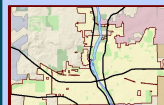
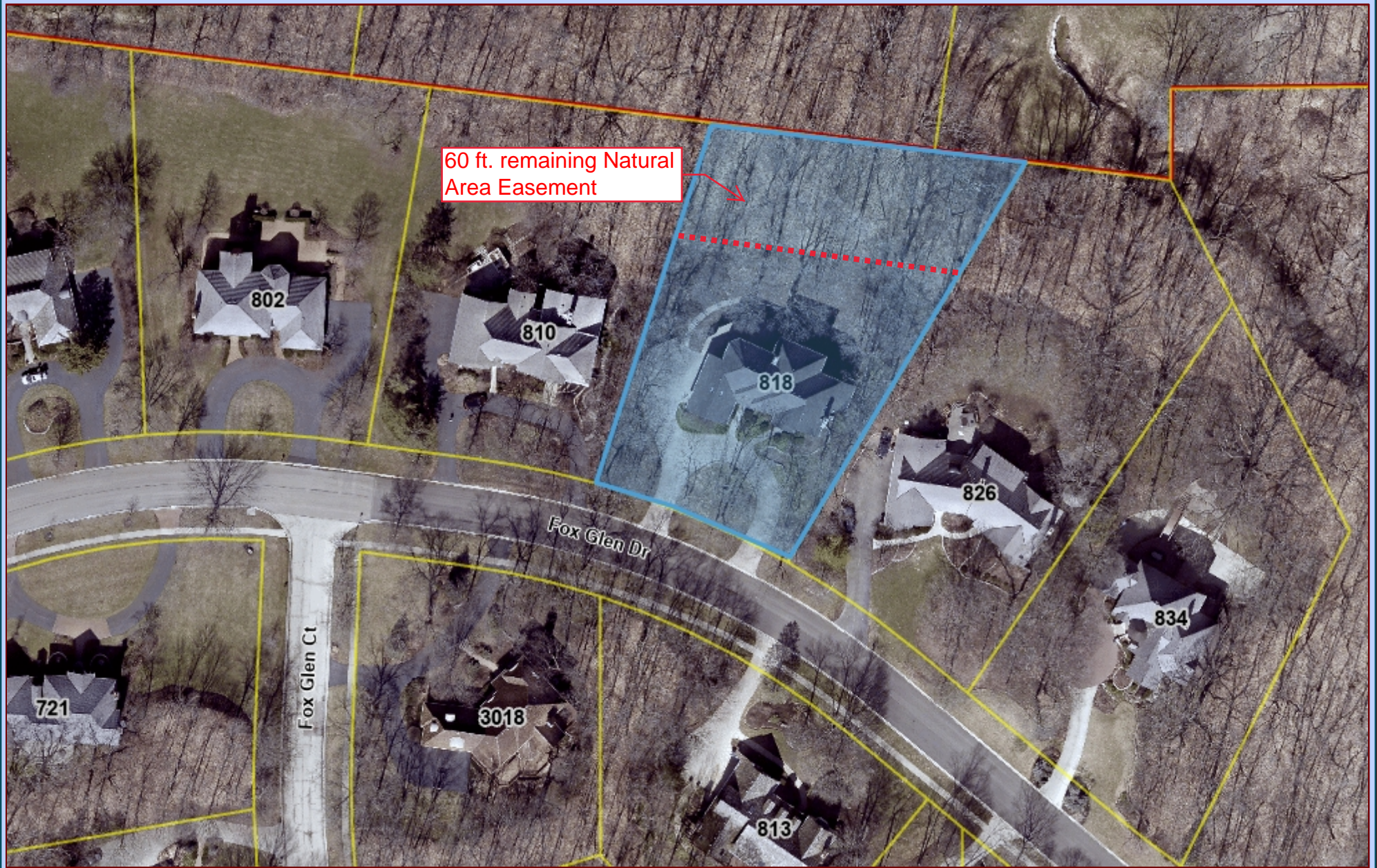
 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: IIC1
	Title:	Motion to Approve an Ordinance Amending the Natural Area Easement Provisions contained on the Plat of Subdivision for the Woods of Fox Glen Unit 1, Lot 13 (818 Fox Glen Drive).	
	Presenter:	Russell Colby, Community Development Director	
Meeting: City Council		Date: March 4, 2024	
Proposed Cost: N/A		Budgeted Amount: N/A	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p>On Feb. 12, 2024 Planning & Development Committee recommended approval of a reduction to the Natural Area Easement for 818 Fox Glen Drive, but only to a distance that would be adequate to accommodate the proposed improvements. The motion passed by a vote of 8-0.</p> <p>Based on the Committee direction, the applicant reviewed the location of the proposed improvements in more detail and determined that the improvements would fit with 40 ft., leaving a 60 ft. area at the rear of the lot as Natural Area Easement. Based on aerial photos of where wooded areas exist on the neighboring lots, staff believes the easement reduction request is reasonable and consistent with previous Natural Area Easement reduction requests approved in Woods of Fox Glen.</p> <p>The applicant has submitted a Plat of Amendment depicting the 40 ft. reduction to the Natural Area Easement. The rear 60 ft. of the lot will remain in easement.</p> <p>The Woods of Fox Glen Homeowners Association has reviewed the Plat of Amendment and the applicant's planned improvements. A representative of the HOA expressed support for the easement reduction via email on 2/23/24.</p>			
Attachments (please list):			
Aerial photo, Reduction request letter from P&D Committee, Ordinance Amending the Natural Area Easement for 818 Fox Glen Drive			
Recommendation/Suggested Action (briefly explain):			
Vote on the Ordinance.			



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: February 1, 2024 04:09 PM



0 41 81 Feet

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City of St. Charles
Ordinance No. 2024-M-

**An Ordinance Amending the Natural Area Easement Provisions contained on
the Plat of Subdivision for the Woods of Fox Glen Unit 1, Lot 13
(818 Fox Glen Drive)**

WHEREAS, the Plat of Subdivision for the Woods of Fox Glen Unit 1 was recorded in the office of the Kane County Recorder on July 14, 1988, as document number 1920702; and,

WHEREAS, the Plat of Subdivision for the Woods of Fox Glen Unit 1 contains Natural Area Easement Provisions that provide among other things, that “no owner of a record lot shall remove living trees or shrubs, grade, grub, excavate, fill or construct any structure of any kind on or within the area designated on the attached plat as “Natural Area Easement” except as may be approved in writing by the City of St. Charles”; and,

WHEREAS, Mr. Muhammad Choudhry has requested that the City of St. Charles modify the Natural Area Easement as it applies to his Lot, Lot 13 in Unit 1 of the Woods of Fox Glen, in order to provide for additional usable yard area, consistent with adjoining lots with the subdivision; and,

WHEREAS, the Natural Area Easement provisions provide that the City may approve changes in the Natural Area Easement;

WHEREAS, the City of St. Charles has determined that it is in the best interest of the City of St. Charles as well as the Owner that the requested amendment to the Natural Area Easement Provisions be permitted.

NOW, THEREFORE, BE IT ORDAINED BY THE City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

1. That the Natural Area Easement on Lot 13 in Unit 1 of the Woods of Fox Glen is hereby amended as shown in the Plat of Amendment attached hereto as Exhibit “A” and made a part hereof.
2. That all Ordinances and Resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.
3. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 4th day of March, 2024.

PASSED by the City Council of the City of St. Charles, Illinois, this 4th day of March, 2024.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 4th day of March, 2024.

Lora A. Vitek, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

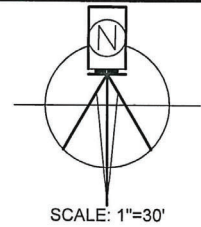
Abstain:

EXHIBIT "A"

Plat of Amendment

PLAT OF AMENDMENT D.F.L.S.

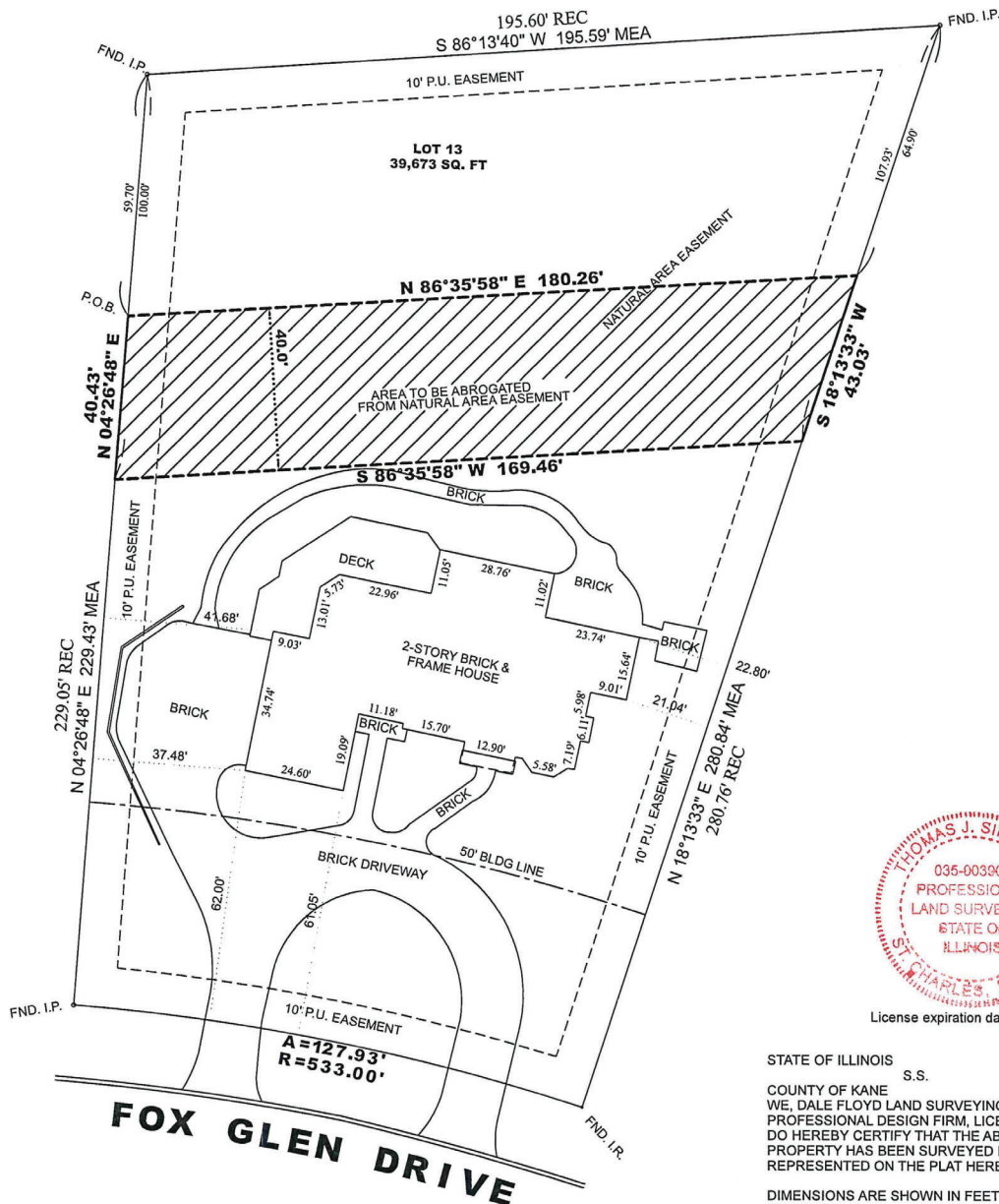
DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET



LOT 13 IN WOODS OF FOX GLEN UNIT ONE, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
COMMONLY KNOWN AS: 818 FOX GLEN DRIVE, ST. CHARLES, ILLINOIS

THE NATURAL AREA EASEMENT SHOWN ON THE RECORDED PLAT OF SUBDIVISION IS THE NORTH 100' OF LOT 13

PART OF NATURAL AREA EASEMENT TO BE ABROGATED:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13, THENCE SOUTH 04 DEGREES 26 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT, 59.70 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 35 MINUTES 58 SECONDS EAST, 180.26 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 18 DEGREES 13 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, 43.03 FEET TO THE SOUTHERLY LINE OF NATURAL AREA EASEMENT AS SHOWN ON THE WOODS OF FOX GLEN, UNIT 1 SUBDIVISION PLAT RECORDED AS DOCUMENT NO. 1920702; THENCE SOUTH 86 DEGREES 35 MINUTES 58 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 169.46 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 04 DEGREES 26 MINUTES 48 SECONDS EAST, ALONG SAID WEST LINE, 40.43 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, ILLINOIS



License expiration date 11-30-2024

STATE OF ILLINOIS S.S.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A
PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007094
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED
PROPERTY HAS BEEN SURVEYED IN THE MANNER
REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS
THEREOF.

GENEVA, ILLINOIS 2-19 A.D. 2024

Thomas J. Sieck, Jr.
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003908