

**ORDINANCE 2017-24**

**AN ORDINANCE AUTHORIZING THE AMENDED FIFTH RESUBDIVISION  
OF PROPERTY FORMALLY KNOWN AS THE OAKVIEW CORPORATE CENTER  
(COMMONLY KNOWN AS RESUBDIVISION NO. 5)  
IN THE VILLAGE OF WEST DUNDEE, ILLINOIS**

WHEREAS, The Village of West Dundee, Kane County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, The Village of West Dundee has received a request through a petition submitted by Opus Development to resubdivide the property into three separate lots of record; and

WHEREAS, a meeting was held by the West Dundee Planning and Zoning Commission on October 30, 2017; and

WHEREAS, the West Dundee Planning and Zoning Commission, after deliberation, has made a report and recommended the regarding of said resubdivision; and

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS, as follows:

Section 1: That the property commonly known as the Oakview Corporate Park, hereby resubdivides one existing lot of record to create three new lots of record pursuant to the proposed plat titled Oakview Corporate Park Resubdivision No. 5 prepared by Jacob & Heffner Associates revised November 1, 2017 on the following described parcel of property:

LOT 1 IN OAKVIEW CORPORATE PARK RESUBDIVISION NO. 3, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2012 AS DOCUMENT 2012K076828, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publications is hereby authorized as provided by law.

PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois,  
and approved by the President of said Village this 6th day of November, 2017.

AYES: Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt and Kembitzky  
NAYES: None  
ABSENT: None

ATTEST:

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Barbara Traver  
Village Clerk

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Christopher Nelson  
Village President

PASSED: November 6, 2017

PUBLISHED:

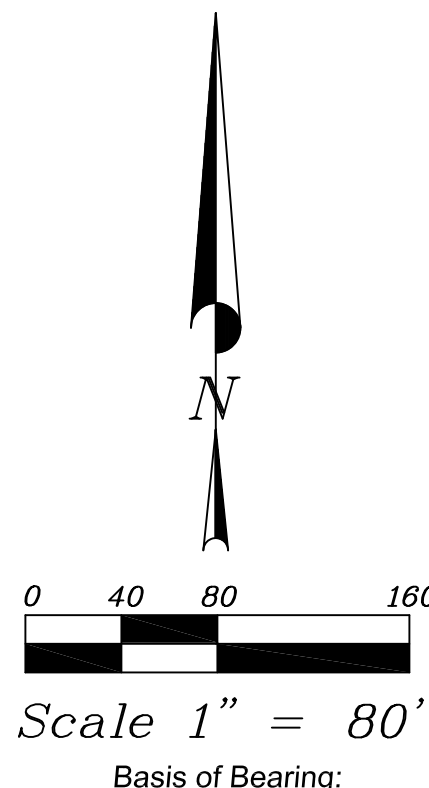
Prepared by:

Village of West Dundee  
Community Development Department  
100 Carrington Drive  
West Dundee, IL 60118

# FINAL PLAT OF RESUBDIVISION OF OAKVIEW CORPORATE PARK RESUBDIVISION NO. 5

BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 8 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

P.I.N. 03-19-120-031  
03-19-120-032



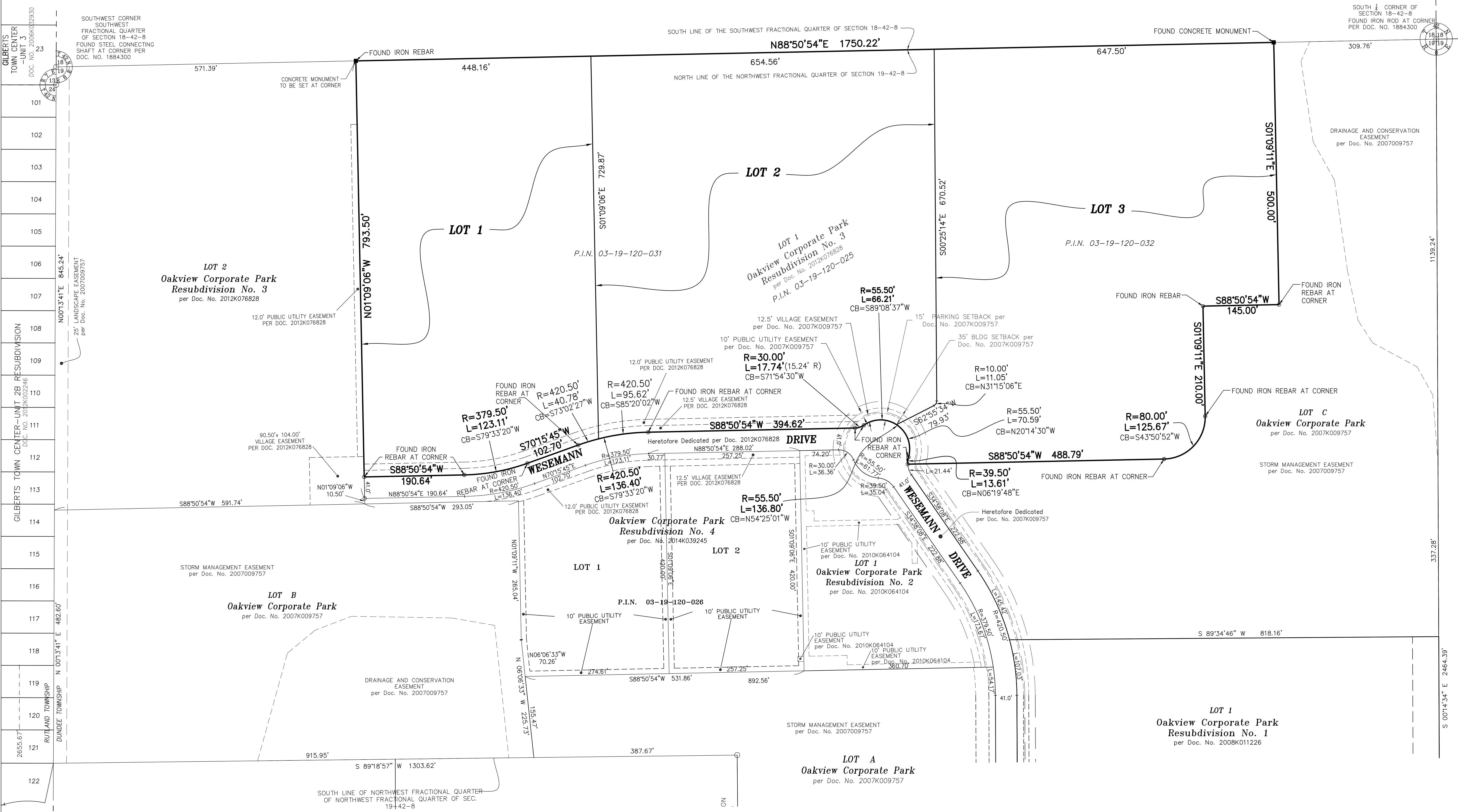
NAD 83 Illinois State Plane Coordinates East Zone 1201  
(City of Elgin Datum) brought up to project ground coordinates.

NOTES:

3/4"x24" IRON REBARS WITH CAP WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

(15.24' R) DENOTES RECORD DIMENSION PER DOC. NO. 2012K076828.

CB DENOTES CHORD BEARING.



### AREA SUMMARY

LOT	SQUARE FEET	ACRES
LOT 1	349,015	8.012
LOT 2	465,138	10.678
LOT 3	477,905	10.971
<b>TOTAL</b>	<b>1,292,058</b>	<b>29.661</b>

Prepared by / Return to:

**JACOB & HEFNER ASSOCIATES**  
 1333 Butterfield Road, Suite 300, Downers Grove, Illinois 60515  
 PHONE: (630) 652-4600, FAX: (630) 652-4601  
 www.jacobandhefner.com  
 Illinois Professional Design Firm  
 License No. 184-003073 Exp. 4/30/17

Survey No.:	C 6 0 5 a f	
Ordered By.:	OPUS DEVELOPMENT	
Description:	PLAT OF RESUBDIVISION	
Date Prepared:	NOVEMBER 01, 2017	
Scale:	1" = 80'	Field Work: KW/SM Prepared By: CM/RG

All (C) 2017 (630) 652-4600 (S) 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515

FINAL PLAT OF RESUBDIVISION OF OAKVIEW CORPORATE PARK RESUBDIVISION NO. 5

BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS ) )
COUNTY OF KANE ) )
This instrument Number \_\_\_\_\_ was filed for the record in the Recorder's Office of Kane County, Illinois on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ at \_\_\_\_\_ o'clock.

Recorder

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS ) )
COUNTY OF KANE ) )
I, \_\_\_\_\_, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid special taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Dated at \_\_\_\_\_, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_ County Clerk

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS ) )
COUNTY OF KANE ) )
Approved and accepted by the President and Board of Trustees of the Village of West Dundee, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_ President Attest: \_\_\_\_\_ Village Clerk

VILLAGE OF WEST DUNDEE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS ) )
COUNTY OF KANE ) )
Approved by the office of Village Engineer of West Dundee, Kane County, Illinois, Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Village Engineer

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS ) )
COUNTY OF KANE ) )
I, \_\_\_\_\_, Village Collector of the Village of West Dundee, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installment thereof that have been apportioned against the land included in this Plat of Subdivision.

Dated at the Village of West Dundee, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Village Collector

CERTIFICATE OF SURVEYOR

STATE OF ILLINOIS ) )
COUNTY OF DUPAGE ) )

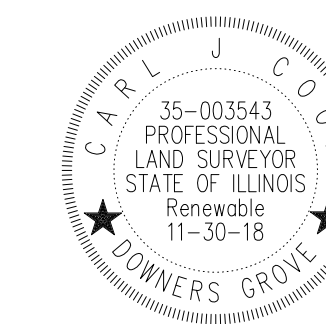
I, Carl J. Cook, Illinois Professional Land Surveyor, No. 35-3543, do hereby certify that at the request of the owner, thereof, I have surveyed and resubdivided the following described property;

LOT 1 IN OAKVIEW CORPORATE PARK RESUBDIVISION NO. 3, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2012 AS DOCUMENT NO. 2012K076828, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

I further certify that the above described property is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Map Number 17089C0155H with an effective date of August 3, 2009 to the best of my knowledge and belief.

I further certify that the property described and shown on the plat hereon drawn is within the corporate limits of the Village of West Dundee.

Given under my hand and Seal this 24th day of July, 2017.



Carl J. Cook
Jacob & Hefner Associates, Inc.
Illinois Professional Land Surveyor No. 035-003543
jacobonhefner.com
ccook@jacobandhefner.com
My License Expires November 30, 2018

Table with 2 columns: Survey No., Ordered By., Description:, Date Prepared:, Scale: and values: C 6 0 5 a f, OPUS DEVELOPMENT, PLAT OF RESUBDIVISION, NOVEMBER 01, 2017, 1" = 80'

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ ) )
COUNTY OF \_\_\_\_\_ ) )

This is to certify that \_\_\_\_\_ on the attached plot, and has caused the same to be surveyed and as indicated thereon for the uses and purposes therein set forth.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Owner: Oakview II L.L.C.
10350 Bren Road West
Minnetonka, MN. 55343

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name

Its: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF ILLINOIS ) )
COUNTY OF \_\_\_\_\_ ) )

I, \_\_\_\_\_, whose name is subscribed to the foregoing certification be known to me as the authorized officer of the owner.

Given under my hand and notarial seal,

this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ ) )
COUNTY OF \_\_\_\_\_ ) )

This is to certify that \_\_\_\_\_ on the attached plot, and has caused the same to be surveyed and as indicated thereon for the uses and purposes therein set forth.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Owner: Renishaw, Inc.
1001 Wesemann Drive
West Dundee, IL. 60118

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name

Its: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF ILLINOIS ) )
COUNTY OF \_\_\_\_\_ ) )

I, \_\_\_\_\_, whose name is subscribed to the foregoing certification be known to me as the authorized officer of the owner.

Given under my hand and notarial seal,

this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ ) )
COUNTY OF \_\_\_\_\_ ) )

This is to certify that \_\_\_\_\_ on the attached plot, and has caused the same to be surveyed and as indicated thereon for the uses and purposes therein set forth.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Owner:

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name

Its: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF ILLINOIS ) )
COUNTY OF \_\_\_\_\_ ) )

I, \_\_\_\_\_, whose name is subscribed to the foregoing certification be known to me as the authorized officer of the owner.

Given under my hand and notarial seal,

this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public

SCHOOL DISTRICT STATEMENT

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 Final Plat of Subdivision for Oakview Corporate Park, Resubdivision No. 5, Kane County, Illinois.

To the best of the owner's knowledge the school district in which the tract of land lies, is in the following districts:

SCHOOL DISTRICT 300
2550 HARNISH DRIVE
ALGONQUIN, IL 60102

TEL: (847) 551-8300

OWNER(S)

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ ) )
COUNTY OF \_\_\_\_\_ ) )

I, \_\_\_\_\_, a Notary Public in and for said county, in the state aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_ Notary public

My Commission Expires: \_\_\_\_\_

SCHOOL DISTRICT STATEMENT

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TEL: (847) 551-8300

OWNER(S)

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ ) )
COUNTY OF \_\_\_\_\_ ) )

I, \_\_\_\_\_, a Notary Public in and for said county, in the state aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_ Notary public

My Commission Expires: \_\_\_\_\_

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications, and gas service is hereby reserved for and granted to

MEDIA COM and WIDE OPEN WEST and COMMONWEALTH EDISON COMPANY, GRANTEEES and NICOR GAS and COMCAST and SBC

Their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity, sounds and signals, and natural gas in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Public Utility and Drainage Easement", "Public Utility Easement", "Utility Easement" and the property designated on the plat for public streets together with the right to install required service connections under the surface of each lot to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. No building or other structures shall be constructed or erected in any such "Public Utility and Drainage Easement", "Public Utility Easement" areas and "Utility Easement", streets, alleys or other public ways or places, but some may be used for parking lots, driveways, drive aisles, shrubs, landscaping other purposes that do not then or later interfere with the aforesaid uses or the rights granted herein.

Village of West Dundee Utility Easement

An easement for serving the subject property and other property with domestic water, sanitary sewers, storm water drainage, street lighting, sidewalk and/or bikepaths and other public utilities is hereby reserved for and granted to:

The Village of West Dundee, Illinois And

Their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with water mains, sewers, stormwater drainage, sidewalks and/or bikepaths, underground transmission of electricity, and other public utilities in, under, across, along and upon the surface of the property shown on the plat within dashed lines and marked "Village Easement", "V.E.", "Public Utility Easement", "P.U.E." or similar designation and those parts designated on the plat as dedicated for public streets, together with the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. All sidewalks within these easements shall be for the use and enjoyment of the general public. Obstructions shall not be placed over grantees' facilities or in, upon, or over the property within said easements without prior written consent of the grantee. Said easements may be used for landscaping, driveways, and parking, however, after installation of any of the facilities of the said grantees, the grade of the easement property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof.

AFTER RECORDING RETURN TO:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Prepared by / Return to:



PLAT OF RESUBDIVISION (03543) (2) (Dwg) (Resubdivision) (03543) (Resubdiv) (03543)