

City of St. Charles
Ordinance No. 2024-Z-_____

**An Ordinance Granting Approval of a Final Plat of Consolidation for
3925 Stern Ave.**

WHEREAS, a petition to approve a Final Plat of Consolidation for 3925 Stern Ave. was filed with the City of St. Charles (“City”) on or about November 1, 2023, Bryan McCusker property owner; and,

WHEREAS, the Plan Commission reviewed said petition in accordance with law and recommended approval on February 21, 2024; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the petition on March 11, 2024; 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 Consolidation for 3925 Stern Ave.; dated 10/10/2023; prepared by Jacob & Hefner Associates

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 March 2024.

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

Illinois this 18th day of March 2024.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois
this 18th day of March 2024.

Lora A. Vitek, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

EXHIBIT "A"

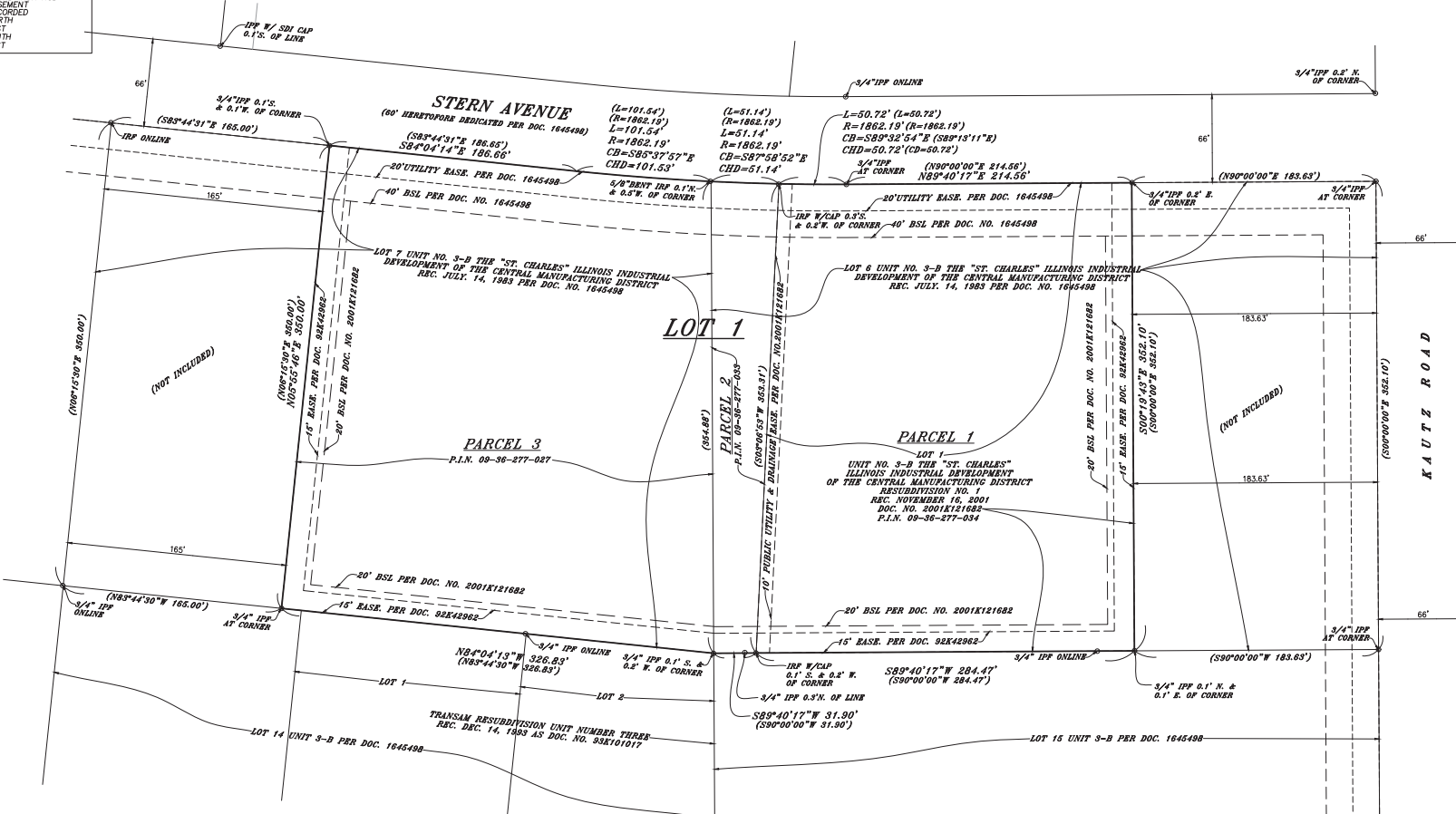
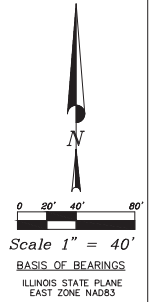
PLAT OF CONSOLIDATION

STERN AVENUE CONSOLIDATION SUBDIVISION

P.L.N. NUMBERS:
 09-36-277-034 (PARCEL 1)
 09-36-277-033 (PARCEL 2)
 09-36-277-027 (PARCEL 3)

NOTES:
 (100.00') DENOTES RECORD DIMENSIONS
 100.00' DENOTES MEASURED DIMENSIONS
 DOC. NO. DENOTES DOCUMENT NUMBER
 P.L.N. DENOTES PARCEL INDEX NUMBER
 SEC. DENOTES SECTION
 L DENOTES ARC LENGTH
 R DENOTES RADIUS
 CB DENOTES CHORD BEARING
 CHD DENOTES CHORD DISTANCE
 BSL DENOTES BUILDING SETBACK LINE
 IFF DENOTES FOUND IRON PIPE
 EASE. DENOTES EASEMENT
 REC. DENOTES RECORDED
 N DENOTES NORTH
 E DENOTES EAST
 S DENOTES SOUTH
 W DENOTES WEST

BEING A CONSOLIDATION OF ALL OF LOT 1 OF THE PLAT OF RESUBDIVISION OF UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF LOT 6 IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 2001 AS DOCUMENT 2001K121682, IN KANE COUNTY, ILLINOIS, TOGETHER WITH A PART OF LOT 6 AND A PART OF LOT 7 IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF ALL OF LOT 1, A PART OF LOT 2 AND ALL OF LOTS 18 AND 19 IN UNIT NO. 3-A, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1983, AS DOCUMENT 1645498, ALL IN KANE COUNTY, ILLINOIS.



- NOTES:
- 1) 5/8" x 24" IRON RODS WITH YELLOW CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - 3) LAND AREA OF LOT 1 = 219,257 SQUARE FEET OR 5.033 ACRES MORE OR LESS.

JACOB & HEFFNER ASSOCIATES, INC.
 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
 PHONE: (630) 483-4600, FAX: (630) 483-4601
 www.jacobandheffner.com
 Illinois Professional Design Firm
 License No. 104963073 Exp. 4/30/25

Survey No.:	HO76
Ordered By:	FCL BUILDERS
Description:	PLAT OF CONSOLIDATION
Date Prepared:	NOVEMBER 6, 2023
Scale:	1" = 40'
Field Note:	MJLS
Prepared By:	SCYFW

BY: JACOB & HEFFNER ASSOCIATES, INC. (CONSOLIDATED) (MCS) Plat of Consolidation

P.L.N. NUMBERS:
 09-36-277-034 (PARCEL 1)
 09-36-277-033 (PARCEL 2)
 09-36-277-027 (PARCEL 3)

STERN AVENUE CONSOLIDATION SUBDIVISION

BEING A CONSOLIDATION OF ALL OF LOT 1 OF THE PLAT OF RESUBDIVISION OF UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF LOT 6 IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 2001 AS DOCUMENT 2001K121682, IN KANE COUNTY, ILLINOIS, TOGETHER WITH A PART OF LOT 6 AND A PART OF LOT 7 IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF ALL OF LOT 1, A PART OF LOT 2 AND ALL OF LOTS 18 AND 19 IN UNIT NO. 3-A, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1983, AS DOCUMENT 1645498, ALL IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE
 STATE OF _____)
) SS
 COUNTY OF _____)

THIS IS TO CERTIFY THAT BRADLEY D. LEGARE AND FREDERICK P. STROBL, JR. ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, CONSOLIDATED, PLATTED, AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE NOTARIZED STATEMENT CONCERNING THE SCHOOL DISTRICT STATEMENT TO BE SUBMITTED SIMULTANEOUSLY WITH THE STERN AVENUE CONSOLIDATION SUBDIVISION, IN KANE COUNTY, ILLINOIS.

TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING DISTRICT(S):

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

DATED THIS _____ DAY OF _____, 2023.

OWNER ADDRESS:
 3923 STERN AVENUE
 ST. CHARLES, IL 60174

BY: _____
 BRADLEY D. LEGARE

BY: _____
 FREDERICK P. STROBL, JR.

NOTARY CERTIFICATE
 STATE OF _____)
) SS
 COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT BRADLEY D. LEGARE AND FREDERICK P. STROBL, JR., PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

BY: _____ NOTARY PUBLIC COMMISSION EXPIRES _____

PLAN COMMISSION CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)
 APPROVED THIS _____ DAY OF _____, 2023, A.D.
 CITY OF ST. CHARLES PLAN COMMISSION
 _____ CHAIRMAN

CITY COUNCIL CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)
 APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2023.
 CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,
 BY _____ MAYOR
 ATTEST _____ CITY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS
 STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)
 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 PLAT.
 DATED AT THE CITY OF ST. CHARLES, THIS _____ DAY OF _____, A.D. 2023.
 BY _____ COLLECTOR OF SPECIAL ASSESSMENTS

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT
 STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)
 I, _____ DO HEREBY CLARIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.
 DATED AT THE CITY OF ST. CHARLES,
 THIS _____ DAY OF _____, A.D. 2023.
 DIRECTOR OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003535, HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: ALL OF LOT 1 OF THE PLAT OF RESUBDIVISION OF UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF LOT 6 IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 2001 AS DOCUMENT 2001K121682, IN KANE COUNTY, ILLINOIS.

PARCEL 2: ALL OF LOT 6 IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF ALL OF LOT 1, A PART OF LOT 2 AND ALL OF LOTS 18 AND 19 IN UNIT NO. 3-A, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1983, AS DOCUMENT 1645498, IN KANE COUNTY, ILLINOIS, EXCEPTING THE EASTERN 183.63 FEET THEREOF, AND ALSO EXCEPTING THEREFROM ALL OF LOT 1 OF THE PLAT OF RESUBDIVISION OF UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF LOT 6 IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 2001 AS DOCUMENT 2001K121682, IN KANE COUNTY, ILLINOIS.

PARCEL 3: ALL OF LOT 7 IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF ALL OF LOT 1, A PART OF LOT 2 AND ALL OF LOTS 18 AND 19 IN UNIT NO. 3-A, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1983, AS DOCUMENT 1645498, EXCEPTING THE WESTERN 165.00 FEET THEREOF, ALL IN KANE COUNTY, ILLINOIS.

CONSOLIDATING THE SAME INTO ONE LOT AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX HAVING A MAP NUMBER OF 170890270H FOR KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, THE SUBJECT TRACT FALLS WITHIN PANEL NUMBER 170890270H. ACCORDING TO THIS MAP INDEX SHEET, WHICH HAS A MAP REVISION DATE OF JULY 20, 2021, PANEL NUMBER 170890270H WAS NOT PRINTED, NO SPECIAL FLOOD HAZARD AREAS EXIST.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS 6TH DAY OF NOVEMBER, 2023.

TIMOTHY G. WOLFE
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003535
 JACOB & HEFNER ASSOCIATES, INC.
 MY LICENSE EXPIRES NOVEMBER 30, 2024



RETURN RECORDED MYLAR TO:
 CITY OF ST. CHARLES
 2 EAST MAIN STREET
 ST. CHARLES, IL 60174

Survey No.:	H076
Ordered By:	FCL BUILDERS
Description:	PLAT OF CONSOLIDATION
Date Prepared:	NOVEMBER 6, 2023
Scale:	1" = 40'
Field Book:	MJLJS
Prepared By:	SCYEW

SHEET 2 OF 2