

City of St. Charles, Illinois

Ordinance No. 2018-Z-15

**An Ordinance Granting Approval of a Final Plat of
Subdivision for St. Charles Prairie Centre
Resubdivision No. 1.**

**Adopted by the
City Council
of the
City of St. Charles
July 16, 2018**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, July 23, 2018**



City Clerk

(S E A L)



City of St. Charles, Illinois
Ordinance No. 2018-Z- 15

**An Ordinance Granting Approval of a Final Plat of Subdivision for
St. Charles Prairie Centre Resubdivision No. 1**

WHEREAS, a petition to approve a Final Plat of Subdivision for St. Charles Prairie Centre Resubdivision No. 1 was filed with the City of St. Charles ("City") on or about July 2, 2018, by Shodeen Group, LLC, applicant; and,

WHEREAS, the Plan Commission reviewed said petition in accordance with law and recommended approval on June 19, 2018; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the petition on July 9, 2018; 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 Final Plat of Subdivision for St. Charles Prairie Centre Resubdivision No. 1, 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 & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code, and contingent upon signature of the Final Plat of Subdivision by the City of Geneva:

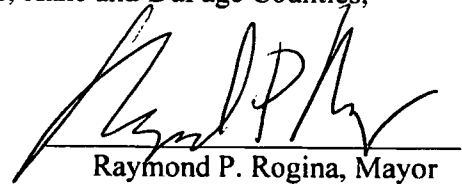
- Final Plat of Subdivision of St. Charles Prairie Centre Resubdivision No. 1; Compass Surveying Ltd.; last revisions dated 6/12/18

2. 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.

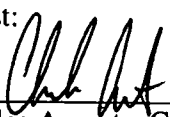
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of July, 2018.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of July, 2018.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,
Illinois this 16th day of July, 2018.


Raymond P. Rogina, Mayor

Attest:


Charles Amenta, City Clerk

Vote:

Ayes: 10

Nays: 0

Absent: 0

Abstain: 0

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

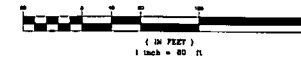


EXHIBIT "A"

**FINAL PLAT OF SUBDIVISION
(2 pages)**

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS

GRAPHIC SCALE



1



O.D.P. = OUTSIDE DIAMETER IRON PIPE
N.E.A. = NON EASEMENT AREA
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

SUBDIVISION BOUNDARY LINE
 ADJACENT LAND PARCEL LINE
 LOT LINE
 EASEMENT LINE
 CENTERLINE
 BUILDING SETBACK LINE
 SECTION LINE

- SET 7/8" O.D.I.P.
UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT
UNLESS OTHERWISE NOTED
- SET CROSS IN CONCRETE
UNLESS OTHERWISE NOTED

ALL BEARINGS SHOWN HEREON ARE
REFERENCED TO THE ILLINOIS STATE
PLANE COORDINATE SYSTEM, NAD83
(2011 ADJUSTMENT), EAST ZONE.

1. A BLANKET UTILITY AND DRAINAGE EASEMENT AND CITY FIRE LANE AND PUBLIC PROTECTION EASEMENT IS GRANTED OVER ALL OF LOT 5 (EXCEPT OVER EXISTING AND FUTURE BUILDINGS) IN UNDERLYING ST. CHARLES PRAIRIE CENTRE SUBDIVISION RECORDED AS DOCUMENT NUMBER 2018K015395.
2. BLANKET UTILITY AND DRAINAGE EASEMENT, ACCESS EASEMENT AND CITY FIRE LANE AND PUBLIC PROTECTION EASEMENT IS GRANTED OVER THE ENTIRE SUBDIVISION (EXCEPT FOR BUILDINGS AND PUBLIC ROADS) IN UNDERLYING ST. CHARLES PRAIRIE CENTRE SUBDIVISION RECORDED AS DOCUMENT NUMBER 2018K015395. SHOWING ON PLAT CENTER PLAT CITY OR CITY ORIGINANCE 27071-Z-15 OR CITY APPROVED BUILDING LOCATIONS.

LOT 1	71,630 SQUARE FEET	OR 1.644 ACRES
LOT 2	62,178 SQUARE FEET	OR 1.427 ACRES
GROSS AREA	133,808 SQUARE FEET	OR 3.071 ACRES
	(TO HEAVY LINES)	
	(BASED ON MEASURED VALUES)	

FINAL PLAT OF RESUBDIVISION
ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 1

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE LOT 1

OWNER'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT _____ IS THE
OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS
CAUSED THIS SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES
AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY
ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE TITLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE
BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE
LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

DATED AT _____

THIS _____ DAY OF _____ A.D. 20____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE LOT 1

STATE OF _____ } SS
COUNTY OF _____ }

I, _____ A NOTARY PUBLIC IN THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____
(TITLE)

OF _____ (COMPANY), WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE
FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES
AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF
SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE LOT 1

STATE OF ILLINOIS } SS
COUNTY OF _____ }

PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AS MORTGAGEE UNDER

AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY,

ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO

RECORDING OF THE SUBDIVISION HEREIN SHOWN

DATED AT _____ THIS _____ DAY

OF _____ A.D. 20____

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE LOT 1

STATE OF ILLINOIS } SS
COUNTY OF _____ }

I, _____ A NOTARY PUBLIC IN THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____
(TITLE) AND _____

OF _____ (COMPANY), WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING
MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE
EXECUTION OF THE INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN
SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

OWNER'S CERTIFICATE LOT 2

OWNER'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT _____ IS THE
OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS
CAUSED THIS SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES
AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY
ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE TITLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE
BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE
LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

DATED AT _____

THIS _____ DAY OF _____ A.D. 20____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE LOT 2

STATE OF _____ } SS
COUNTY OF _____ }

I, _____ A NOTARY PUBLIC IN THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____
(TITLE)

OF _____ (COMPANY), WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE
FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES
AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF
SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE LOT 2

STATE OF ILLINOIS } SS
COUNTY OF _____ }

PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AS MORTGAGEE UNDER

AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY,

ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO

RECORDING OF THE SUBDIVISION HEREIN SHOWN

DATED AT _____ THIS _____ DAY

OF _____ A.D. 20____

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE LOT 2

STATE OF ILLINOIS } SS
COUNTY OF _____ }

I, _____ A NOTARY PUBLIC IN THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____
(TITLE) AND _____

OF _____ (COMPANY), WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING
MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE
EXECUTION OF THE INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN
SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 20____

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST: _____

DIRECTOR OF COMMUNITY DEVELOPMENT (OR DESIGNER) CERTIFICATE

STATE OF ILLINOIS }

COUNTY OF KANE } SS

I, _____ DO HEREBY CERTIFY THAT THE REQUIRED
IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN
POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT

DATED AT _____ ILLINOIS,

THIS _____ DAY OF _____ A.D. 20____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }

CITY OF ST. CHARLES } SS

APPROVED THIS _____ DAY OF _____ A.D. 20____

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS PROVISIONS

PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS. THE OWNER OF EACH
COMMERCIAL SITE, AND SUCH OWNER'S AGENTS, EMPLOYEES AND INVITEES, SHALL
HAVE AND ENJOY THE NON-EXCLUSIVE RIGHT AND EASEMENT (THE "PRIVATE
CROSS-EASEMENT FOR INGRESS AND EGRESS"), EXERCISABLE IN COMMON WITH
ALL OTHERS HAVING THE LIKE RIGHT, AT ALL TIMES HERETO, WITHOUT FEE OR
CHARGE, TO USE FOR VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE
VARIOUS SITES TO OTHER SITES WITHIN THIS SUBDIVISION, AND TO AND FROM
THE PUBLIC RIGHTS-OF-WAY ADJOINING THIS SUBDIVISION.

(1) THOSE PRIVATE DRIVES LABELED "CROSS ACCESS EASEMENT" DEPICTED ON THE
FINAL PLAT AND

(2) ANY PORTION OF ANY EXISTING OR HEREAFTER CREATED SITE THAT IS FROM
TIME TO TIME PAVED AND USED FOR DRIVEWAY PURPOSES (COLLECTIVELY
"DRIVEWAYS").

IT BEING ACKNOWLEDGED THAT

(4) PORTIONS OF EACH SITE WILL ULTIMATELY BE IMPROVED WITH ONE OR MORE
WITH BUILDINGS AND ASSOCIATED DRIVE-THROUGH CANOPIES AND EQUIPMENT,
LANDSCAPED AREAS, PARKING AREAS AND OTHER SITE IMPROVEMENTS
(COLLECTIVELY "COMMERCIAL SITE IMPROVEMENTS"), AND

(8) THE PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS HEREBY CREATED
SHALL NOT APPLY TO AREAS IN WHICH SUCH COMMERCIAL SITE IMPROVEMENTS
ARE NOW SITUATED OR HEREAFTER PLACED BY ANY OWNER AS APPROVED BY
THE CITY.

COUNTY CLERK 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 FORFEITED TAXES
AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE AREAS COOLED IN THE ANNEXED
PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION
WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS,

THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK

CERTIFICATE OF 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 NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT

COLLECTION OF SPECIAL ASSESSMENTS

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }

COUNTY OF KANE } SS

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35006, HAVE SURVEYED
AND SUBDIVIDED THE FOLLOWING PROPERTY:

1. 0.51 IN ST. CHARLES PRAIRIE CENTRE, BEING A SUBDIVISION OF
PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACT AS THE PLAT HEREIN, RECORDED
APRIL 5, 2018 AS DOCUMENT NUMBER 2018051395, IN KANE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID
SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS
THEREOF. THIS SUBDIVISION IS WITHIN THE CITY OF ST. CHARLES, ILLINOIS WHICH HAS
ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS
HEREFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS
ZONE 1" (AREAS DETERMINED TO BE OUTSIDE THE 1:28 ANNUAL CHANCE FLOODPLAIN)
AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170330
0504-1, MAP NUMBER 17033004H, HAVING A REVEAL DATE OF AUGUST 3, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____

20____

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO 184-002778
LICENSE EXPIRES 4/30/2019

BY: SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35009
LICENSE EXPIRES 11/30/2018

PLEASE RETURN THE RECORDED MYLAR TO:

CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174

ANTHONY PLACE ST. CHARLES, LP.
343 WAINWRIGHT DRIVE
NORTHBROOK, IL 60062

ANTHONY PLACE AT PRAIRIE CENTRE
ST. CHARLES, ILLINOIS

COMPASS SURVEYING LTD.
ALTA SURVEYING DOCUMENT & CONSTRUCTION STAMPING
2811 UNIVERSITY DRIVE, STE. 100
ALTOONA, ILLINOIS 61710
PHONE: 815-244-7777 FAX: 815-244-7777 EMAIL: ALTA@COMPASSSURVEYING.COM

SCALE: 1" = 1/4" A
2 OF 2
18.0201

State of Illinois)
)
Counties of Kane and DuPage) ss.

Certificate

I, CHUCK AMENTA, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on July 16, 2018, the Corporate Authorities of such municipality passed and approved Ordinance No. **2018-Z-15** entitled

An Ordinance Granting Approval of a Final Plat of Subdivision for St. Charles Prairie Centre Resubdivision No. 1.

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2018-Z-15**, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 23, 2018, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 16th day of July, 2018.

(S E A L)

