ORDINANCE NO. 7730

AN ORDINANCE APPROVING THE FINAL PLAT OF THE COTTAGES AT CATHEDRAL SQUARE

THE CITY OF BELLEVILLE, ST. CLAIR COUNTY, ILLINOIS (THE "CITY"), IS A DULY ORGANIZED AND EXISTING MUNICIPALITY CREATED UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF ILLINOIS.

THE CITY OF BELLEVILLE IS NOW OPERATING UNDER THE PROVISIONS OF THE ILLINOIS MUNICIPAL CODE, AS SUPPLEMENTED AND AMENDED AND AS A HOME RULE MUNICIPALITY PURSUANT TO ARTICLE VII OF THE ILLINOIS CONSTITUTION OF 1970; AND IN THE EXERCISE OF ITS HOME RULE POWERS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLEVILLE, ILLINOIS as follows:

Section 1. That the hereto attached Final Plat for The Cottages at Cathedral Square located within the City of Belleville, in the County of St. Clair and the State of Illinois is hereby approved.

Section 2. A copy of this Ordinance, together with a copy of the attached plat, shall be recorded in the Office of the Recorder of Deeds, St. Clair County, Illinois.

Section 3. A certified copy of this Ordinance together with a copy of the hereto attached plat, shall be filed in the Office of the County Clerk of St. Clair County, Illinois.

Section 4. That conflicting ordinances or pertinent portions thereof in force at the time this Ordinance takes effect are hereby repealed.

Section 5. That this Ordinance shall be in full force and effect from and after its passage and approval, all as provided by law.

PASSED by the City Council of the City of Belleville, Illinois on this 2ND day of DECEMBER, 2013 on the following roll call vote:

	AYE	NAY
Michael Heisler	X	
Ken Kinsella	X	
Janet Schmidt	X	
Melinda Hult	X	
Kent Randle	X	
Arnold "Gabby" Rujawitz	X	
Johnnie Anthony	X	
James J. Davidson	X	
Joseph W. Hayden	X	
Phillip Silsby	X	
Bob White	X	
Paul Seibert	X	
Trenton Galetti	X	
Lillian Schneider	X	
Joe Orlet	X	
James Musgrove	X	

APPROVED by the Mayor of the City of Belleville, Illinois this 2ND day of DECEMBER, 2013.

Mark W. Eckert
MAYOR

ATTEST:

Dallas B. Cook
CITY CLERK

FINAL PLAT
THE COTTAGES AT CATHEDRAL SQUARE

LOTS 23-34 OF SARGENT'S SOUTH BELLEVILLE (DSK-461), SECTION 28, TOWNSHIP 1 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF BELLEVILLE, ST. CLAIR COUNTY
ILLINOIS

SURVEYORS CERTIFICATE:

I, JOSEPH K. MOERCHEN, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT PLAT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF THE OWNERS FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN. THE LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF BELLEVILLE, ILLINOIS.

____
JOSEPH K. MOERCHEN, I.P.L.S. #3639

I, THE UNDERSIGNED, ST. PETERS ROMAN CATHOLIC CATHEDRAL, DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE AND VOLUNTARY ACT, I DEDICATE THE EASEMENTS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE, MUNICIPAL AND PUBLIC UTILITY SERVICES, DRAINAGE AND SIDEWALKS. THE BUILDING LINES SHOWN THEREON ARE THE BUILDING LINES TO BE REFERENCED TO ON ALL FUTURE CONVEYANCES IN THIS SUBDIVISION.

DATED THIS ____ DAY OF __________ 2013.

____
ST. PETERS ROMAN CATHOLIC CATHEDRAL

STATE OF)
) SS
COUNTY OF)

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ST. PETERS ROMAN CATHOLIC CATHEDRAL, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS ____ DAY OF __________ 2013.

MY COMMISSION EXPIRES: __________

____
NOTARY PUBLIC

I, THE UNDERSIGNED, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO CERTIFY THAT I HAVE EXAMINED THE PLAT AND I HAVE SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL REDEEMABLE SALES FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY LAW UPON ALL OF THE PROPERTY EMBRACED WITHIN SAID PLAT, AND I DO HEREBY CERTIFY THAT I FIND NO REDEEMABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS PLAT AND I DO HEREBY APPROVE THIS PLAT FOR ASSESSMENT PURPOSES.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THIS OFFICE THIS ____ DAY OF __________ 2013.

______________ DEPUTY ______________ COUNTY CLERK

I, MARK ECKERT, MAYOR OF THE CITY OF BELLEVILLE, DO HEREBY CERTIFY THAT THIS PLAT SHOWN HEREON WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF THE SAME HELD ON THIS ____ DAY OF __________ 2013.

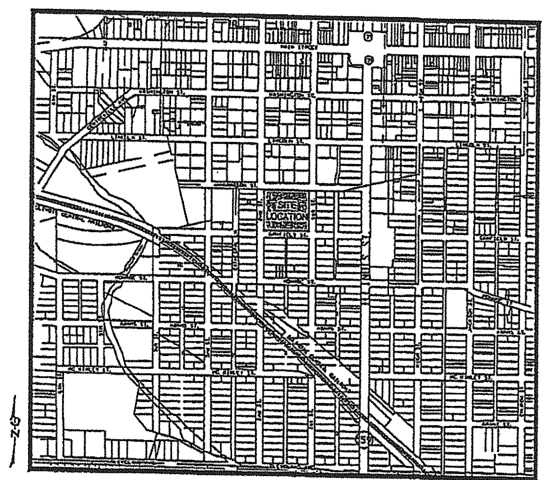
______________ CITY CLERK ______________ CITY MAYOR

I, WILLIAM CAMBLIN, 911 EXECUTIVE DIRECTOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

____
WILLIAM CAMBLIN,
911 EXECUTIVE DIRECTOR
ST. CLAIR COUNTY, ILLINOIS

APPROVED BY MAPPING AND PLATTING THIS ____ DAY OF __________ 2013.

____
SIGNATURE



LOCATION MAP
N.T.S.

EXISTING ZONING CLASSIFICATION: C-2
PROPOSED ZONING CLASSIFICATION: PUD

AREA OF SUBDIVISION: 2.28 ACRES

FEMA MAP NO. 17163C0195D ZONE "X" NOVEMBER 5, 2003

BELLEVILLE DISTRICT #118 - SUPERINTENDENT: MATT KLOSTERMAN

BELLEVILLE HIGH SCHOOL DISTRICT #201 - SUPERINTENDENT: JEFF DOSIER

WARD #6
PAUL SEIBERT
BOB WHITE

ENGINEER/SURVEYOR
THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226

DEVELOPER/OWNER
ST. PETER'S ROMAN CATHOLIC CATHEDRAL
200 WEST HARRISON STREET
BELLEVILLE, ILLINOIS 62226

NOTES:

SURVEY IS VALID ONLY TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT DOES NOT CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

BEARINGS SHOWN HEREON ARE REFERENCED TO ILLINOIS STATE PLANE WEST ZONE 1983.

FIELDWORK COMPLETED ON JANUARY 28, 2010.

ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE MUNICIPAL AND PUBLIC UTILITIES AND FOR DRAINAGE UNLESS NOTED OTHERWISE.

IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s, E.O.R.'s, ONCE CONSTRUCTION IS COMPLETE.

MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE (1) FOOT ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.

ALL BUILDINGS SHALL BE REQUIRED TO BE SUPPORTED BY UNDISTURBED SOIL MEETING COMPACTION REQUIREMENTS AS SET FORTH IN THE CITY OF BELLEVILLE BUILDING CODE. SHOULD THIS REQUIREMENT BE DIFFICULT TO MEET, THE BUILDING OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE SUITABILITY OF THE SOIL FOR BUILDING PURPOSES.

ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS LOCATED OUTSIDE OF STREET R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE LOT OWNER.

PRIVATE LAND OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGEWAYS, STORM SEWERS AND APPURTENANCES, STORM WATER, GRASS, DETENTION AREA, ETC. NOT ON STREET RIGHT OF WAY.

NO FENCES, SHEDS, LOG PILES, LANDSCAPING FEATURES OR FILL TO BE PLACED IN DRAINAGE EASEMENTS AND/OR AREAS SUBJECT TO FLOODING IN THE 100 YEAR STORM EVENT.

THIS SITE LIES OUTSIDE THE FLOOD PLAIN AND THERE ARE NO WETLANDS PRESENT AT THE TIME OF THE SURVEY.

BUILDING SET-BACK LINES PER PLANNED DEVELOPMENT AGREEMENT.

LEGEND

- EXISTING ROW LINE
- 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO STREETS UNLESS OTHERWISE NOTED. DRAINAGE AND UTILITY EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- STREET ADDRESS
- ○ SET IRON PIN
- ● FOUND IRON PIN/PIPE
- □ FOUND CONC. MONUMENT
- ■ SET CONCRETE MONUMENT
- △ FOUND STONE

LEGAL DESCRIPTION:

LOTS 23-34 OF SARGENT'S SOUTH BELLEVILLE INCLUDING ALLEY REFERENCE BEING MAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN BOOK OF DEEDS K ON PAGE 461.

THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS ◆ SURVEYORS ◆ PLANNERS
TWM

☒ CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
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FAX (618) 624-6688
corp@twm-inc.com

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113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
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FAX (618) 939-3939
waterloo@twm-inc.com

☐ EDWARDSVILLE OFFICE
10150 CENTURY DRIVE
EDWARDSVILLE, ILLINOIS 62025
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FAX (618) 656-4343
edwardsville@twm-inc.com

☐ ST. CHARLES OFFICE
400 N. 5TH STREET, SUITE 101
ST. CHARLES, MISSOURI 63301
TEL (636) 724-8300
FAX (636) 724-8304
stlouis@twm-inc.com

PROFESSIONAL REGISTRATIONS / LICENSE NO.

SEAL

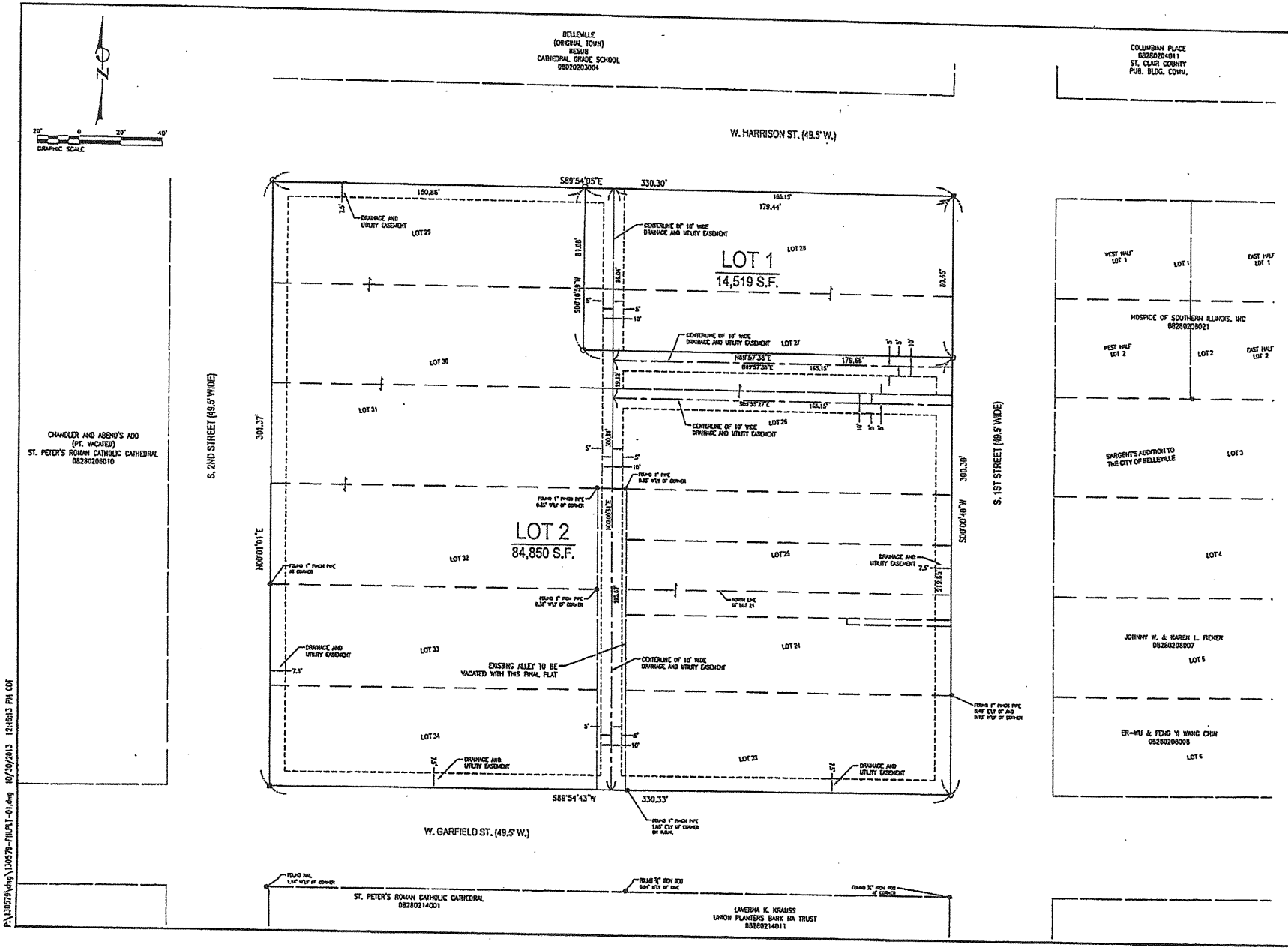
STATEMENT OF RESPONSIBILITY

TITLE: FINAL PLAT

PROJECT: THE COTTAGES AT CATHEDRAL SQUARE
CITY OF BELLEVILLE
ST. CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: LDW	SHEET 1 OF 2 SHEETS
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	PROJECT DESCRIPTION FINAL PLAT
PROJECT NUMBER D01130579	
☒ ISSUED FOR REVIEW	☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR.	☐ RECORD DRAWING



THOUVENOT, WADE & MOERCHEN, INC.
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stcharles@twm-inc.com

PROFESSIONAL RECORDS/REG. — LICENSE NO.
LICENSE PROFESSIONAL DESIGN FIRM — 184-001229
PROFESSIONAL ENGINEERING CORP. — 184-001229
PROFESSIONAL SURVEYING, EXCL. CORP. — 184-001229
LICENSE PROF. LAND SURVEYING CORP. — 184-001229
MISSOURI PROFESSIONAL EXCL. CORP. — MO 001229
MISSOURI LAND SURVEYING CORP. — MO 001229

SEAL

Signature Date
Expiration Date

STATEMENT OF RESPONSIBILITY
I hereby certify that the statement herein to be authenticated by my seal is restricted to this sheet and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be affixed to any other part of the architectural, engineering or survey plans.

FINAL PLAT

THE COTTAGES AT CATHEDRAL SQUARE
CITY OF BELLEVILLE
ST. CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: LDH
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT NUMBER: D01130579

SHEET 2 OF 7 SHEETS
PROJECT DESCRIPTION: FINAL PLAT

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

P:\130579\dwg\130579-FINLPLT-01.dwg 10/30/2013 12:46:13 PM CDT