



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IM

Title: Motion to Approve and Execute an Acceptance Resolution for Public Utilities for the Anthony Place Development (Prairie Centre senior affordable units).

Presenter: Russell Colby

Meeting: City Council- New Business Date: July 20, 2020

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

**Executive Summary** *(if not budgeted please explain):*

Public sanitary sewer and appurtenances were constructed by the developer to service the improvements for the Anthony Place development.

Said utilities have undergone and passed all required testing. Developer has resolved all punchlist items and submitted record drawings.

**Attachments** *(please list):*

- Acceptance Resolution
- Bill of Sale
- Exhibit

**Recommendation/Suggested Action** *(briefly explain):*

Staff recommends approval and execution of an acceptance resolution.

(Sanitary Sewer)

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

**ACCEPTANCE RESOLUTION**

**Subdivision Name: Anthony Place (Lot 2- St. Charles Prairie Centre  
Resubdivision No. 1)**

**Whereas** Anthony Place St. Charles L.P., the Developer of Anthony Place, constructed public sanitary sewer and appurtenances in easements as described in the attached exhibits in the aforesaid Subdivision; and

**Whereas**, the Developer has constructed public sanitary sewer and appurtenances in accord with the plans and specifications, heretofore approved by the City of St. Charles; and

**Whereas**, the constructed public sanitary sewer and appurtenances 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 public sanitary sewer and appurtenances. 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 \_\_\_\_\_, 2020, and APPROVED by the Mayor of said City of St. Charles, this \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that Anthony Place St. Charles, LP ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of a Public Sanitary Sewer Systems and appurtenances, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibit "A".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise the Public Sanitary Sewer Systems and appurtenances by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

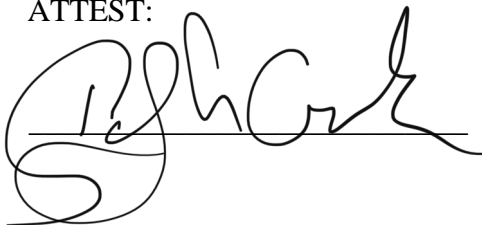
IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at

343 Wainwright Drive, Suite B, Northbrook, Illinois 60062, this 20th day of May, 2020.

Anthony Place St. Charles, an Illinois limited partnership

By GC Housing Development St. Charles, LLC, an  
Illinois limited liability company, its managing general  
partner

ATTEST:

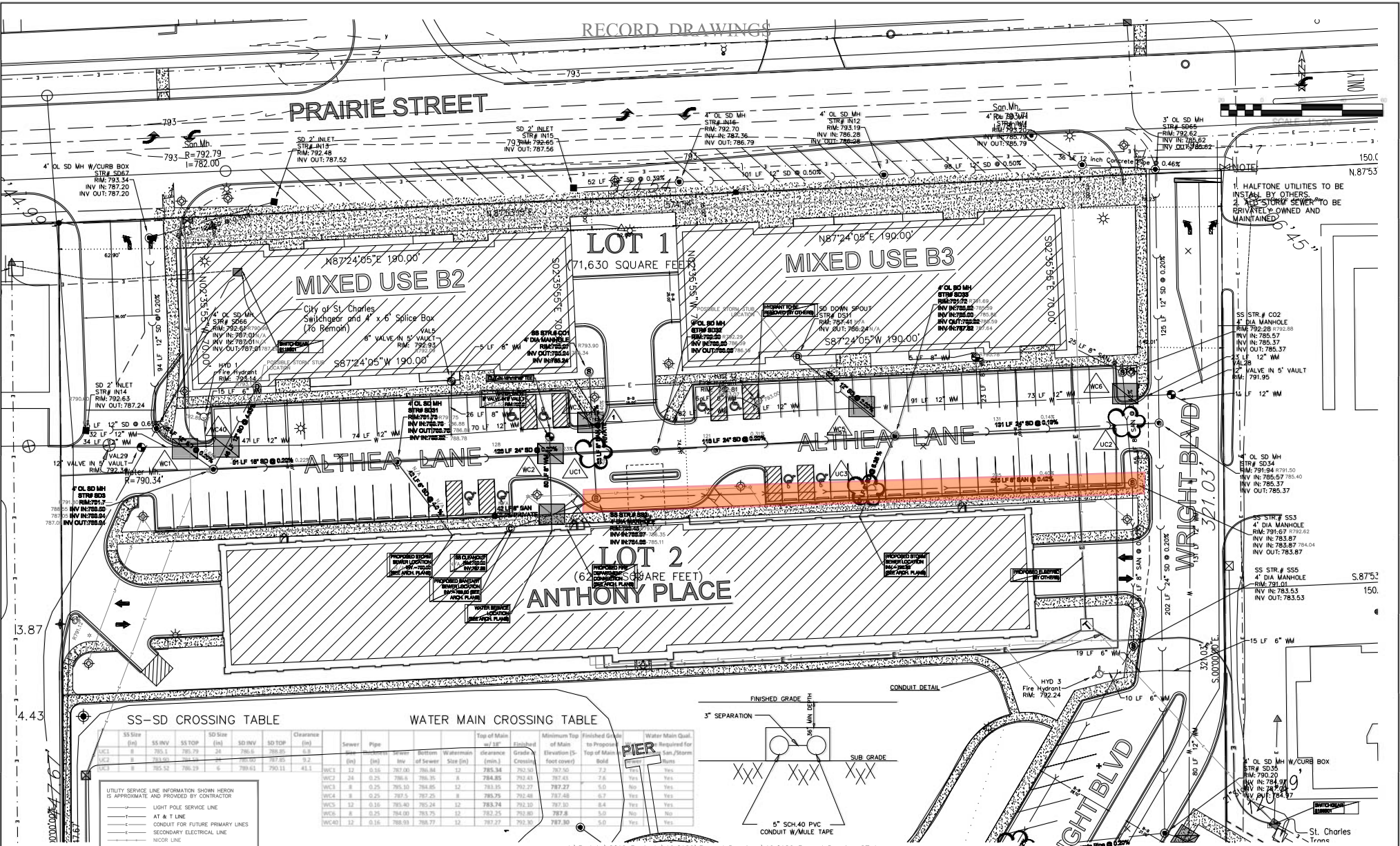


A handwritten signature in black ink, appearing to be 'S. H. Crane', written over a horizontal line.

By   
Jeffrey D. Crane, its Manager

# EXHIBIT A - Public Sanitary Sewer

RECORD DRAWINGS



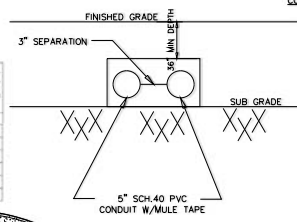
- NOTE
1. HALFTONE UTILITIES TO BE INSTALLED BY OTHERS
  2. ALL STORM SEWERS TO BE PRIVATELY OWNED AND MAINTAINED

**SS-SD CROSSING TABLE**

SS Size (in)	SS INV	SS TOP	SD Size (in)	SD INV	SD TOP	Clearance (in)
18" x 18"	795.1	795.29	24"	795.0	798.00	2.71
18" x 18"	793.00	793.19	30"	792.75	795.75	3.56
18" x 18"	795.12	795.31	36"	794.91	797.91	4.41

**WATER MAIN CROSSING TABLE**

Sewer Pipe	Depth (ft)	Watermain Size (in)	Watermain Depth (ft)	Minimum Top of Main Elevation (5'-feet cover)	Finished Grade to Top of Main	Clearance	Water Main Qual. (Yes/No)
SWC12	12	12	12	797.50	797.50	0.0	Yes
SWC24	24	12	12	798.54	797.43	1.11	Yes
SWC36	36	12	12	799.58	797.27	2.31	Yes
SWC48	48	12	12	800.62	797.11	3.51	Yes
SWC60	60	12	12	801.66	769.68	3.98	Yes
SWC72	72	12	12	802.70	797.52	5.18	Yes
SWC84	84	12	12	803.74	797.36	6.38	Yes
SWC96	96	12	12	804.78	797.20	7.58	Yes
SWC108	108	12	12	805.82	797.04	8.78	Yes
SWC120	120	12	12	806.86	796.88	9.98	Yes



PREPARED FOR:  
**ANTHONY PLACE, ST. CHARLES, LP**  
 343 WAINWRIGHT DRIVE  
 NORTHBROOK, IL 60062

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Establishment - Project Feasibility  
 4320 Winfield Drive - Suite 200 Warrenville, Illinois 60555  
 P: 630-300-0933 F: 630-624-0520

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	9-7-2018	ADDED SANITARY SEWER PER OWNERS COMMENTS			
2	11-04-18	CHANGES MADE PER CITY AND WRK COMMENTS			
3	2-2-19	CHANGES MADE PER CITY COMMENTS DATED 1-14-2019			

**UTILITY DESIGN**

**ANTHONY PLACE AT PRAIRIE CENTRE**

FILE NAME: UTILITY DESIGN    DESGN BY: ESM    JOB NO: 19-0129-SD    PLD BK:    SHEET NO: C7 of C14  
 DISC NAME:    DRN BY: TWA    DATE: 8-26-2018    SCALE: 1"=20'