AZ	AGEND	A ITEM EXECUTIVE SUMMARY	Agenda Item number: II C 10				
	Motion to approve An Ordinance Granting Approval of a Plat						
AKK.	Title:	of Easement Abrogation and Final Plat of Subdivision for Valley Shopping Center Resubdivision.					
ST. CHARLES	Presenter:	Rita Tungare	VISIOII.				
Meeting: City Cou	ncil	Date: January 22, 2018					
Proposed Cost:		Budgeted Amount: N/A	Not Budgeted:				
Executive Summa	ry (if not but	dgeted please explain):					
Abrogation and Fin 2017. This recommendat the signature of the the proposed subdi	al Plat of Su ion was con owner of th vision, but is	Committee unanimously recommended a bdivision for the Valley Shopping Center tingent upon the owner, Plank Road LLG to Fox Title lot on the Plat of Abrogations included within the blanket easement the Fox Title lot from the Plat of Abrogations.	C (First Midwest Bank) obtaining The Fox Title lot is not a part of that was proposed to be abrogated.				
Attachments (plea	,	al of a Plat of Eagament Abragation and	Final Plat of Subdivision for				
An Ordinance Gran Valley Shopping Co		al of a Plat of Easement Abrogation and livision	Final Plat of Subdivision for				
Recommendation/ Vote on the ordinar		Action (briefly explain):					

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 .

APPRO	VED by the Mayo	r of the City of St. C	Charles, Kane and DuPage Counties,
Illinois this	day of	•	
			Raymond P. Rogina, Mayor
A			
Attest:			
Charles Amenta	, City Clerk	_	
Vote:			
Ayes:			
Nays:			
Absent:			
Abstain: Date:			
Date			
APPROVED A	S TO FORM:		
City Attorney			
DATE:			

EXHIBIT "A"

PLAT OF ABROGATION FINAL PLAT OF SUBDIVISION (3 pages)

PLAT OF ABROGATION

OF ALL FIRE LANE EASEMENTS, PRIVATE EASEMENTS FOR INGRESS AND EGRESS, BLANKET UTILITY EASEMENTS AND BUILDING LINES GRANTED ON LOTS 2 AND 3 OF THE FINAL PLAT OF 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, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 2012 AS DOCUMENT 2012K081127 IN KANE COUNTY, ILLINOIS.

KANE COUNTY RECORDER'S CERTIFICATE

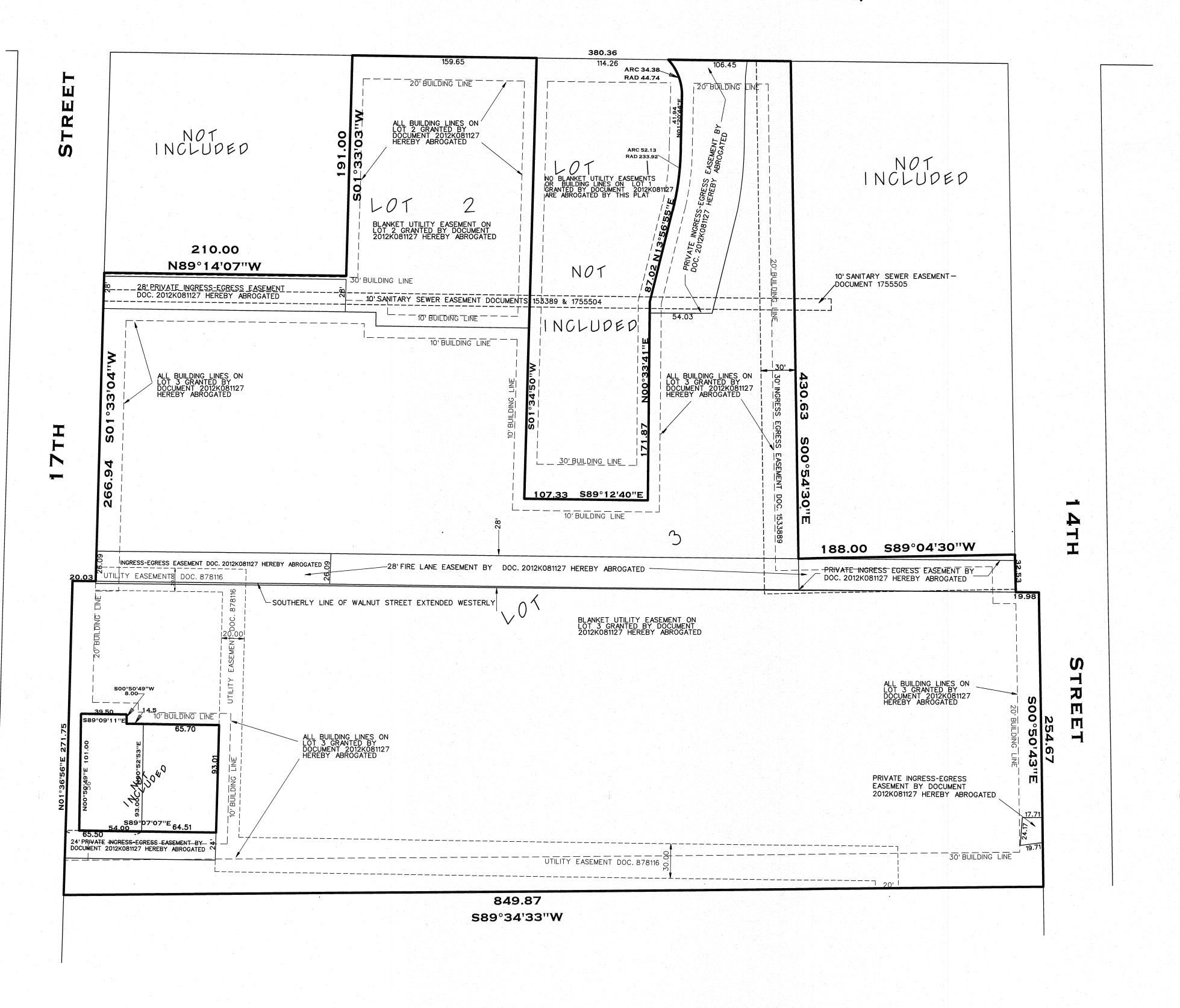
STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE ____ DAY OF ______, A.D., 2018 AT ____O'CLOCK ___ AS DOCUMENT NUMBER _____

COUNTY RECORDER

MAIN STREET

(ILLINOIS ROUTE 64)



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

COUNTY OF KANE) SS

CITY CLERK

APPROVED AND ACCEPTED THIS _____ DAY OF _____

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

_, A.D., 2018.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DuPAGE) SS

THIS IS TO CERTIFY THAT WE, WEBSTER, McGRATH AND AHLBERG, Ltd., HAVE PLATTED FROM AVAILABLE RECORDS THE ABOVE DESCRIBED PROPERTY WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID ABROGATION.

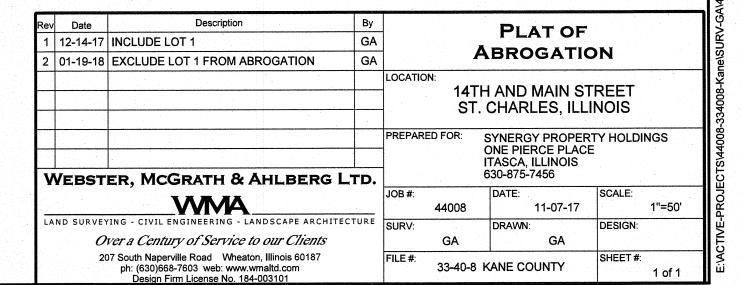
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF NOVEMBER, A.D. 20

ILLINOIS PROF. LAND SURVEYOR NO. 2689

LICENSE EXPIRATION DATE: NOVEMBER 30, 2018 207 S. NAPERVILLE STREET WHEATON, ILLINOIS 60187 (630) 668-7603

WEBSTER, McGRATH AND AHLBERG, Ltd.



VALLEY SHOPPING CENTER RESUBDIVISION

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.

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:

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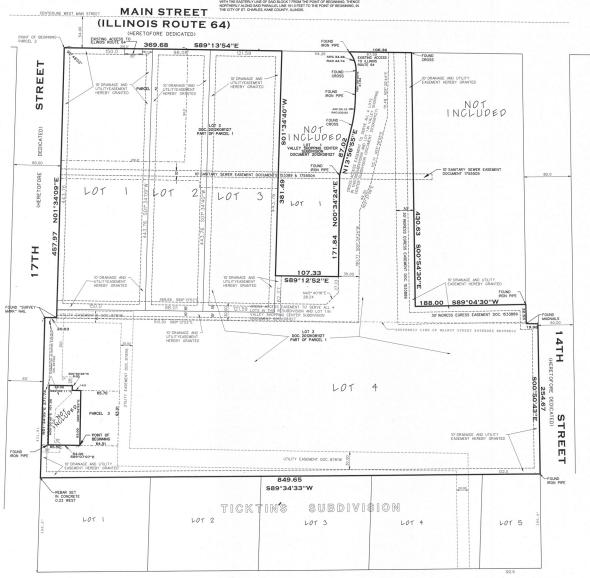
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STATE OF ILLINOIS) COUNTY OF DUPAGE) SS

THE SE TO CERTEY THAT WEBSTER ALOGRATH AND MEBERG, LTD. HAVE SURVEYED AND SUBDIVISION THE ADDRESSORED PROPERTY AS SHOWN BY THE AMERICA PLAT, WHICH IS A CORRECT AND THUE REPRESENTATION OF SAD SUBDIVISION, ALL DETAYLES ME SHOWN IN FEET AND DECIMALS THEREOF.

WE THETHER CREET, THAT THIS PROPERTY IS WITHIN ZONE X UNSHADED, AREAS DETERMINED TO THE CONTROL THE TOOL BROWNED TO THE MAP FOR KAME COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE THOSE COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE TO THE COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE TO THE COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE TO THE COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE TO THE COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE TO THE COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE TO THE COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE TO THE COUNTY AND INCOMPORATED MEETS, LINGUIS, COMMANN'S PAREL MORE TO THE COUNTY AND INCOMPORATED MEETS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _ A.D., 20__

LLINOIS 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 2012KOBIN27 WHICH WERE GRANTED BY SAID FINAL PLAT ARE TO BE ABROGATED BY A SPRARTE DOCUMENT.

Rev	Date	Description	By	VALLEY SHOPPING CENTER RESUBDIVISION			FR		
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				14TH AND MAIN STR ST. CHARLES, ILLIN					
Н	-		_	PREPAR	ED FOR:		PROPERTY HOLDING		
			-	ONE PIERCE PLACE ITASCA, ILLINOIS					
W	EBSTER	R, McGrath & Ahlberg	LTD.			630-875-7456	SCALE:		
		WMA		108 1:	44008	DATE: 11-7-2017	SCALE:	1"=50	
LAN	LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE		SURV:		DRAWN:	DESIGN:			
	Over	a Century of Service to our Clients			GA	GA			
	207 S	outh Naperville Road Wheaton, Illinois 90187		FILE	33-40-8	KANE COUNTY	SHEET #		

VALLEY SHOPPING CENTER RESUBDIVISION

OWNER'S CERTIFICATE			
STATE OF RUNOIS) COUNTY OF KANE) SS	KANE COUNTY RECORDER'S CERTIFICA		
THIS IS TO CERTIFY THAT	STATE OF ILLINOIS)		
OF THE LAND DISCRABEO IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THERROW, FOR THE LUES AND PURPOSES THERRIE STEF FORTH, AND DOES HERBY ACKNOWLEDGE AND ADDRIFTHE SAME UNDER THE STHE AND THEIR THERROWS INDICATED.	COUNTY OF KANE) SS THIS INSTRUMENT	WAS FILE	ED FOR RECORD IN THE RECORDER'S
ALSO, THIS IT OCERTIFY THAT THE PROPERTY BEING SUBDIVINED ACCRESSION AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELLEF, SAID SUBDIVINED ACCRESSION AND STATEMENT OF SCHOOL DISTRICT 303. DATED THIS DAY OF A.Q. 20	OFFICE OF KANE COUNTY, ILLINOIS, ON THE AS DOCUMENT NUMBER		, A.D., 20 AT O'CLOCK
DATED THIS DAY OF A.D., 20			
	COUNTY RECORDER		
NOTARY PUBLIC CERTIFICATE STATE OF ILLINOIS)			
COUNTY OF KANE) SS			
I. A NOTARY PUBLIC, IN AND FOR A SAD COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND AND PESSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE HAMES ARE SUBSCRIBED TO THE FOREGOINE INSTRUMENT AS SUCH OWNESS, APPEARED BEFORE ME THIS DAY IN PESSON AND ACKNOWLY LOGGED THAT THE STREED AND DELIVERED THE ANNEED PLAT AS THER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREM SET FORTH.			
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF , A.D. 20 , AT , LLINOIS.			
NOTARY PUBLIC			
DIRECTOR OF PUBLIC WORKS CERTIFICATE			
STATE OF ILLINOIS) COUNTY OF KANE) SS			
L, , DO MERRY CERTY THAT THE REQUIRED ME POVIMENTS HAVE BEEN INSTALLED, DO THE REQUIRED HAVE DEFINED SHE POSTED THE COMPETION OF A LITE REQUIRED LAND MEMORYMENTS. DATED AT			
DIRECTOR OF PUBLIC WORKS			
CERTIFICATE AS TO SPECIAL ASSESSMENTS			
STATE OF ILLINOIS) COUNTY OF KANE) SS			
100 HERENY CERTIFY THAT THERE ARE NO DELINQUENT ON UNPAID CURRENT OR FOREITTIO SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT SEEN APPORTIONED AGAINST THE TREAT OF HAVE NOT SEEN APPORTIONED AGAINST THE TREAT OF LAND INCLUDED IN 11 FE PAIT.			
DATED AT , ILLINOIS, THIS DAY OF , A.D.20 .			
COLLECTOR OF SPECIAL ASSESSMENTS			
COUNTY CLERK CERTIFICATE			
STATE OF ILLINOIS) COUNTY OF KANEJ SS			
L, CARTIFY THAT THESE ARE ARE OBJUSTY CLERGY OF LARK COUNTY, LIKNOS, SO DESERVE CERTIFY THAT THESE ARE ARE DO SURGIVED TREMETS LARK ON DURANG PROSPETED TAXES AND NO SECREMARIE TAX SALES AGAINST ARY OF THE LAND INCLUDED IN THE ANNIXED 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			
I D O T CERTIFICATE THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF			
TRAMSFORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO RANGBAPH 2 OF "AR ART TO REVEST HEL AWN BELLATION TO PLATES, AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED WITE DEPARTMENTS? "POLICY ON PERMITTERS ACCESS DETERMENTS OF STATE RIGHTAN STOPLES REQUIRED BY THE			
REGION ONE ENGINEER, DEPUTY DIRECTOR OF HIGHWAYS			
CITY COUNCIL CERTIFICATE STATE OF ILLINOIS)			
COUNTY OF ANELYS APPROVED AND ACCEPTED THIS DAY OF ,A.D., 20 .			
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS			
MAYOR ATTEST:			
ATTEST: CITY CLERK			
PLAN COMMISSION CERTIFICATE			
STATE OF ILLIMOIS) CITY OF ST. CHARLES) SS			
APPROVED THIS DAY OF A.D., 20 .			
CITY OF ST. CHARLES PLAN COMMISSION			

Rev	Date	Description By	+	VALLEY SHOPPING CENTER			TER	
Н			1	RESUBDIVISION				
			14TH AND MAIN STREET ST. CHARLES, ILLINOIS					
				PREPARED FOR: SYNERGY PROPERTY HOLDING				
П			7			ONE PIERCE PLACE ITASCA. ILLINOIS		
W	EBSTE	ER, MCGRATH & AHLBERG LTD				630-875-7456		
WMA		10	08 #:	44008	DATE: 11-7-2017	SCALE:	1*=50	
Over a Century of Service to our Clients		su	JRV:	GA	DRAWN: GA	DESIGN:		
	and down through Board Mhouses Marie 60407							