

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

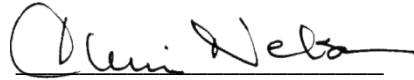
SECTION 4: This ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publications is hereby authorized as provided by law.

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:


Barbara Traver
Village Clerk


Christopher Nelson
Village President

PASSED: November 6, 2017

PUBLISHED: November 7, 2017

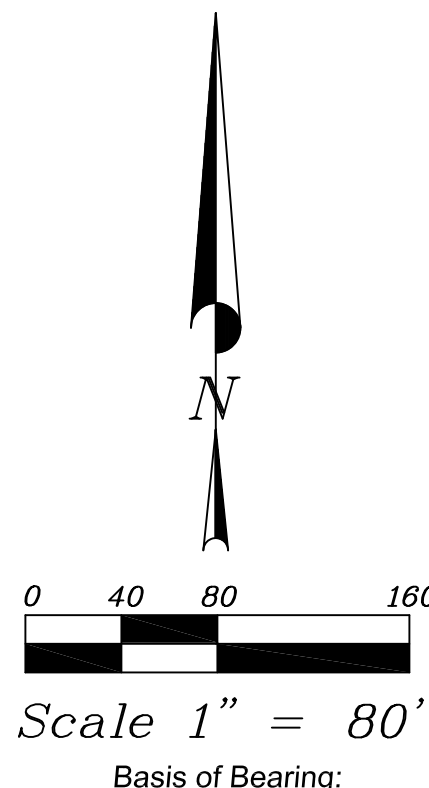
Prepared by:

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



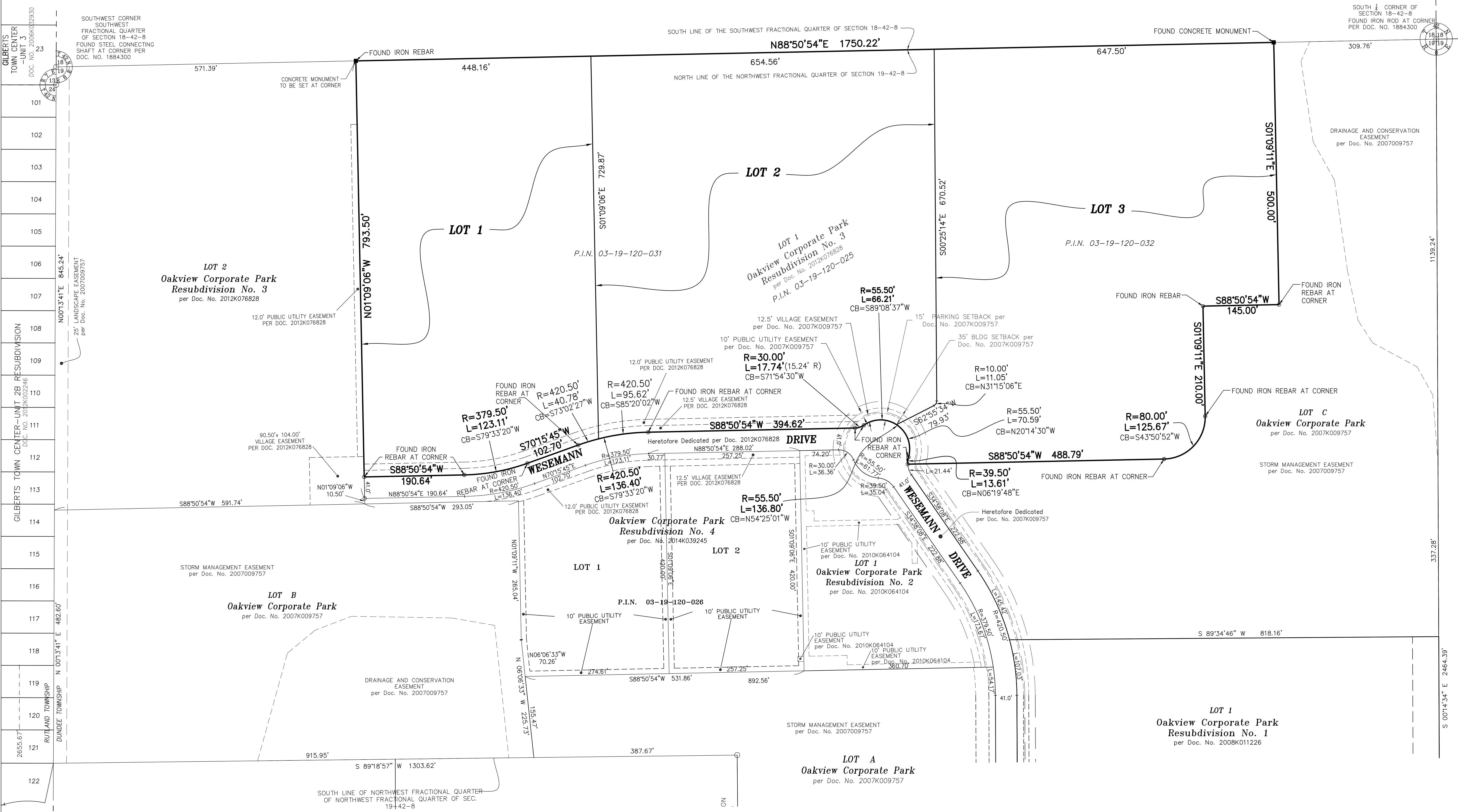
NAD 83 Illinois State Plane Coordinates East Zone 1201
(City of Elgin Datum) brought up to project ground coordinates.

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
TOTAL	1,292,058	29.661

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.

OWNER'S CERTIFICATE

STATE OF _____)
) SS
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)
) SS
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 _____)
) SS
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: _____
(SEAL) Notary public

My Commission
Expires: _____

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

To the best of our knowledge and belief, the drainage of surface waters will not
be changed by the construction of such subdivision or any part thereof, or that
if such surface water drainage will change, reasonable provisions have been
made for collection and discharge of such surface waters into public or private
areas and/or drains which the subdivider has a right to use and that such
surface waters will be planned for in accordance with generally accepted
engineering practices so as to reduce the likelihood of substantive damage
to the adjoining property because of the construction of the subdivision.

Dated this ____ day of _____, 201__.

Registered Professional Engineer Owner or duly Authorized Attorney

OWNER'S CERTIFICATE

STATE OF _____)
) SS
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)
) SS
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.
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To the best of the owner's knowledge the school district in which the
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2550 HARNISH DRIVE
ALGONQUIN, IL 60102

TEL: (847) 551-8300

OWNER(S)

NOTARY CERTIFICATE

STATE OF _____)
) SS
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: _____
(SEAL) Notary public

My Commission
Expires: _____

OWNER'S CERTIFICATE

STATE OF _____)
) SS
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)
) SS
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

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:

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
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)
) SS)
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)
) SS)
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: _____ Attest: _____
President Village Clerk

VILLAGE OF WEST DUNDEE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS)
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)
) SS)
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)
) SS)
COUNTY OF DUPAGE)

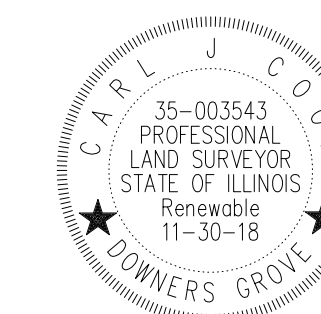
I, Carl J. Cook, Illinois Professional Land Surveyor, No. 35-3543, do
hereby certify
that at the request of the owner, thereof, I have surveyed and
resubdivided
the following described property;

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.

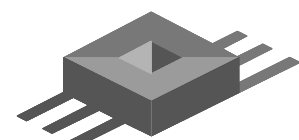
Given under my hand and Seal this 24th day of July, 2017.



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

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

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