MINUTES 59 SECONDS EAST, 135.74 FEET); THENCE SOUTH 01 DEGREES 46 MINUTES 40 SECONDS EAST, 5.00 FEET; THENCE SOUTHWESTERLY 135.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 21,419.84 FEET (CHORD BEARS SOUTH 88 DEGREES 58 MINUTES 00 SECONDS WEST, 135.74 FEET); THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST, 46.14 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST, 2.94 FEET; THENCE NORTH 79 DEGREES 53 MINUTES 18 SECONDS WEST, 10.50 FEET TO SAID NORTH LINE ALSO BEING THE POINT OF BEGINNING.

LEGEND

- LAND HEREBY DEDICATED, GRANTED, CONVEYED AND WARRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION
- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- EXISTING EASEMENT
- IRON PIPE SET



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

APPROVED THIS _____ DAY OF _____ A.D. _____ BY THE COUNCIL OF THE CITY OF ST. CHARLES.

MAYOR _____

CITY CLERK _____

OWNER'S CERTIFICATE

STATE OF _____)
 COUNTY OF _____) SS

THIS IS TO CERTIFY THAT CIMA DEVELOPERS, LP IS/ARE THE OWNER(S) OF THE LAND DESCRIBED ABOVE AND AS OWNERS HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN, FOR THE USE AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTE AND DO HEREBY DEDICATE, GRANT, CONVEY AND WARRANT SAID LAND TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____

PRINT NAME: _____

BY: _____

PRINT NAME: _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY 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. 20____.

COUNTY CLERK _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

NOTARY CERTIFICATE

STATE OF _____)
 COUNTY OF _____)

I, _____ A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, 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.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: _____ DATE: _____ 20____

JOSE RIOS P.E.
 REGION ONE ENGINEER

NOTARY PUBLIC

- NOTES:**
1. PERMANENT INDEX NUMBER (P.I.N.): 09-25-179-001
 2. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
 3. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT I, FRANJO I. MATIJC, ILLINOIS LAND SURVEYOR NUMBER 35-3556, HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY FOR THE PURPOSES OF ROADWAY DEDICATION. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF May 2023 AT HOFFMAN ESTATES, ILLINOIS.

FRANJO I. MATIJC - PLS #055-003556 EXPIRES 11/30/2026
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.00750-00
 STATE OF ILLINOIS

03/30/23 - ISSUED FOR REVIEW
 04/27/23 - REVISED PER COMMENTS
 05/19/23 - ISSUED FINAL MYLAR



WT Group
 Engineering • Design • Construction

PLAT OF DEDICATION
 33W572 EAST MAIN STREET
 SAINT CHARLES, ILLINOIS

CIMA DEVELOPERS
 30W180 BUTTERFIELD ROAD
 WARRENVILLE, IL 60055

ISSUE

TO: _____ DATE _____
 CLIENT: 040123
 CLIENT: 042723
 CLIENT: 050923

CHECK-FIRM
 DRAWN:KCH
 JOB: 19186903

DED-1
 SHEET 1 OF 1
 PLAT OF DEDICATION