 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: IIE
	Title:	Motion to Approve A Resolution Conditionally Authorizing the Mayor and City Clerk to Execute an Acceptance Resolution for Pheasant Run Resort Subdivision	
	Presenter:	Russell Colby, Community Development Director	
Meeting: City Council		Date: May 20, 2024	
Proposed Cost: N/A		Budgeted Amount: N/A	Not Budgeted: <input type="checkbox"/>
TIF District: Pheasant Run TIF			
Executive Summary (if not budgeted, please explain):			
<p>Pheasant Run Resort Subdivision was approved by City Council in September 2020. The subdivision divided the former resort property into 3 development lots- Lots 1 & 2 comprising the former resort buildings, and Lot 3, the former Mega Center building and parking lot, which was sold and redeveloped into the McGrath Honda dealership.</p> <p>As a part of the subdivision approval, the property owner/developer, Saint Charles Resort, LLC, was required to construct necessary public utility improvements, including a sanitary sewer lift station and sanitary sewers to serve all properties within the subdivision.</p> <p>The improvements are complete and the lift station and sewers are operating privately by the owner/developer to serve the Honda dealership. The City cannot approve of any other connections to the system until the lift station and sewers have been accepted by the City as public facilities.</p> <p>At this time, the McGrath Kia dealership is nearing completion, and the property will require an IEPA permit for connection to the lift station and sewers. In order for the City to sign off on the IEPA permit as owner of the system, the City must first accept the lift station and sewers as public improvements.</p> <p>The improvements have been inspected by staff and are acceptable. No other field work is required. The only remaining items to be provided are administrative, including a fully executed Bill of Sale, Lien Waivers and a signed Plat of Easement. Staff has been in communication with developer/owner Saint Charles Resort, LLC, regarding resolution of these items. The developer/owner has requested the City proceed with a conditional acceptance and has confirmed the outstanding items are forthcoming.</p> <p>In order to expedite the acceptance of the lift station, staff has placed this item on the agenda as a “conditional” approval of the Acceptance Resolution, subject to receipt of the outstanding administrative items. This will enable the City to sign off on the McGrath Kia IEPA permit as soon as possible, preventing any unnecessary delay in the Kia Dealership opening for business.</p>			
Attachments (please list):			
Resolution			
Recommendation/Suggested Action (briefly explain):			
Vote on the Resolution			

City of St. Charles, Illinois
Resolution No. 2024-_____

**Resolution Conditionally Authorizing the Mayor and City Clerk to Execute
an Acceptance Resolution for Pheasant Run Resort Subdivision**

**Presented & Passed by the
City Council on _____**

BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, to authorize the Mayor and City Clerk to Execute an Acceptance Resolution for Pheasant Run Resort Subdivision, subject to the owner/developer providing the following items in a form acceptable to the Director of Community Development: 1. Fully executed Bill of Sale, 2. Final Lien Waivers, 3. Plat of Easement executed by the owner, and 4. 1-Year Maintenance Guarantee.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of May 2024.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of May 2024.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of May 2024.

Lora A. Vitek, Mayor

Attest:

City Clerk/Recording Secretary

Voice Vote:

Ayes:

Nays:

Absent:

Abstain:

(Sanitary Sewer)

**City of St. Charles
Kane and DuPage Counties**

ACCEPTANCE RESOLUTION

Subdivision Name: Pheasant Run Resort

Whereas Saint Charles Resort, LLC, the Developer of Pheasant Run Resort Subdivision, constructed Sanitary Sewer Systems and appurtenances, including gravity sewer, lift station and forcemain, in easements as described in the attached exhibits in the aforesaid Subdivision; and

Whereas, the Developer has constructed Sanitary Sewer Systems and appurtenances, including gravity sewer, lift station and forcemain, in accord with the plans and specifications, heretofore approved by the City of St. Charles; and

Whereas, the constructed Sanitary Sewer Systems and appurtenances, including gravity sewer, lift station and forcemain, have been inspected by the Engineer for the sub divider and by a representative for the City of St. Charles and are found to be satisfactory;

Now, Therefore, Be It Resolved by the City Council of St. Charles, that said Council hereby approves and accepts the constructed Sanitary Sewer Systems and appurtenances, including gravity sewer, lift station and forcemain. It being understood that this acceptance and/or approval in no way relieves the Developer of his Surety of any obligation for maintenance for a period of one (1) year as provided for in said Contract.

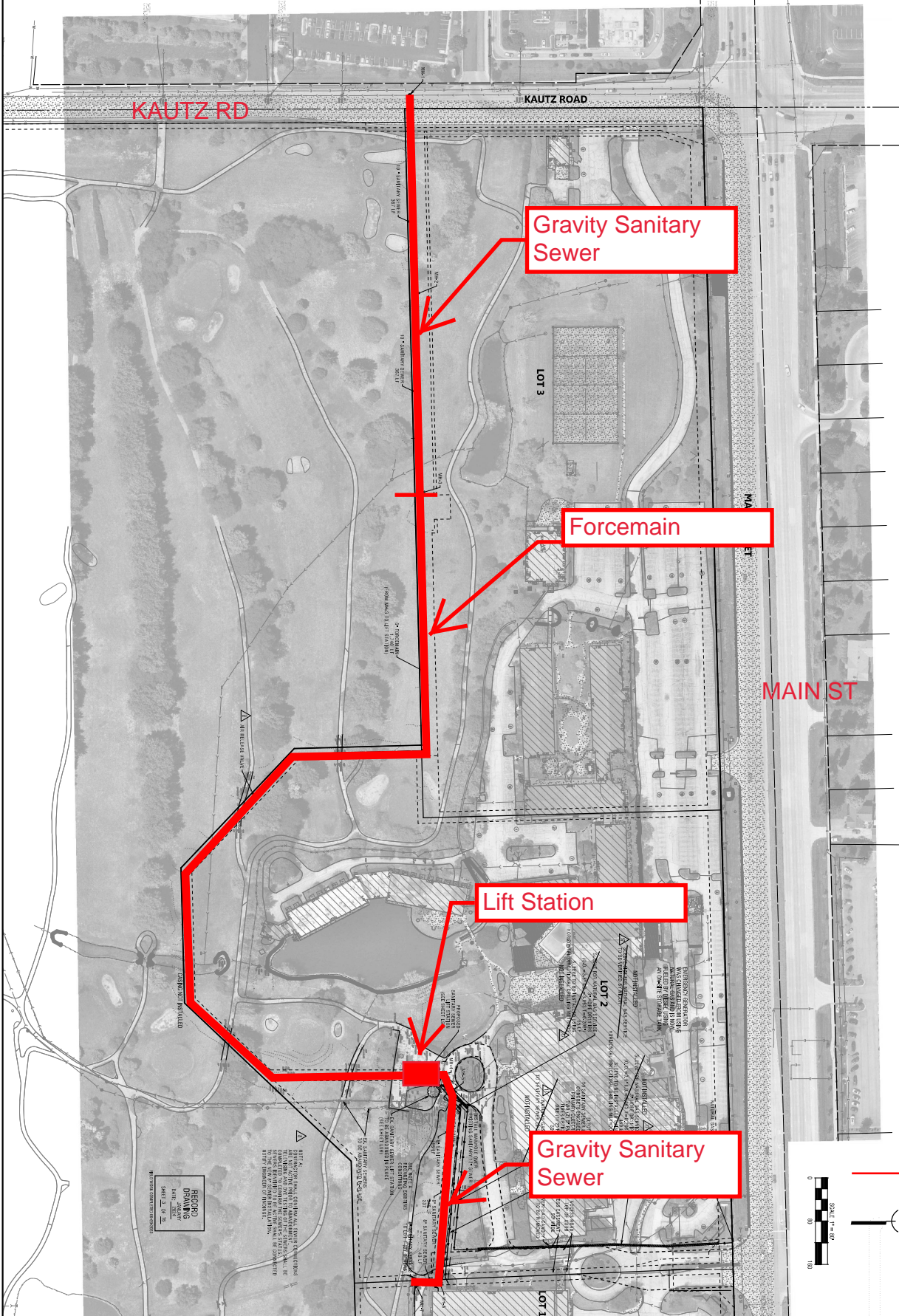
Passed by the City Council of the City of St. Charles, this ____ day of _____, 2024, and APPROVED by the Mayor of said City of St. Charles, this ___ day of _____, 2024.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT PHEASANT RUN RESORT SANITARY SEWER, LIFT STATION & FORCEMAIN



RECORD
DRAWING
DATE: 07/27/20
JOB NO: 152500001
SHEET 3 OF 16

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

5975 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
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OVERALL UTILITY
PHEASANT RUN RESORT
REDEVELOPMENT
ST. CHARLES, ILLINOIS

NO.	DATE	REMARKS
5	09/02/20	ISSUE FOR CITY REVIEW
4	8/27/20	ISSUE FOR COORDINATION
3	8/07/20	ISSUE FOR CITY REVIEW
2	8/06/20	ISSUE FOR CITY REVIEW
1	8/03/20	SPACECO REVISION

NO.	DATE	REMARKS
17	10/18/21	SPACECO REVISION - GAS SERVICE
12	02/26/21	SPACECO REVISION
8	10/27/20	SPACECO REVISION