

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC10

Title:	Motion to Approve An Ordinance Granting Approval of a Final Plat of Subdivision for Baker Field Subdivision.
Presenter:	Russell Colby

Meeting: City Council

Date: July 15, 2019

Proposed Cost:

Budgeted Amount: N/A

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

The subject property is a 0.937 acre, unsubdivided parcel containing an existing house at 900 S. 5th St., located at the southeast corner of Cutler and S. 5th Streets across from Baker Field Park. A Final Plat of Subdivision has been submitted to divide the parcel into three lots. This subdivision qualifies as a "Minor Subdivision" under the Subdivision Code. Conditions related to engineering and utility improvements will be attached to approval of the Final Plat.

Plan Commission discussed whether a sidewalk should be required for this subdivision. Plan Commissioners commented that they would not support requiring a sidewalk. They stated the sidewalk would have limited utility due to the lack of sidewalk on adjacent properties and would also be detrimental to the aesthetics of the block. Plan Commission voted 6-0 to recommend approval.

On 7/8/19, Planning and Development Committee recommended approval of the Final Plat of Subdivision by a vote of 4 to 3.

The Committee was not unanimous on whether to require the installation of sidewalks in the subdivision.

Attachments (*please list*):

- Ordinance

Recommendation/Suggested Action (*briefly explain*):

Motion to Approve An Ordinance Granting Approval of a Final Plat of Subdivision for Baker Field Subdivision.

City of St. Charles, Illinois
Ordinance No. 2019-Z-____

**An Ordinance Granting Approval of a Final Plat of Subdivision for
Baker Field Subdivision (Fifth Street Subdivision-900 S. 5th St.)**

WHEREAS, a petition to approve a Final Plat of Subdivision for Baker Field Subdivision (Fifth Street Subdivision) was filed with the City of St. Charles ("City") on or about June 14, 2019, by Ryan Corcoran, owner and applicant; and,

WHEREAS, the Plan Commission reviewed said petition in accordance with law and recommended approval on July 2, 2019; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the petition on July 8, 2019; and,

WHEREAS, the City Council of the City of St. Charles received the recommendations of the Plan Commission and the Planning and Development Committee of the City Council, and has considered the same; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. That passage of this Ordinance shall constitute approval of the following documents, incorporated herein as Exhibit "A", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Plat of Subdivision for Fifth Street Subdivision, prepared by ASM Consultants Inc.

2. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted, and subject to the following conditions:

- Public Sanitary Sewer shall be extended from the south to serve Lots 2 and 3.
- A Stormwater Permit for the entire subdivision shall be submitted at the time of the first building permit within the subdivision.

3. That after the adoption and approval hereof the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties,
Illinois this 15th day of July, 2019.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties,
Illinois this 15th day of July, 2019.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,
Illinois this 15th day of July, 2019.

Raymond P. Rogina, Mayor

Attest:

Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT “A”

PLAT OF SUBDIVISION

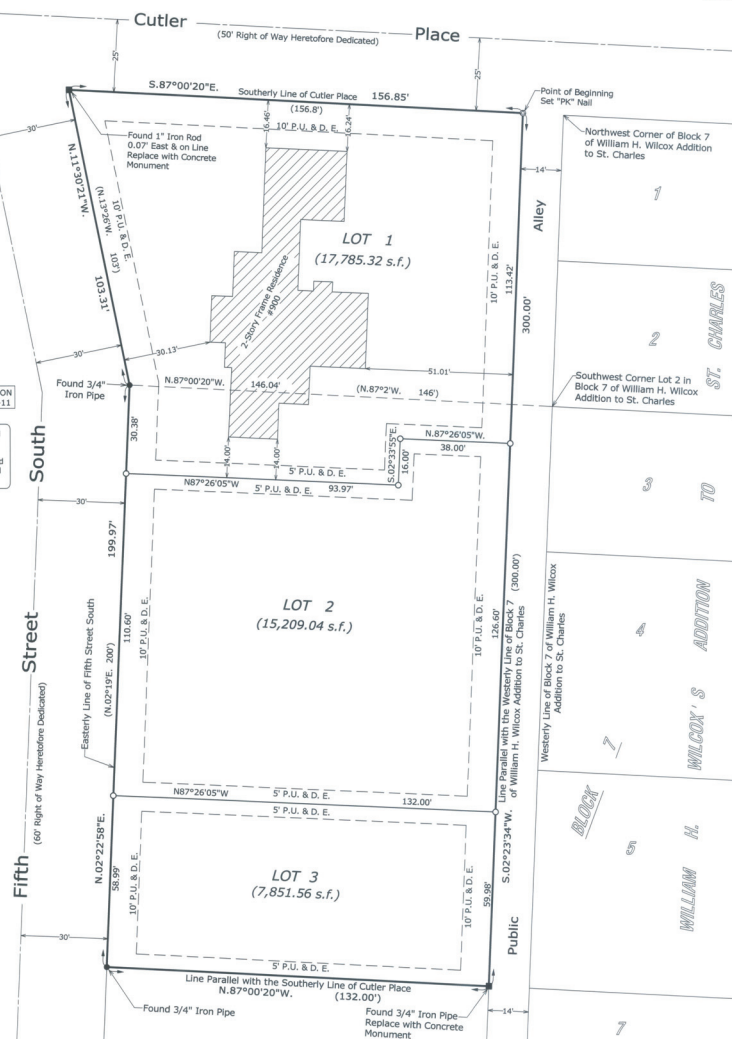
FIFTH STREET SUBDIVISION
CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER
09-34-307-001

THIS PLAT WAS SUBMITTED TO
THE COUNTY RECORDER FOR
THE PURPOSES OF RECORDING BY:

(PRINT NAME)
(ADDRESS)
(CITY/TOWN) (STATE) (ZIP CODE)



BEARINGS SHOWN HEREON ARE BASED ON
ILLINOIS STATE PLANE, EAST ZONE, 83-11

All measurements are shown in feet and
decimal parts thereof.
Dimensions enclosed with () are record
data. All other dimensions are measured
or record equals measured.

PUBLIC UTILITY AND DRAINAGE 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 THEIR EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, ILLINOIS, 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 AND DRAINAGE 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 SEWERS, DRAINAGEWAYS, 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 HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE(S) TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGEWAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

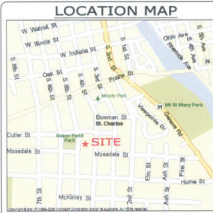
NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE CITY OF ST. CHARLES, ILLINOIS, AS TO NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, THEREAFTER 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.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE(S) IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE(S) SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE(S) 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 CLEAR AND WORKMANLIKE CONDITION.

AREA TABLE (MORE OR LESS)	
Lot 1 =	17,785.32 Square Feet
Lot 2 =	15,209.04 Square Feet
Lot 3 =	7,851.56 Square Feet
P.U./D.E. =	10,345.24 Square Feet
TOTAL AREA OF SUBDIVISION 40,845.92 SQ. FT. OR 0.937 ACRES	

EXISTING ZONING CLASSIFICATION
ZONE: RT-2
Traditional Single Family (+ 6,600 s.f.)

LEGEND	
—	Subdivision Boundary Line
—	Lot Line / Property Line
—	Center Line
—	Existing Lot Line
—	Easement Line
■	Set Concrete Monument
●	Set 3/4" Iron Pipe
●	Existing Iron Pipe as Indicated
P.U. & D.E.	Public Utility & Drainage Easement
(156.8')	Recorded / Deed
156.85'	Measured



OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS / ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
St. Charles Community Unit School District 303.

(PRINT NAME) (TITLE)
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.
BY: _____
(SIGNATURE)

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, _____, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX 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 OF THE COUNTY AT GENEA, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR/HER/HIS/THEY OWN FREE AND VOLUNTARY ACT(S) FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF ILLINOIS) SS
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CITY OF ST. CHARLES PLAN COMMISSION

PLAN COMMISSION CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

APPROVED, AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.

MAYOR

Attest: _____
CITY CLERK

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT

DATED AT ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D. _____.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, _____, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX 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 OF THE COUNTY AT GENEA, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D. _____.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX 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 OF THE COUNTY AT GENEA, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

KANE COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY LINE OF CUTLER PLACE, AS SHOWN UPON THE PLAT OF NORWAY MAP L ADDITION TO ST. CHARLES, ILLINOIS, 14 FEET WESTERLY FROM THE NORTHWEST CORNER OF BLOCK 7 OF WILLIAM H. WILCOX'S ADDITION TO ST. CHARLES; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 7 AFORESAID 300 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID CUTLER PLACE 132 FEET TO THE EASTERLY LINE OF FIFTH STREET SOUTH; THENCE NORTH 2 DEGREES 19 MINUTES EAST ALONG THE EASTERLY LINE OF SAID FIFTH STREET SOUTH 200 FEET TO A POINT NORTH 87 DEGREES 2 MINUTES WEST 146 FEET FROM THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 7 OF SAID WILLIAM H. WILCOX ADDITION; THENCE NORTH 13 DEGREES 26 MINUTES WEST ALONG THE EASTERLY LINE OF SAID FIFTH STREET SOUTH 103 FEET TO THE SOUTHERLY LINE OF SAID CUTLER PLACE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF CUTLER PLACE 156.8 FEET TO THE POINT OF BEGINNING; IN THE CITY OF CHARLES, KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND PLAT. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE DESCRIBED PROPERTY LIES WITHIN ZONE X, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. CHARLES, ILLINOIS COMMUNITY PANEL NUMBER 170330 0264 H, THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 17080C0264H, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT THE FOREGOING DESCRIBED TRACT IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIALLY POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-00342

LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM LICENSE NO. 184-006014

LICENSE EXPIRES APRIL 30, 2021

PRELIMINARY



SUBMITTED BY AND RETURN TO:
City of St. Charles
2 E. Main Street
St. Charles, IL 60134

ASM JOB NO. 6740915UB
SHEET 1 OF 1



PREPARED BY:
ASMC
ASM Consultants, Inc.
16 E. Wilson St., Batavia IL 60010
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2021

PREPARED FOR:
County Engineers Inc.
04406 Doolley Drive
Geneva, IL 60134

NO.	DATE	REVISION