

CITY OF ST. CHARLES

ORDINANCE NO. 1990-M-81

AN ORDINANCE AMENDING CHAPTER 10.43
"FIRE LANES," SECTION 10.43.010,
"FIRE ZONE AREAS," OF THE ST. CHARLES MUNICIPAL CODE

ADOPTED BY THE

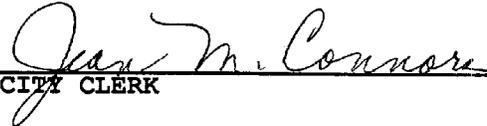
CITY COUNCIL

OF THE

CITY OF ST. CHARLES

THIS 15TH DAY OF OCTOBER, 1990

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF ST. CHARLES,
KANE AND DU PAGE COUNTIES,
ILLINOIS, THIS 19TH DAY OF
OCTOBER, 1990


CITY CLERK

(S E A L)

DATE OF PUBLICATION 10/15/90
NEWSPAPER Kane County Journal

ORDINANCE NO. 1990-M-81

REFER TO:
MINUTES 10-15-90
PAGE 0165

AN ORDINANCE AMENDING CHAPTER 10.43
"FIRE LANES", SECTION 10.43.010,
"FIRE ZONE AREAS", OF THE ST. CHARLES MUNICIPAL CODE

WHEREAS, the City of St. Charles and various owners of record have entered into agreements whereby the City of St. Charles is authorized to designate fire lanes; and

WHEREAS, the properties referred to in said agreements are commonly referred as:

- (a) The Valley Shopping Center;
- (b) Tin Cup Pass Shopping Center;
- (c) R. W. Wilson Company;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DU PAGE COUNTIES, ILLINOIS, as follows:

1. That Title 10, "Vehicles and Traffic", Chapter 10.43, "Fire Lanes", Section 10.43.010, "Fire Zone Areas", and Section 10.43.070, "Automatic Repeal" of the St. Charles Municipal Code, be and are hereby amended by deleting the same and substituting the following therefor:

"10.43.010 Fire Zone Areas.

- a) The Valley Shopping Center, 1415-1535 W. Main Street shall have fire lanes as shown in Exhibit A attached hereto and made part hereof, such real estate being legally described as follows:

That part of the Southwest quarter of Section 28 and part of the Northwest quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of Evergreen Addition to St. Charles; thence, North $1^{\circ} 04'$ west along the west line of Fourteenth Street 60 feet for the point of beginning; thence, South $89^{\circ} 35'$ west, 856.85 feet to a point 60 feet east of the east line of Fairview Plaza Unit No. 1; thence, North $1^{\circ} 25'$ east parallel with said east line 424.02 feet to the south line of Walnut Street extended from the East; thence South $89^{\circ} 17'$ east along said extended South line 20 feet; thence North $1^{\circ} 25'$ east parallel with the east line of Fairview Plaza Unit No. 1 aforesaid, 465.67 feet to a point 54 feet south of the center line of State Route No. 64; thence, South $89^{\circ} 17'$ east parallel with said center 778.44 feet; thence South $1^{\circ} 04'$ east parallel with the west line of Fourteenth Street 459.83 feet to the south line of Walnut Street extended from the east; thence, South $89^{\circ} 17'$ east along said extended South line 20 feet to the west line of Fourteenth Street; thence, south $1^{\circ} 04'$ east along said west line to the point of beginning, (excepting therefrom the following: that part of the northwest quarter of Section 33, Township 40 North, Range 8 east of the Third Principal Meridian, described as follows: Commencing at the southwest corner of Evergreen Addition to St. Charles; thence; North $1^{\circ} 04'$ west along the west line of Fourteenth Street 60 feet for the point of beginning; thence, South $89^{\circ} 35'$ west 856.85 feet to a point 60 feet east of, measured along the last described line extended, the east line of Fairview Plaza Unit No. 1; thence, North $1^{\circ} 25'$ east parallel with the east line of said Fairview Plaza Unit No. 1; 160 feet; thence north $89^{\circ} 35'$ east 849.16 feet to the west line of said Fourteenth Street; thence, south $1^{\circ} 04'$ east along said west line 160 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois;

That part of the East half of the Northwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: beginning at the point of intersection of the South line of Main Street (Illinois Route #64) and the West line of 14th Street, as presently laid out; thence, Southerly along said West line of 14th Street, 425.0 feet to a point; thence, Westerly at right angles to said West line of 14th Street, 430.54 feet to said southerly line of Main Street; thence, Easterly 188.08 feet to the point of beginning, all in the City of St. Charles, Kane County, Illinois.

b) Tin Cup Pass Shopping Center, 1544-1590 East Main Street, shall have fire lanes as shown in Exhibit B attached hereto and made part hereof, such real estate being legally described as follows:

PARCEL 1

That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the Northwest corner of Lot 20 in said Block 3; thence Southerly along the West line of said Lot 20, 227.18 feet to the Southwest corner of said Lot 20; thence Westerly along a line drawn concentric and parallel with and 90.0 feet Northerly of the center line (measured radially and at right angles thereto) of East Main Street 355.0 feet for a point of beginning; thence Southerly parallel with said line 40.30 feet to a point that is 50.0 feet Northerly of said center line (measured at right angles thereto); thence Easterly parallel with said center line 127.65 feet; thence Northerly parallel with West line 335.23 feet to the North line of said Lot 19; thence Westerly along said North line 126.70 feet to a line drawn parallel with said West line from the point of beginning; thence Southerly parallel with said well line 310.37 feet to the point of beginning in the City of St. Charles, Kane County, Illinois.

PARCEL 2

That part of Lots 19, 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, described as follows: Beginning at the Northwest corner of Lot 20 in said Block 3; thence Southerly along the West line of said Lot 20, 227.18 feet to the Southwest corner of said Lot 20; thence Westerly along a line drawn concentric and parallel with and 90.0 feet Northerly of the center line (measured radially and at right angles thereto) of East Main Street 225.0 feet; thence Northerly parallel with said West line 294.64 feet to the North line of said Lot 19; thence Easterly along said North line 532.60 feet to a Northeasterly corner of said Lot 19; thence Southerly along and East line of said Lot 20; thence Westerly along the North line of said Lot 20, 310.0 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

PARCEL 3

That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, described as follows: Commencing at the Northwest corner of Lot 20 in said Block 3, thence Southerly along the West line of said Lot 20, 227.18 feet to the Southwest corner of said Lot 20; thence Westerly along a line drawn concentric and parallel with and 90.0 feet Northerly of the center line (measured radially and at right angles thereto) of East Main Street 227.35 feet for a point of beginning; thence Northerly parallel with said West line 294.93 feet to the North line of said Lot 19; thence Easterly along said North line 2.33 feet; thence Southerly parallel with West line 294.64 feet to a point that is 90.0 feet Northerly of said center line (measured at right angles thereto); thence Easterly parallel and concentric with said center line 139.07 feet; thence Southerly radial to the last described course at the last described point 40.0 feet to a point that is 50.0 feet Northerly of said center line (measured radially therefrom); thence Westerly concentric and parallel with said center line 147.52 feet to a line drawn Southerly parallel line 40.3 feet to the point of beginning in the City of St. Charles, Kane County, Illinois.

PARCEL 4

Lot 20 in Block 3 of Surrey Hill Unit No. 2, in the City of St. Charles, Kane County, Illinois.

PARCEL 5

That part of vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, described as follows: Commencing at the Northwest corner of Lot 20 in said Block 3, thence Southerly along the West line of said Lot 20, 227.18 feet to the Southwest corner of said Lot 20, for the point of beginning; thence Westerly along a line drawn concentric with and 90.0 feet Northerly of the center line (measured radially thereto) of East Main Street, 85.93 feet; thence Southerly radial to said center line 40.0 feet to a point that is 50.0 feet Northerly of said center line (measured radially thereto); thence Easterly concentric with said centerline, 79.79 feet to said West line extended Southerly from the point of beginning; thence Northerly along said West line extended 40.60 feet to the point of beginning, in the City of St. Charles, Illinois.

c) R. W. Wilson Company, 218-220 North 4th Street, shall have fire lanes as shown in Exhibit C attached hereto and made part hereof, such real estate being legally described as follows:

OF PROPERTY DESCRIBED AS: THAT PART OF THE WEST FRACTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF FOURTH STREET NORTH 11° 30' WEST 258 FEET FROM THE NORTHWEST CORNER OF BLOCK 47 OF THE ORIGINAL TOWN OF ST. CHARLES, THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF BLOCK 47 AFORESAID 150 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF FOURTH STREET 142 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF BLOCK 47 AFORESAID, 150 FEET TO THE EASTERLY LINE OF FOURTH STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STREET 142 FEET TO THE PLACE OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

"10.43.070 Automatic Repeal.

a) Section 10.43.010 (a) shall automatically terminate and be repealed upon the termination of that certain agreement by and between the City of St. Charles and The Aurora National Bank, as Trustee under Trust Agreement dated September 12, 1975 and known as Trust No. 1474, dated November 7, 1983.

b) Section 10.43.010 (b) shall automatically terminate and be repealed upon the termination of that certain agreement by and between the City of St. Charles and Tin Cup Pass LTD., dated October 15, 1990.

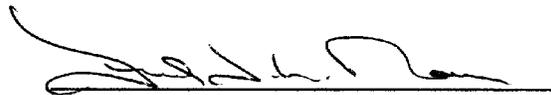
c) Section 10.43.010 (c) shall automatically terminate and be repealed upon the termination of that certain agreement by and between the City of St. Charles and Ralph W. and Ann Jean Wilson, dated October 15, 1990.

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 City Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 15th day of October, 1990.

PASSED by the City Council of the City of St. Charles, Illinois, this 15th day of October, 1990.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 15th day of October, 1990.



Mayor

ATTEST:



City Clerk

COUNCIL VOTE:

Ayes: 10

Nays: 0

Absent: 0

Village Green Assoc., Inc.

Land Surveyors

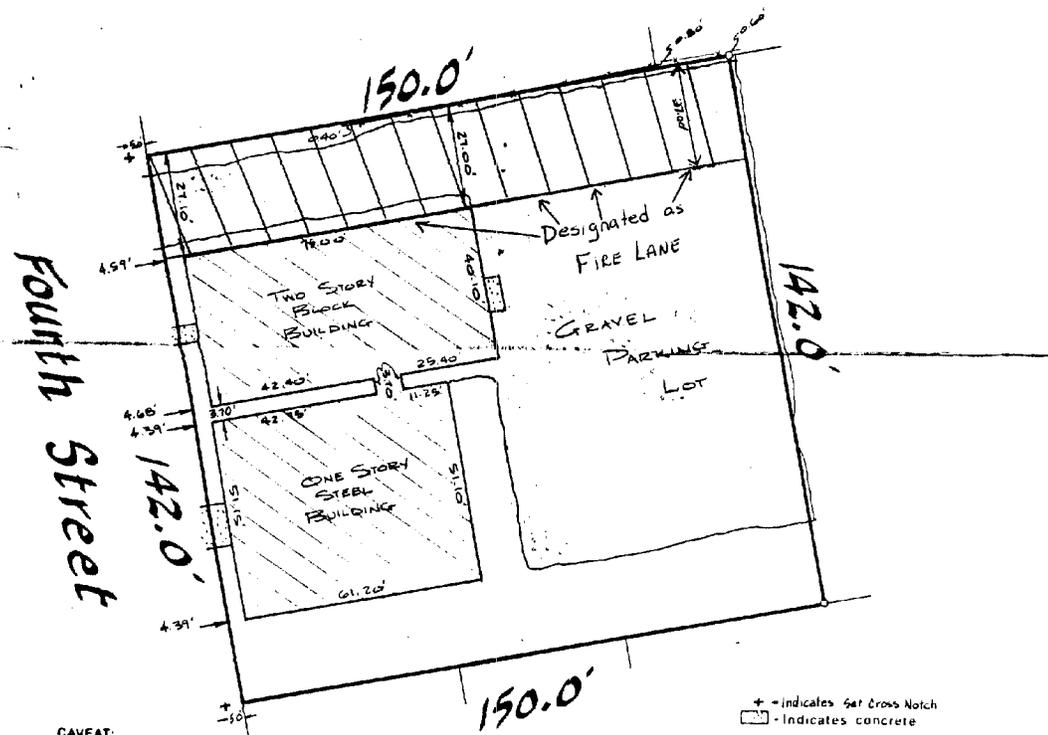
Plat of Survey



SCALE: 1" = 25'



OF PROPERTY DESCRIBED AS: THAT PART OF THE WEST FRACTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF FOURTH STREET NORTH 11° 30' WEST 258 FEET FROM THE NORTHWEST CORNER OF BLOCK 47 OF THE ORIGINAL TOWN OF ST. CHARLES, THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF BLOCK 47 AFORESAID 150 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF FOURTH STREET 142 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF BLOCK 47 AFORESAID, 150 FEET TO THE EASTERLY LINE OF FOURTH STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STREET 142 FEET TO THE PLACE OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



CAVEAT:
Fences must not be erected using building ties - rather, metal stakes at lot corners must be utilized.

- + - Indicates Set Cross Notch
- ▣ - Indicates concrete
- X-X- Indicates fencing
- - Indicates metal stake found
- - Indicates metal stake set

PREPARED FOR R.W. WOLSON COMPANY
PROPERTY ADDRESS 220 4TH STREET
ST. CHARLES, ILLINOIS.

DATED: August 22, 1988 A D

STATE OF ILLINOIS) BUYER:
COUNTY OF KANE) SS
We, Village Green Assoc., Inc., do hereby certify that the buildings on the lot shown are within the property lines and that the adjoining building improvements do not encroach on said lot, except if, and where, noted thusly. *

STATE OF ILLINOIS)
COUNTY OF KANE) SS
We, Village Green Assoc., Inc., do hereby certify that we have surveyed the above described property according to the official record, and that the above plat correctly represents said survey.

James T. Stowell
JAMES T. STOWELL R.L.S. NO. 1952
Any discrepancy in measurements should be promptly reported to the surveyor for explanation or correction.

James T. Stowell
JAMES T. STOWELL R.L.S. NO. 1952



Village Green Assoc., Inc.
506 BARRETT STREET
ELGIN, ILLINOIS 60120
Phone (312) 695-4235

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED REFER TO DEED FOR EASEMENTS AND BUILDING LINES.

NO. 15410

STATE OF ILLINOIS)
)
COUNTIES OF KANE AND DU PAGE) SS.

C E R T I F I C A T E

I, Jean M. Connors, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on October 15, 1990 the Corporate Authorities of such municipality passed and approved Ordinance No. 1990-M-81, entitled AN ORDINANCE AMENDING CHAPTER 10.43

"FIRE LANES," SECTION 10.43.010, "FIRE ZONE AREAS," OF THE
ST. CHARLES MUNICIPAL CODE

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

The pamphlet form of Ordinance No. 1990-M-81, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on October 19, 1990, 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 17th day of October, 1990.


Municipal Clerk

(S E A L)