

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 5a

Title:

Recommendation to Approve Real Estate Purchase Agreement for 805 Walnut Avenue

Presenter:

Ken Jay

Meeting: Government Operations Committee

Date: October 5, 2020

Proposed Cost: \$9,741.20

Budgeted Amount: \$15,000

Not Budgeted: ☐**Executive Summary** (*if not budgeted please explain*):

Recommendation to purchase the eastern 19.5' of land from 805 Walnut Avenue for the purpose of the 7th Avenue Creek Project. City ownership of this property would allow for the future construction improvements to the creek, as well as provide space to construct the multi-use path as part of the 7th Avenue Creek Flood Reduction and Water Quality Improvement Project.

The cost for the purchase of this property is \$9,741.20, not including closing costs.

Attachments (*please list*):

* Property Location Map

Recommendation/Suggested Action (*briefly explain*):

Recommendation to approve Real Estate Agreement for 805 Walnut Avenue to the City of St. Charles in the amount of \$9,741.20 with Tracey M Moran and Steven S Nowicki, with the Public Works Director authorized to execute all appropriate documents.

PLAT OF SURVEY

LEGAL DESCRIPTION

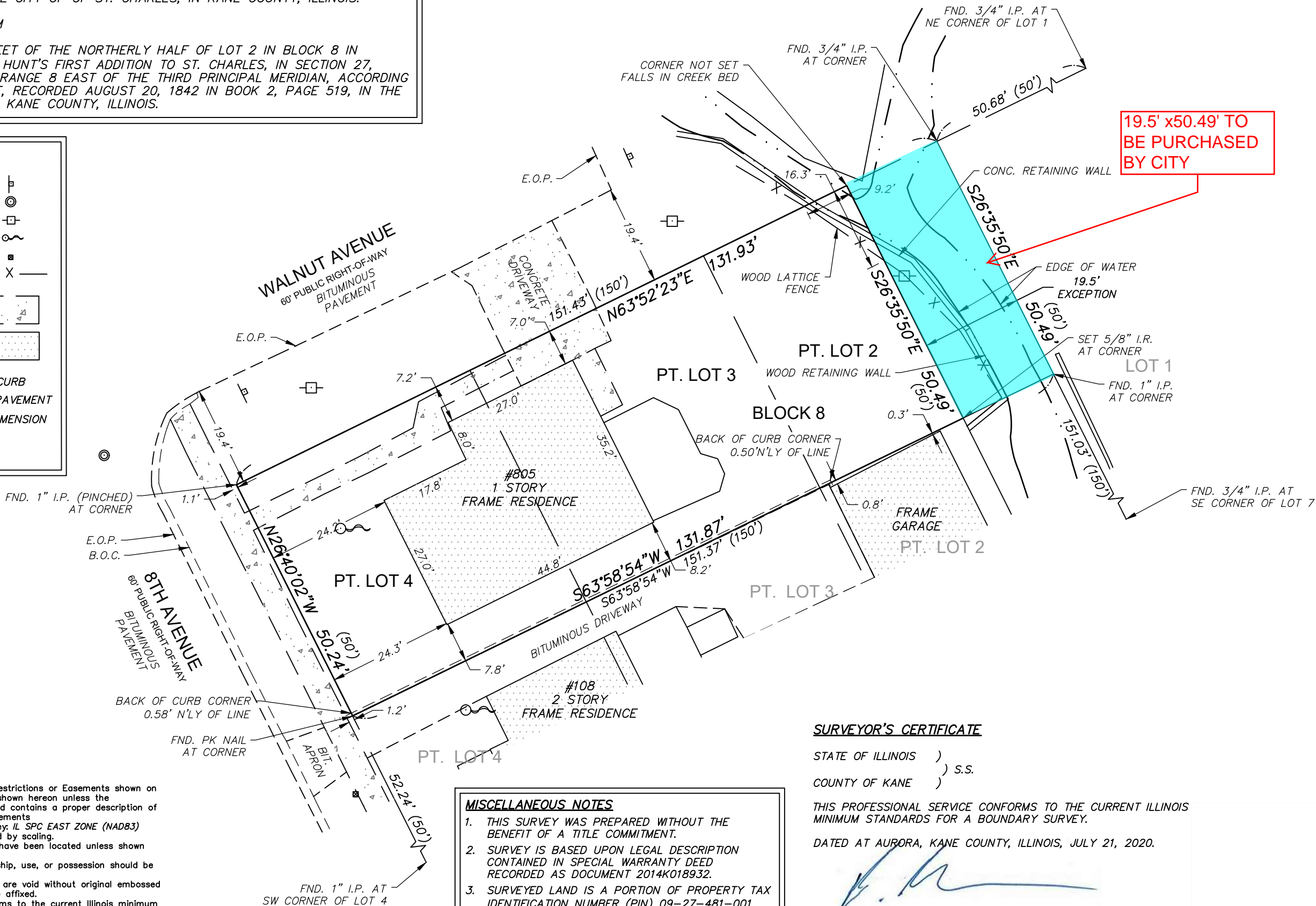
THE NORTH 1/2 OF LOTS 2, 3 AND 4 IN BLOCK 8 OF MINARD FERSON AND HUNT'S FIRST ADDITION TO THE CITY OF OF ST. CHARLES, IN KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM

THE EASTERLY 19.5 FEET OF THE NORTHERLY HALF OF LOT 2 IN BLOCK 8 IN MINARD, FERSON AND HUNT'S FIRST ADDITION TO ST. CHARLES, IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 20, 1842 IN BOOK 2, PAGE 519, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

LEGEND

- SIGN
- SANITARY MANHOLE
- UTILITY POLE
- FLAG POLE
- B-BOX
- WOOD FENCE
- CONCRETE
- BUILDING
- B.O.C. = BACK OF CURB
- E.O.P. = EDGE OF PAVEMENT
- (XXX.XX) = RECORD DIMENSION
- I.P. = IRON PIPE
- I.R. = IRON ROD



19.5' x 50.49' TO BE PURCHASED BY CITY

SURVEYOR'S CERTIFICATE

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT AURORA, KANE COUNTY, ILLINOIS, JULY 21, 2020.

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3799
LICENSE EXPIRATION DATE: 11/30/2020
FIELDWORK COMPLETED: 03/03/2020

MISCELLANEOUS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- SURVEY IS BASED UPON LEGAL DESCRIPTION CONTAINED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 2014K018932.
- SURVEYED LAND IS A PORTION OF PROPERTY TAX IDENTIFICATION NUMBER (PIN) 09-27-481-001
- SURVEYED LANDS CONTAIN:
6,621± SQ.FT. OR 0.152± ACRES.

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 ZONE (NAD83)
- * 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 original embossed or red colored seal and signature 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.

REV	DATE	BY	DESCRIPTION
1	07/21/20	BBJ	PER INTERNAL QA
2			
3			
4			
5			
6			
7			
8			
9			
10			

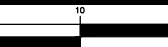
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



PLAT OF SURVEY
OF
805 WALNUT AVENUE
CITY OF ST. CHARLES
KANE COUNTY, ILLINOIS



SHEET ORIENTATION



(IN FEET)

1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'

DATE: 03/11/2020

VERT. SCALE: N/A

SUBMITTAL:

DWN. BY: BBJ

DSN. BY: MD

CHK. BY:

PROJECT NO. 170818

SHEET NO.

1 OF 1