

City of St. Charles
Ordinance No. 2023-Z-_____

**An Ordinance Granting Approval of a Final Plat of Subdivision for
Norway Maple Resubdivision (505 & 511 Prairie St.)**

WHEREAS, a petition to approve a Final Plat of Subdivision for Norway Maple Resubdivision was filed with the City of St. Charles (“City”) on or about October 19, 2023, by Avondale Custom Homes, property owner; and,

WHEREAS, the Plan Commission reviewed said petition in accordance with law and recommended approval on December 5, 2023; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the petition on December 11, 2023; 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 Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Plat of Subdivision for Norway Maple Resubdivision; dated 11/30/2023; prepared by Taurus Engineering LLC.

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

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 18th day of December 2023.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties,

Illinois this 18th day of December 2023.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois
this 18th day of December 2023.

Lora A. Vitek, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

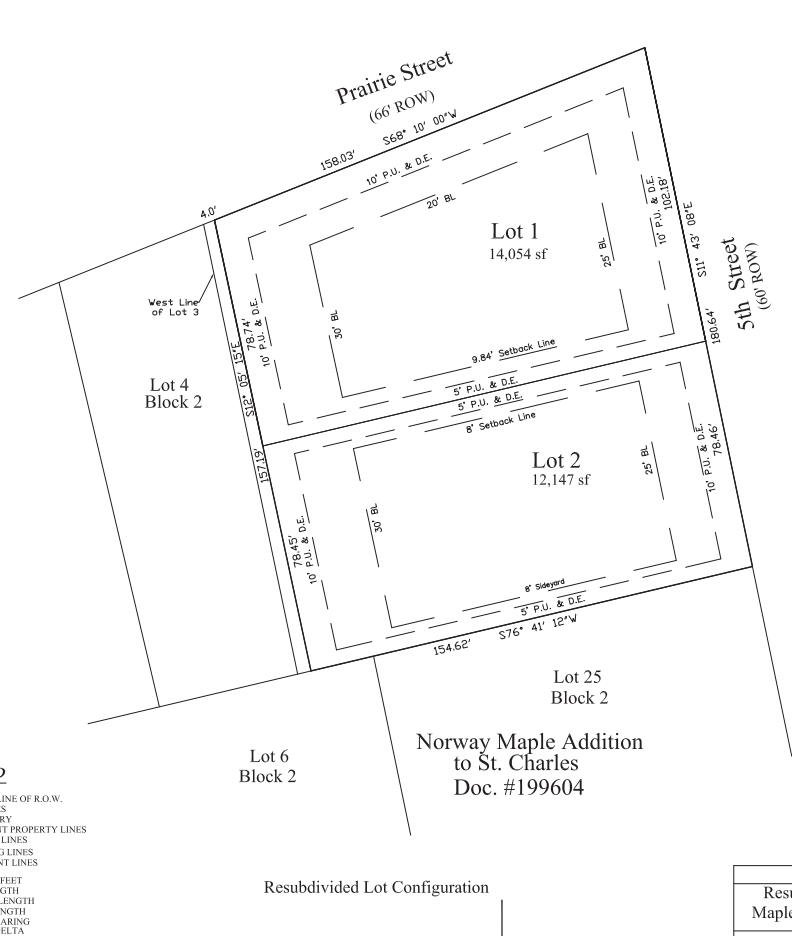
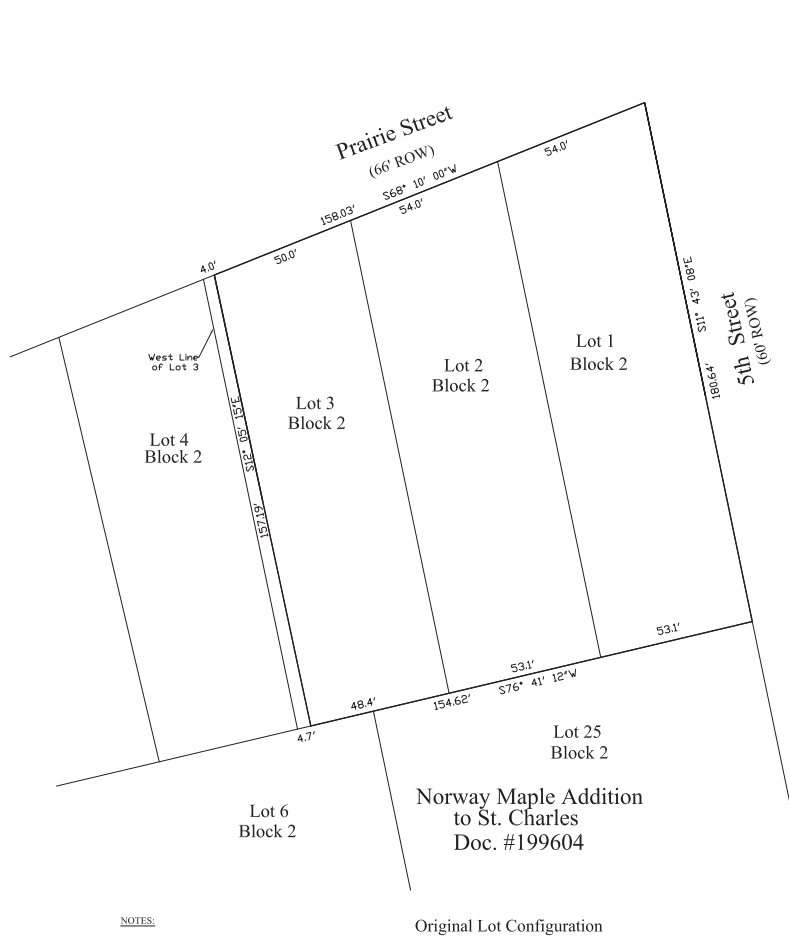
Date: _____

EXHIBIT "A"

PLAT OF SUBDIVISION

Plat of Resubdivision of Lots 1, 2 and part of Lot 3 in Norway Maple Addition to St. Charles

Being a Subdivision of part of the Southwest Quarter of the Northwest Quarter of Section 34 Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.



LEGEND

- CENTERLINE OF R.O.W.
 - LOT LINES
 - BOUNDARY
 - ADJACENT PROPERTY LINES
 - SECTION LINES
 - BUILDING LINES
 - EASEMENT LINES
-
- sf SQUARE FEET
 - L = ARC LENGTH
 - R = RADIUS LENGTH
 - C = CORD LENGTH
 - CB = CORD BEARING
 - D = CURVE DELTA
 - P.U.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - BL BUILDING LINE
 - FI FOUND IRON PIPE
 - SET CONCRETE MONUMENT
 - ⊠ SECTION CORNER

NOTES:

Interior lot corners shall be monumentated prior to the conveyance thereof. All monuments shall be set upon the completion of the construction operations but no later than 12 months after the recording of the plat of subdivision. 3/4 inch iron pipe stakes shall be placed at all lot corners and at all curve control points as permanent monuments from which future surveys may be made. All measurements are shown in feet and decimal parts of a foot.

Norway Maple Addition to St. Charles
Doc. #199604

Resubdivided Lot Configuration

Taurus Engineering, L.L.C.

5N557 Route 59
Bartlett, IL 60103
630-549-5506
tauruseng@taurusglobal.net

Final PLAT		
Resubdivisions of Norway Maple Addition to St. Charles		
August 28, 2023	Scale 1" = 20'	
Sheet Number: 1 of 2		
Prepared For:	Revision:	Date:
Avondale Custom Homes, Inc.	per City review	11-30-23
125 W 11th Avenue St. Charles, IL 60114		
Project #21-105		

PREPARED FOR:
Avalonide CustomHomes, Inc.
125 N 11th Avenue
St. Charles, IL 60174
Phone: 630-584-7106

PREPARED BY:
TAURUS ENGINEERING
5N557 Route 59
Bartlett, IL 60103
Phone: 630-549-5506

P.I.N. 09-34-157-003
09-34-157-004

Plat of Resubdivision of Lots 1, 2 and part of Lot 3 in Norway Maple Addition to St. Charles

Being a Subdivision of part of the Southwest Quarter of the Northwest Quarter of Section 34 Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.

Owner's Certificate

State of Illinois)
County of Kane) ss

This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he 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

Dated this ___ day of _____, A.D. 202__.

Notary Certificate

State of Illinois)
County of Kane) ss

I, _____, a notary Public in and for said County in the State aforesaid, do hereby certify that _____ who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as given under my hand and notarial seal.

This ___ day of _____, A.D., 2023.

My commission expires _____.

Notary Public _____

County Clerk's Certificate

State of Illinois)
County of Kane) ss

I, _____, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current 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 name and seal of the County Clerk at _____, Kane County, Illinois, this ___ day of _____, A.D., 2023.

By: _____
County Clerk

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, this ___ day of _____, A.D., 2023, at _____ o'clock ___ m., and recorded in Map Book _____, Page _____, as Document No. _____.

By: _____
County Recorder

City Council Certificate

State of Illinois)
County of Kane) ss

Approved and accepted this ___ day of _____, A.D. 2023.

City Council of City of St. Charles, Illinois.

By: _____
Mayor

Attest: _____
City Clerk

Plan Commission Certificate

State of Illinois)
County of Kane) ss

Reviewed by the Plan Commission of the City of St. Charles, Kane County, Illinois this ___ day of _____, A.D. 2023.

By: _____
Plan Commission Chairman

Attest: _____
Secretary

Certificate as to Special Assessments

State of Illinois)
County of Kane) ss

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the annexed plat.

Dated this ___ day of _____, A.D. 2023.

By: _____
Collector on Special Assessments

Director of Community Development

State of Illinois)
County of Kane) ss

I, _____, the Director of Community Development for the City of St. Charles, Kane County, Illinois, certify that the required improvements have been installed, or that the required guarantee bond has been posted for the completion of all required land improvements.

Dated this ___ day of _____, A.D. 2023.

Director of Community Development _____

Public Utility Easement Provisions:

A perpetual easement is hereby granted to the City of St. Charles, Kane County, Illinois, its successors and assigns, over, upon, across, through and under those portions of the above described real estate designated Public Utility Easement on this plat, for the purpose of installing, laying, constructing, operating, maintaining, repairing, renewing and replacing: watermains, sanitary sewer lines, storm sewer lines, street light cables and any other Village utilities, together with all appurtenant structures, including, but not limited to: manholes, wet wells, lift stations, fire hydrants, valve vaults, street lights and any and all other fixtures and equipment required for the purpose of serving the above described real estate with water service, sanitary sewer service, storm water collection, street lighting and other municipal services and for the purpose of providing ingress to and egress from the property shown hereon for emergency vehicles of any and all types whatsoever. In no event shall any permanent building(s) be placed upon the said easement areas, but the easement areas may be used for gardens, shrubs, landscaping and other such purposes that do not, and will not in the future, interfere unreasonably with the easement rights herein granted to the City of Geneva.

A non-exclusive easement is also hereby reserved for and granted to Ameritech, Northern Illinois Gas Company, Comcast, other public utilities, and holders of existing franchises granted by the City of Geneva, Illinois, and their respective successors and assigns within the areas shown on the plat as "Public Utility Easement" to construct, install, reconstruct, repair, remove, replace, inspect, maintain, and operate underground transmission and distribution systems and lines under the surface of the "Public Utility Easement", including without limitation telephone cables, gas mains, electric lines, and cable together with the right of access thereto for the personnel and equipment necessary and required for such uses and purposes, and together with the right to install required service connections under the surface of each lot to serve improvements thereon.

DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS TO HAVE THE RIGHT, BUT NOT THE DUTY, TO INSTALL AND MAINTAIN SURFACE DRAINAGE, SUBSURFACE DRAINAGE AND/OR STORM SEWERS, WITH ALL NECESSARY MANHOLES, CONNECTIONS, AND OTHER APPURTENANCES IN, UPON, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF PROVIDING, INSTALLING AND MAINTAINING SURFACE DRAINAGE, SUBSURFACE DRAINAGE AND STORM SEWER SERVICE TO THE PUBLIC IN GENERAL, TOGETHER WITH THE RIGHT TO, BUT NOT THE DUTY, ENTER UPON THE SAID EASEMENT AT ALL TIMES FOR ANY AND FOR ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH SUCH STORM SEWERS AND/OR DRAINAGE. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR DRAINAGE AND STORM SEWER PURPOSES INCLUDING ANY PURPOSES APPROVED BY THE CITY OF GENEVA WITH THIS DEVELOPMENT PLAN.

PLEASE RETURN RECORDED MYLAR TO:
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Drainage Overlay Certificate

State of Illinois)
County of Kane) ss

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this ___ day of _____, 2023.

Raymond G. Ulrich
Raymond G. Ulrich

Design Engineer _____

Owner or Attorney _____

Surveyor Certificate

This is to certify that I, Raymond G. Ulrich, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted for the Owners thereof the following parcels of land that are located in the Southwest Quarter of the Northeast Quarter of Section 34, Township 39 North, Range 8 East of the Third Principal Meridian, described as follows:

Lots 1, 2 and the Easterly 50 feet of Lot 3 (measured along the Northerly line) in Block 2 of Norway Maple Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.

Total Area of Survey = 26,201 square feet (0.6015 Acres) more or less.

I further certify that iron stakes have been set at all lot corners, points of curvature and tangency, except where concrete monuments are indicated, and that the plat hereon drawn correctly represents said survey and subdivision. Dimensions are given in feet and decimal parts thereof.

I further certify that the foregoing property falls within the corporate limits of the City of St. Charles, and I further certify that no part of the property covered by this subdivision is located within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency per Flood Insurance Rate Map, Community Panel Number 17089C0264H, effective date August 3, 2009.

Dated at Bartlett, Illinois, this 22nd day of November, 2023.

Raymond G. Ulrich
Raymond G. Ulrich

Illinois Land Surveyor Number: #2674

