City of St. Charles, Illinois Ordinance No. 2024-Z-

An Ordinance Granting Approval of a Final Plat of Subdivision for 1416 Indiana Avenue Subdivision

WHEREAS, a petition to approve a Final Plat of Subdivision for 1416 Indiana Avenue Subdivision was filed with the City of St. Charles ("City") on or about January 26, 2024, by Bob Rasmussen (the "Applicant"); and,

WHEREAS, the Plan Commission reviewed said petition in accordance with law and recommended approval on April 2, 2024; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the petition on April 8, 2022; and,

WHEREAS, the City Council of the City of St. Charles received the recommendation of 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:
 - 1416 Indiana Avenue Subdivision; ASM Consultants, Inc.; revisions dated 3/4/2024
- 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 15th day of April 2024.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this $15^{\rm th}$ day of April 2024.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 15 th day of April 2024.	
	Lora A. Vitek, Mayor
Attest:	
Nancy Garrison, City Clerk	
Vote:	
Ayes:	
Nays:	
Absent:	
Abstain:	
Date:	

EXHIBIT "A" PLAT OF SUBDIVISION

1416 INDIANA AVENUE SUBDIVISION

City of St. Charles, Kane County, Illinois

BEING A RESUBDIVISION OF PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER 09-26-352-002



BEARINGS SHOWN HEREON ARE ASSUMED

LEGEND SUBDIVISION BOUNDARY LINE LOT LINE / PROPERTY LINE ___ CENTER LINE - EVISTING LOT LINE 3/4" IRON PIPE TO BE SET P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED ACCESS EASEMENT HEREBY GRANTED STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

EXISTING ZONING CLASSIFICATION

TOTAL AREA OF SUBDIVISION 33,080 Square Feet OR 0.759 Acres

TOTAL AREA OF PROPOSED EASEMENTS ccess Easement = 8.898 Square Fee Public Utility & Drainage Easement (P.U. & D.E.) = 7,148 Square Feet

All measurements are shown in feet and fecimal parts thereof. Dimensions enclosed with () are record data. All other dimensions are measured or record equals measured.

OWNER



STORMWATER DETENTION EASEMENT PROVISIONS

STORMWATER DETENTION ASSEMBLY REQUISIONS

A PERMANENT NON-EXCLUSINE SEASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES
AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH
THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON
THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,
INSPECTING, OPERATING, REPLEXING, ALIERTING, ENLAWORD, REPOYING,
THE AREAS SHOWN REPOYING, REPREVING, ALIERTING, ENLAWORD,
REPOYING, THE STORM SHOWN REPOYING THE STORM SHOWN REPOYING,
THE DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIESS, CONNECTIONS, CATCH
BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO
FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED
HEREIN FOR THE RECESSARY PESSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE AROVE
CONSENT FROM THE CITY OF ST. CHARLES, THE RESPONSIBILITY OF MAINTAININGTHE RIGHT
CONSENT FROM THE CITY OF ST. CHARLES, THE RESPONSIBILITY OF MAINTAININGTATORS,
SUCCESSORS AND ASSIGNS OF THE LANDOWNERS, NO PESSON SHALL DESTROY OR ROGBITY
MOITTEN APPROAL FROM THE CITY OF ST. CHARLES, THE HERES, EXCELLINGS, ADMINISTRATORS,
SUCCESSORS AND ASSIGNS OF THE LANDOWNERS, NO PESSON SHALL DESTROY OR ROGBITY
MOITTEN APPROAL FROM THE CITY OF ST. CHARLES, THE HERES, PECALCHINGS, ADMINISTRATORS,
SUCCESSORS AND ASSIGNS OF THE LANDOWNERS, NO PESSON SHALL DESTROY OR ROGBITY
MOITTEN APPROAL FROM THE CITY OF ST. CHARLES, THE CITY SHALL MAY THE RESPONSIBLY
NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED
ACTIVITIES.

EXISTING BUILDING

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE PERMARIN NON-EXCLUSIVE ASSEMBNTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, JUNDI, ARCIOSCO, OVER, LUMER AND HOLOGIST HE AREAS SKOWIN BY CITY OF ST. CHARLES, IN, JUNDI, ARCIOSCO, OVER, LUMER AND HOLOGIST HE AREAS SKOWIN BY HEREBOND BRAWN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER HEREBOND BRAWN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER ALSO HEREBY GRANTED TO SAID CITY OF ST. CHARLES, THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY OF ST. CHARLES, THE RIGHT IS ALSO HEREBY GRANTED TO SAID CHARLES AND THE AREA STATE AND

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

LOT

PUBLIC UTILITY AND DRAINING EASEMENT ROUVISIONS
A PERMANENT NOF-EXCLUSIVE LEASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER TRANCHISE GRANTING THEM EASEMENT AND THE STREET OF A STREET, AND THE STREET, APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH RETENTION, WATER MAINS AND ANY AND ALL MANIBLES, HORBARTS, PIPES, CONNECTIONS, CATCHI BASHIS, BUPFLAGO BORES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE AND CROSS THE BEAL ESTATE PLATTED HEEDIN FOR THE NECESSARY PRESONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ADDRESS WORK, THE PERMANENT NON-EXCLUSIVE SEASMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERSURPED AND UNIMPREDED CONVEYANCE, FLOW AND RUNGHOF OF SUBFRACE STORM WATER ACROSS AND UPON THE AREAD SECRETATED ON THIS PLAT AS DRAIMAGE DASFERNIT. THE RIGHT IS HEREBY CANATION TO SAID GRANTES DESIGNATED ON THIS PLAT AS DRAIMAGE DASFERNIT. THE RIGHT IS PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. INSTALATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. ON PERMANENT BUILDINGS, TREES, CARDENS, SHRING, OR BERNING SHALL BE PLACED ON OR IN SAID EASEMENTS, EXCEPT AS ARROWED BY THE CITY OF ST. CAMBLE, BUT THE DESPERTY RADES MAY BE USED USED. THE DESPERTY RADES MAY BE USED USES AND RECEIVED THE DESPERTY RADES MAY BE USED. THE DESPERTY RADES MAY BE USED. THE DESPERTY RADES MAY BE USED. THE PROPERTY OF ST. CHARLES SO AS NOT TO USES AND RECEIVED THE PROPERTY OF ST. CHARLES SO AS NOT TO THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AST TO DESIGN AND LOCATION, AND ALL OTHER INSTALATIONS ARE SUBJECT TO THE GOODMANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEES IN THE EXERCISE OF ITS EASEMENT REGREGATION.

GRANTED HEARIN, THE GRANTEES SHALL HAVE NO DIGITATION WITH RESPECT TO SURPACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING. ANY SICH WORK, TO BRACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DERRIS, AND LEAVE THE AREA IN GENERALLY CLEARN AND WORKPRAILER CONDITION.

OWNER'S CERTIFICATE

COUNTY OF KANE

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

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 LIMIT OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

TRIPLE R-214, LLC

DATED THIS DAY OF A.D. 20

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF KANE

I, ____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ______, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAT IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS SS

ACCEPTED AND APPROVED BY ______, AS PILLINOIS, THIS _____ DAY OF, A.D., 20_

ATTEST:

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS SS

CITY OF ST. CHARLES PLAN COMMISSION.

PLAN COMMISSION CHAIRMAN CITY COUNCIL CERTIFICATE

APPROVED, AND ACCEPTED THIS _____ DAY OF _ CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.

ATTEST: ______CITY CLERK

SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF KANE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOS BY THE FEDRAL MERGENCY WANAGEMENT ACENTY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C02661, DATED JULY 20, 2021.

TILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003342

LICENSE EXPIDES NOVEMBED 30, 2024

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF KANE

. DO HEREBY CERTIFY THAT THE

DATED AT ST. CHARLES, ILLINOIS, THIS ___ DAY OF _

DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE AS TO SPECIAL ASSESSMENTS STATE OF ILLINOIS SS

I, , , DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT ST. CHARLES, ILLINOIS, THIS ____DAY OF ____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS COUNTY OF KANE

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT GENEVA, ILLINOIS, THIS

KANE COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF KANE

THIS IS TO CERTIFY THAT I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROFERTY:

THAT PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS

THAT PART OF VACATED INDIAMA AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MORTHMEST CORNER OF SADIB DLOCK 5; THENCE SOUTH ALDING
THE WESTERLY LINE OF SADIB BLOCK AND SAID WEST LINE EXTENDED 131.5 FEET TO
A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERS (OV, PACASINED AT RIGHT
OF SADID PARALLEL LINE AND SADID LINE EXTENDED TO THE EXISTERY LINE OF SADID
SADID PARALLEL LINE AND SADID LINE EXTENDED TO THE EXISTERY LINE OF SADID
DISCOX 5; THENCE NORTHERLY ALDING SADID PARTERLY LINE TO THE NORTHERAST
CORNER THEREOF. THENCE NORTHERLY ALDING SADID NORTHERIX LINE 344.4 FEET
TO THE FORM TO BEGINNING, IN THE CITY OF ST CHARES, KAME COUNTY, ILLINO IS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND PLAT. ALL DISTANCES ARE SHOWN IN FET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING DESCRIBED TRACT IS LOCATED WITHIN

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF FEBRUARY, A.D. 2024.

Preliminary

LICENSE EXPIRES NOVEMBER 30, 2024

Revised 3-4-24 per City Comments dated 2-22-24



ASM Consultants, Inc.

PREPARED FOR

County Engineers Inc.

0N406 Dooley Drive Geneva, IL 60134