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Kane County)
City of Geneva)

2022K027045
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

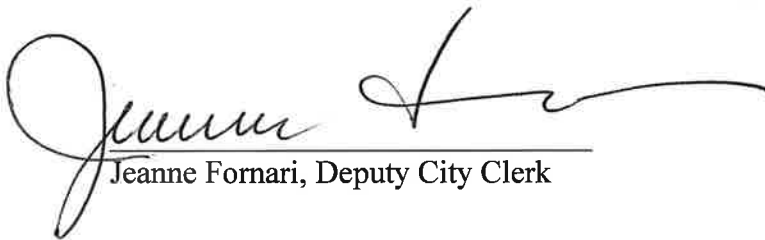
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PAGES: 6

I, Jeanne Fornari, Deputy Clerk of the City of Geneva, Kane County, Illinois, being the keeper of the records and files of the City of Geneva, Illinois, hereby certify the foregoing to be a true, perfect and complete copy of:

Ordinance No. 2022-23

AN ORDINANCE RESCINDING HISTORIC LANDMARK DESIGNATION FOR A POARTION OF THE PROPERTY AT 4 EAST STATE STREET, PURSUANT TO SECTIONS 10-6-6(14)AND 10-6-6(15) OF THE GENEVA CITY CODE.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City of Geneva, Illinois, at my office in Geneva, Kane County Illinois, this 19th day of May, 2022



Jeanne Fornari, Deputy City Clerk



Prepared by:
City of Geneva
22 S. First St.
Geneva, IL 60134
630-323-7494

Return to:
City of Geneva
22 S. First St.
Geneva, IL 60134
630-232-7494

chg

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ORDINANCE NO. 2022-23

AN ORDINANCE RESCINDING HISTORIC LANDMARK DESIGNATION FOR A PORTION OF THE PROPERTY AT 4 EAST STATE STREET, PURSUANT TO SECTIONS 10-6-6(14) and 10-6-6(15) OF THE GENEVA CITY CODE.

WHEREAS, Section 10-6-6(14) of the Geneva City Code sets forth the procedures and standards for the formal amendment of boundaries for a designated Historic Landmark property; and

WHEREAS, Section 10-6-6(15) of the Geneva City Code sets forth the procedures and standards for the formal rescinding of designation for portions of designated Historic Landmarks; and

WHEREAS, on March 17, 2022, David A. Patzelt, representative for the Shodeen Family Foundation, submitted a request to rescind Historic Landmark designation for a portion of real property at 4 East State Street; and

WHEREAS, the request to rescind Historic Landmark designation for a portion of the property was presented to the City of Geneva Historic Preservation Commission at a duly noticed and advertised public hearing on April 19, 2022, during which the Commission heard testimony from the applicant and other interested individuals and organizations; and

WHEREAS, the City of Geneva Historic Preservation Commission reviewed the submitted request to rescind Historic Landmark designation for a portion of 4 East State Street and the Staff evaluation of the request; and

WHEREAS, after due deliberation, the Geneva Historic Preservation Commission concurred that a portion of the real property retained historically-significant features that met the five (5) adopted standards for designation; and

WHEREAS, by a vote of 7-0, the City of Geneva Historic Preservation Commission (HPC) made a recommendation to approve rescinding Historic Landmark designation for all of the property at 4 East State Street but for that portion of the property described as the exception at Exhibit A and depicted at Exhibit B (in essence, a boundary amendment); and

WHEREAS, the City Council of the City of Geneva having considered the entire record and the recommendation of the Historic Preservation Commission on May 2, 2022, respectively, finds that it is in the best interest of the City to confirm this recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: That the boundaries of the designated Historic Landmark for the real property, commonly known as 4 East State Street, are hereby amended to include only that area of exception of the property described at Exhibit A and depicted at Exhibit B, attached hereto; and

SECTION 2: This ordinance shall become effective from and after its passage as in accordance with law. Consent is hereby given for publication of this ordinance in pamphlet form.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this 2nd day of May, 2022.

AYES: 10 NAYS: 0 ABSENT: 0 ABSTAINING: 0 HOLDING OFFICE: 10

APPROVED by me as Mayor of the City of Geneva, Kane County, Illinois, this 2nd day of May, 2022.


Mayor

ATTEST:

Vicki Kellich by Jeanne Foman
City Clerk Deputy Clerk

EXHIBIT A

PARCEL 1. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE F. S. WRATE'S SUBDIVISION, GENEVA, KANE COUNTY, ILLINOIS DESCRIBED BY COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF EAST STATE STREET AND THE WESTERLY LINE OF BENNETT STREET AS ESTABLISHED BY PROCEEDINGS IN THE COUNTY COURT OF KANE COUNTY ENTERED JANUARY 18, 1927 AS CASE NO. 6348; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 244.96 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 77 DEGREES, 14 MINUTES, 20 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 102.00 FEET TO A POINT ON THE NORTHERLY BANK OF THE FOX RIVER FOR THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE LAST DESCRIBED COURSE 102.00 FEET TO SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 137.39 FEET TO THE WESTERLY LINE EXTENDED NORTHERLY OF AN EXISTING GARAGE BUILDING; THENCE SOUTHERLY ALONG SAID WESTERLY LINE EXTENDED AND SAID WESTERLY LINE FORMING AN ANGLE OF 83 DEGREES, 05 MINUTES, 0 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 104.40 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 158 DEGREES, 22 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 78.10 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID F. S. WRATE'S SUBDIVISION FORMING AN ANGLE OF 119 DEGREES, 29 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 78.42 FEET TO THE WESTERLY LINE OF SAID BENNETT STREET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1227.01 FEET THAT IS TANGENT TO A LINE FORMING AN ANGLE OF 101 DEGREES, 50 MINUTES, 03 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 47.61 FEET TO A LINE DRAWN PARALLEL WITH AND 99.00 FEET WESTERLY OF THE WESTERLY LINE OF LOT 9 OF THE ASSESSOR'S PLAT FOR THE YEAR 1860 (MEASURED ALONG THE SOUTHERLY LINE OF SAID STATE STREET); THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 9, 33.92 FEET TO THE NORTHERLY LINE OF SAID F. S. WRATE'S SUBDIVISION; THENCE EASTERLY ALONG SAID NORTHERLY LINE 4.12 FEET TO THE WESTERLY LINE OF SAID BENNETT STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BENNETT STREET BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1227.01 FEET, 173.90 FEET TO THE NORTHERLY LINE OF OAK STREET, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID OAK STREET 62.30 FEET TO THE NORTHWEST CORNER OF SAID OAK STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID OAK STREET FORMING AN ANGLE OF 83 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 50.32 FEET TO THE SOUTHWEST CORNER OF SAID OAK STREET; THENCE WESTERLY ALONG THE PROLONGATION OF THE SOUTHERLY LINE OF SAID OAK STREET 53.00 FEET TO THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHWESTERLY AND WESTERLY ALONG THE BANK OF SAID RIVER TO THE POINT OF BEGINNING IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS;

TOGETHER WITH:

PARCEL 2. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF EAST STATE STREET WITH THE WESTERLY LINE OF BENNETT STREET AS ESTABLISHED BY PROCEEDINGS IN THE COUNTY COURT OF KANE COUNTY, ENTERED JANUARY 18, 1927 AS CASE NO. 6348; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 133.57 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 3.50 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE 3.50 FEET TO SAID SOUTHERLY LINE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 111.39 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 77 DEGREES, 14 MINUTES, 20 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 16.40 FEET TO A LINE DRAWN PARALLEL WITH AND 16.00 FEET NORTHERLY OF SAID SOUTHERLY LINE (MEASURED AT RIGHT ANGLES THERETO); THENCE EASTERLY PARALLEL WITH SAID SOUTHERLY LINE 54.00 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 171 DEGREES, 47 MINUTES, 13 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 14.00 FEET TO A LINE DRAWN PARALLEL WITH AND 14.00 FEET NORTHERLY OF SAID SOUTHERLY LINE (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 163 DEGREES, 58 MINUTES, 23 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 25.58 FEET TO A LINE DRAWN PARALLEL WITH SAID SOUTHERLY LINE FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE 23.84 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPTION

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY; THENCE EASTERLY ALONG THE NORTHERLY PROPERTY BOUNDARY ALONG THE STATE STREET RIGHT-OF-WAY TO A POINT 21 FEET EAST OF THE EASTERLY WALL OF THE EXISTING, LIMESTONE STRUCTURE; THENCE SOUTHERLY AND ROUGHLY PARALLEL TO THE EASTERLY WALL OF THE EXISTING, LIMESTONE STRUCTURE TO A POINT 20 FEET SOUTH OF THE SOUTHERLY WALL OF THE EXISTING, LIMESTONE STRUCTURE; THENCE WESTERLY AND ROUGHLY PARALLEL TO THE SOUTHERLY WALL OF THE EXISTING, LIMESTONE STRUCTURE TO THE WESTERLY PROPERTY BOUNDARY; THENCE NORTHERLY ALONG THE WESTERLY PROPERTY BOUNDARY TO THE POINT OF BEGINNING.

ALL IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

BOTH PARCELS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 2014 AS DOCUMENT 2014K016733 IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

PIN 12-02-353-008-0000

COMMONLY ADDRESSED AS 4 EAST STATE STREET

EXHIBIT B

