

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: II C 10

Title:

Motion to approve An Ordinance Granting Approval of a Plat of Easement Abrogation and Final Plat of Subdivision for Valley Shopping Center Resubdivision.

Presenter:

Rita Tungare

Meeting: City Council

Date: January 22, 2018

Proposed Cost:

Budgeted Amount: N/A

Not Budgeted:

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

The Planning & Development Committee unanimously recommended approval of a Plat of Easement Abrogation and Final Plat of Subdivision for the Valley Shopping Center Subdivision on December 11, 2017.

This recommendation was contingent upon the owner, Plank Road LLC (First Midwest Bank) obtaining the signature of the owner of the Fox Title lot on the Plat of Abrogation. The Fox Title lot is not a part of the proposed subdivision, but is included within the blanket easement that was proposed to be abrogated.

The owner has now removed the Fox Title lot from the Plat of Abrogation.

Attachments (*please list*):

An Ordinance Granting Approval of a Plat of Easement Abrogation and Final Plat of Subdivision for Valley Shopping Center Resubdivision

Recommendation/Suggested Action (*briefly explain*):

Vote on the ordinance.

City of St. Charles, Illinois
Ordinance No. 2018-Z-____

An Ordinance Granting Approval of a Plat of Easement Abrogation and Final Plat of Subdivision for Valley Shopping Center Resubdivision

WHEREAS, a petition to approve a Plat of Easement Abrogation and Final Plat of Subdivision for Valley Shopping Center Resubdivision was filed with the City of St. Charles ("City") on or about August 28, 2017, by Amanda Panozzo of First Midwest Bank, representing Plank Road, LLC, owner and applicant; and,

WHEREAS, the Plan Commission reviewed said petition in accordance with law and recommended approval on December 5, 2017; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the petition on December 11; 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 Abrogation; Webster, McGrath & Ahlberg, Ltd; dated January 19, 2018
- Valley Shopping Center Resubdivision; Webster, McGrath & Ahlberg, Ltd; dated November 7, 2017

2. 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 ____ day of _____.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this ____ day of _____.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,
Illinois this _____ day of _____.

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 ABROGATION
FINAL PLAT OF SUBDIVISION
(3 pages)**


GRAPHIC SCALE - FEET

COUNTY RECORDER

1/22/2018

(ILLINOIS ROUTE 64)



Rev	Date	Description	By	PLAT OF ABROGATION		
1	12-14-17	INCLUDE LOT 1	GA	LOCATION: 14TH AND MAIN STREET ST. CHARLES, ILLINOIS PREPARED FOR: SYNERGY PROPERTY HOLDINGS ONE PIERCE PLACE ITASCA, ILLINOIS 630-875-7456		
2	01-19-18	EXCLUDE LOT 1 FROM ABROGATION	GA			
WEBSTER, McGRATH & AHLBERG LTD.				JOB #: 44008 DATE: 11-07-17 SCALE: 1"=50'		
						
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE						
Over a Century of Service to our Clients				SURV: GA DRAWN: GA DESIGN: GA FILE #: 33-40-8 KANE COUNTY		
207 South Napoleonville Road Wheaton, Illinois 60187						
ph: (630)968-7603 web: www.wmaill.com						
E-mail: info@wmaill.com				SHEET #: 1 of 1		

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1503

PARCEL 1:

LOTS 2 AND 3 IN VALLEY SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1912 AS DOCUMENT NO. 2012K081127, KANE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND PART OF THE NORTHWEST 1/4
OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL
MERIDIAN DESCRIBED AS FOLLOWS:

[illegible]

PARCELS 3-

[illegible]

NOTE: THERE SHALL BE ONE DIRECT ACCESS TO ILLINOIS ROUTE 64 FROM LOT 4 AND ONE DIRECT ACCESS TO ILLINOIS ROUTE 64 FROM LOT 1 IN THIS RESUBDIVISION.



STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONE X UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR KANE COUNTY AND INCORPORATED AREAS, ILLINOIS, COMMUNITY PANEL NUMBER 17089C0262H, DATED AUGUST 3, 2009.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR

A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT
DAY OF _____, A.D., 20____

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____
ILLINOIS LAND SURVEYOR NO. _____
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

ALL EASEMENTS AND BUILDING LINES ON LOTS 2 AND 3 IN THE FINAL
PLAT OF VALLEY SHOPPING CENTER SUBDIVISION, RECORDED NOVEMBER
19, 2012 AS DOCUMENT 2012K081127 WHICH WERE GRANTED BY SAID FINAL
PLAT ARE TO BE ABROGATED BY A SEPARATE DOCUMENT.

[illegible][illegible]

9:36:38 AM

STATE OF ILLINOIS)
COUNTY OF KANE) SS

DATED THIS DAY OF A.D., 20

STATE OF ILLINOIS)
COUNTY OF KANE) SS

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF KANE) SS

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____.

STATE OF ILLINOIS)
COUNTY OF KANE) SS

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D.20 ____.

STATE OF ILLINOIS)
COUNTY OF KANE) SS

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20__.

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


STATE OF ILLINOIS)
COUNTY OF KANE) :

STATE OF ILLINOIS)
CITY OF ST. CHARLES

STATE OF ILLINOIS)
COUNTY OF KANE) SS

COUNTY RECORDER



No.	Date	Description	By	VALLEY SHOPPING CENTER RESUBDIVISION			
LOCATION				14TH AND MAIN STREET ST. CHARLES, ILLINOIS			
PREPARED FOR:				ENERGY SECURITY HOLDINGS ONE PIERCE PLACE TALLAHASSEE, FLORIDA 850-875-7456			
BY: WEBSTER, MCGRATH & AHLBERG LTD.							
 VMA AND SUBSIDIARY CONSULTING ENGINEERS AND ARCHITECTS ONE CENTURY OF SERVICE TO OUR CLIENTS 201 BROADWAY, SUITE 1000 NEW YORK, NY 10038-6001 TEL (212) 693-7600 FAX (212) 693-7601 WWW.VMA-ARCHITECTS.COM				JOB #		46008	
DATE		11-17-2017		SCALE		1"=40'	
SHEET		34-66.8		SHEET #		2 of 2	