



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4h

Title:	Recommendation to Approve a Plat of Easement for Public Utilities between SC Out Parcels One LLC and the City of St. Charles (3830 E. Main St./Quad Retail Building/Starbucks).
Presenter:	Chris Bong, P.E.

Meeting: Planning & Development Committee                      Date: May 8, 2017

Proposed Cost: \$0	Budgeted Amount: \$	Not Budgeted: <input checked="" type="checkbox"/>
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**Executive Summary** *(if not budgeted please explain):*

The construction of the new Quad Retail Building/Starbucks located at 3830 E. Main Street required the installation of new public watermain and electric. Easements are now being granted for access to those public utilities.

Staff has reviewed the attached Plat of Easement and finds it acceptable.

**Attachments** *(please list):*

Plat of Easement

**Recommendation/Suggested Action** *(briefly explain):*

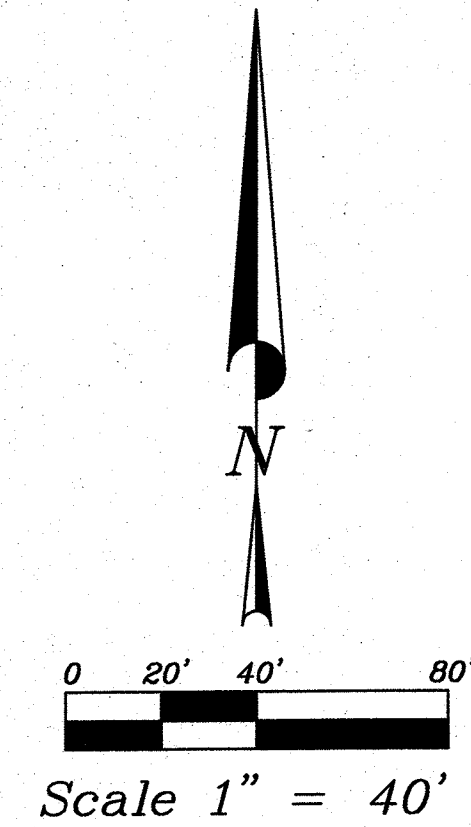
Staff recommends approval of a plat of easement for public utilities between SC Out Parcels One LLC and the City of St. Charles (3830 E. Main St./Quad Retail Building).

# PLAT OF EASEMENT GRANT

OF

PART OF LOTS 4 AND 5 IN THE QUADS ST. CHARLES - UNIT 2 BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055077, IN KANE COUNTY, ILLINOIS.

- CB = DENOTES CHORD BEARING
- CD = DENOTES CHORD DISTANCE
- DOC. = DENOTES DOCUMENT
- L = DENOTES ARC LENGTH
- NO. = DENOTES NUMBER
- P.O.B. = DENOTES POINT OF BEGINNING
- P.O.C. = DENOTES POINT OF COMMENCEMENT
- R = DENOTES RADIUS



BASIS OF BEARINGS  
ILLINOIS STATE PLANE  
EAST ZONE 1201 (NAD 83)

### OWNERS CERTIFICATE

STATE OF Delaware )  
                                  ) SS  
COUNTY OF New Castle

THIS IS TO CERTIFY THAT SC Out Parcels One LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 24 DAY OF March, 2017.

SC OUT PARCELS ONE LLC,  
a Delaware limited liability company

By: IEQ Management Inc.,  
a Delaware corporation,  
its Manager

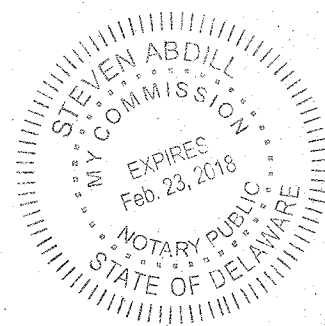
By: [Signature]  
Daniel W. Krausz, President

### ACKNOWLEDGEMENT

STATE OF Delaware )  
                                  ) SS  
COUNTY OF New Castle

On the 24 day of March, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel W. Krausz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]  
Notary Public  
My Commission expires: Feb 23, 2018



### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF KANE )

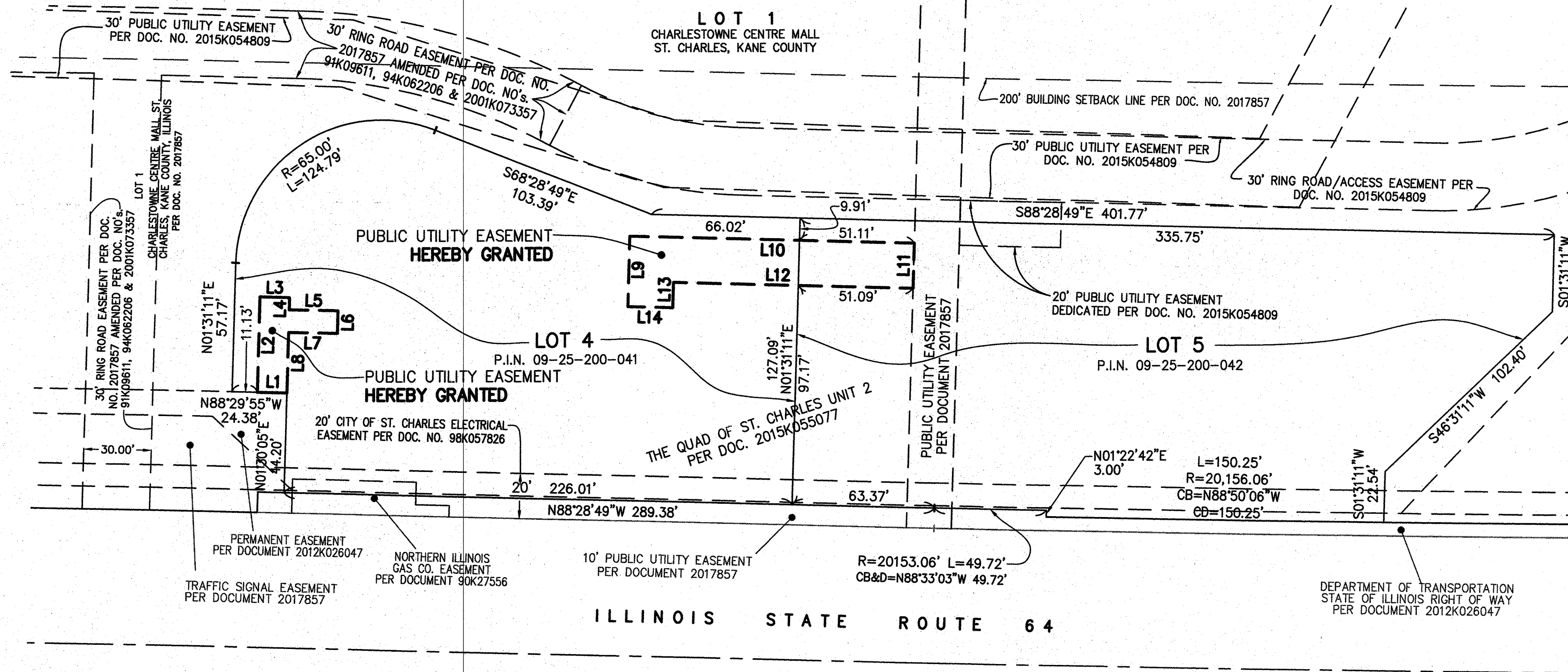
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY \_\_\_\_\_  
MAYOR

ATTEST \_\_\_\_\_  
CITY CLERK

**JACOB & HEFNER ASSOCIATES**  
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Illinois Professional Design Firm  
License No. 184-003073 Exp. 4/30/15



LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°29'55"W	13.25'
L2	N01°31'11"E	42.31'
L3	S88°28'49"E	13.25'
L4	S01°31'11"W	5.42'
L5	S88°28'49"E	21.63'
L6	S01°31'11"W	10.00'
L7	N88°28'49"W	21.63'
L8	S01°31'11"W	26.89'
L9	N01°31'11"E	31.22'
L10	S88°28'49"E	126.67'
L11	S01°33'00"W	20.00'
L12	N88°28'49"W	106.66'
L13	S01°31'11"W	11.22'
L14	N88°28'49"W	20.00'

### PUBLIC UTILITY 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 THEM EASEMENTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, AMERITECH AND NICOR 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 EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, 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 SEWER, 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 PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH THE RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, 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 GRAVITY 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.

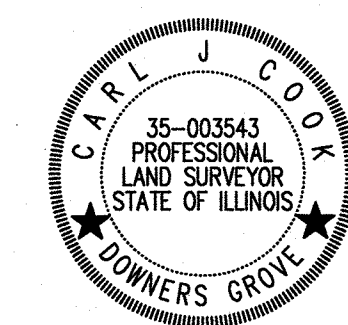
### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF DUPAGE )

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

DATED THIS 28TH DAY OF DECEMBER, A.D. 2016.

[Signature]  
CARL J. COOK  
JACOB & HEFNER ASSOCIATES, INC.  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3543  
MY LICENSE EXPIRES NOVEMBER 30, 2018



Survey No.:	F021d
Ordered By.:	THE KRAUSZ COMPANIES
Description:	PLAT OF EASEMENT GRANT
Date Prepared:	DECEMBER 28, 2016
Scale:	1" = 40'
Field Work:	KP/SC
Prepared By:	RW

REVISED 02-27-17  
REVISED 02-15-17