8 1 1 2 2 5 9 7 Tx:40444922

Maura Montalvo

Deputy Clerk-(Cityof Wood Dale)

Hof N. Wood Dale Rd.

Wood Dale, IL COOP1

KATHLEEN V. CARRIER, RECORDER DUPAGE COUNTY ILLINOIS 08/10/2022 12:19 PM

DOCUMENT # R2022-075462

RECORDING COVER PAGE

Permanent Parcel Number:

0345-217-05 + 03-15-217-014

Property Address:

Lobeknown as 160 Pine Lane Wood Dale, 12 6091

Prepared By: Maura Montalvo

Address

City of Nova Dake 404 Ni Wood Dale Rd

City, State & Zip Code
Wood Dale 1

*Please note – This cover page has been attached to the document for recording purpose. It is a permanent part of the document and has been included in the page count.

STATE OF ILLINOIS	·)
•) SS
COUNTY OF DU PAGE)

I, Lynn Curiale, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance #O-22-016 AN ORDINANCE APPROVING A LOT CONSOLIDATION AND MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 160 PINE LANE, WOOD DALE, ILLINOIS 60191

Passed by The City Of Wood Dale, Du Page County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 19th day of May, 2022

SEAL



Lynn Curiale, City Clerk

Ordinance #0-22-016

AN ORDINANCE APPROVING A LOT CONSOLIDATION AND MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 160 PINE LANE, WOOD DALE, ILLINOIS 60191

Passed:

May 19, 2022

Published in Pamphlet Form:

May 20, 2022

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of #O-22-016

AN ORDINANCE APPROVING A LOT CONSOLIDATION AND MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 160 PINE LANE, WOOD DALE, ILLINOIS 60191

Passed and approved by the City Council of the City of Wood Dale on May 19, 2022 and hereby published in pamphlet on May 20, 2022

Lynn Curiale, City Clerk

CEAT

TINO/S

ORDINANCE NO. 0-22-016

AN ORDINANCE APPROVING A LOT CONSOLIDATION AND MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 160 PINE LANE, WOOD DALE, ILLINOIS 60191

WHEREAS, Dulce and Marco Guzman ("Owners") are the owners of property identified by PINs: 03-15-217-015; 03-15-217-016, commonly known upon annexation to the City of Wood Dale, Illinois, and lot consolidation as 160 Pine Lane, Wood Dale, Illinois 60191, ("Subject Realty"), the legal description of which is as follows:

THE NORTH 50 FEET OF THE SOUTH 450 FEET OF LOT 14 AND ALSO THE NORTH 50 FEET OF THE SOUTH 400 FEET OF LOT 14, ALL IN BLOCK 50 IN FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213044, IN DUPAGE COUNTY, ILLINOIS

which Subject Realty was recently annexed to the City of Wood Dale by action of the Corporate Authorities; and

WHEREAS, by operation of law, upon annexation, the Subject Realty was zoned R-1, Estate Residential, in the City of Wood Dale; and

WHEREAS, Owner has petitioned for a lot consolidation and map amendment to rezone the Subject Realty from R-1, Estate Residential, to R-4, Medium Density Single-Family; and

WHEREAS, Notice of Public Hearing on said Application, under Case No. CDC-2022-0001, was published in a newspaper of general circulation in the City of Wood Dale as required by the ordinances of the City of Wood Dale and the statutes of the State of Illinois; and

WHEREAS, all other notices required by law were given; and

WHEREAS, a Public Hearing on the proposed lot consolidation and rezoning was conducted on April 18, 2022 by the Community Development Commission of the City of Wood Dale in accordance with statutes and ordinances pertaining thereto; and

WHEREAS, based upon the facts presented at hearing, the Community Development Commission unanimously voted, to recommend the lot consolidation and map amendment (rezoning) of the Subject Realty, said findings of fact being stated at hearing on this matter and as set forth in the Staff Memorandum attached hereto as Exhibit A; and

WHEREAS, the Corporate Authorities of the City of Wood Dale have received the recommendation of the Community Development Commission, and have reviewed the findings made relative to the application, and upon its consideration, determined to approve the request for lot consolidation and rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION ONE: The recitals set forth hereinabove are incorporated herein by reference as part of this Ordinance.

SECTION TWO: That based on the findings adopted by the Community Development Commission, as set forth in the staff memorandum attached as Exhibit A, the lot consolidation and map amendment rezoning the Subject Realty described herein are hereby granted, changing the existing zoning from R-1, Estate Residential, to R-4, Medium Density Single-Family and consolidating the identified lots into one lot with the following legal description:

GUZMAN'S SUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 14 IN BLOCK 50 IN FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

SECTION THREE: That all Ordinances and Resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION FOUR: That the City Clerk of the City of Wood Dale is directed hereby to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 19th day of May, 2022	
AYES:	
NAYS:O	
ABSENT:	
APPROVED this 19th day of May, 2022	÷
Annunziato Pulice, Mayor-	
ATTEST:	
Lynn Curiale, City Clerk	
Published in namphlet form $M_{11}(2)$	2022

EXHIBIT A STAFF MEMORANDUM

CITY OF WOOD DALE

Community Development

April 18, 2022

TO:

Community Development Commission

FROM:

Gosia Pociecha, AICP, Senior Planner

SUBJECT: Case No. CDC-2022-0001, Lot Consolidation & Rezoning upon annexation

from R-1 to R-4, 5N510 and 5N514 N Pine Lane (to be known as 160 Pine

REQUEST

An application has been filed by Dulce and Marco Guzman for lot consolidation and zoning map amendment (rezoning) of residential property located at 5N510 and 5N514 N Pine Lane (to be known as 160 Pine Ln). Currently, the property is unincorporated. Upon annexation, the property would be zoned R-1, Estate Residential. The request is to rezone the subject property upon annexation from R-1, Estate Residential, to R-4, Medium Density Single Family.

PROPERTY INFORMATION

Site Address:

5N510 and 5N514 N Pine Lane (to be known as 160 Line Lane)

PINs:

0315217015, 0315217016

Property Size:

0.3 Acres (approx. 13,129 square feet) combined

Existing Land Use: Future Land Use:

Single Family Residential Single Family Residential

Existing Zoning:

R-4 (Single Family) DuPage County Unincorporated

Surrounding Zoning / Land Use

North:

R-4 (Medium Density Single Family) / Single Family Residential

South:

Unincorporated-/-Vacant-

East:

R-3 (Single Family) / Single Family Residential

West:

R-4 (Medium Density Single Family) / Single Family Residential

ANALYSIS

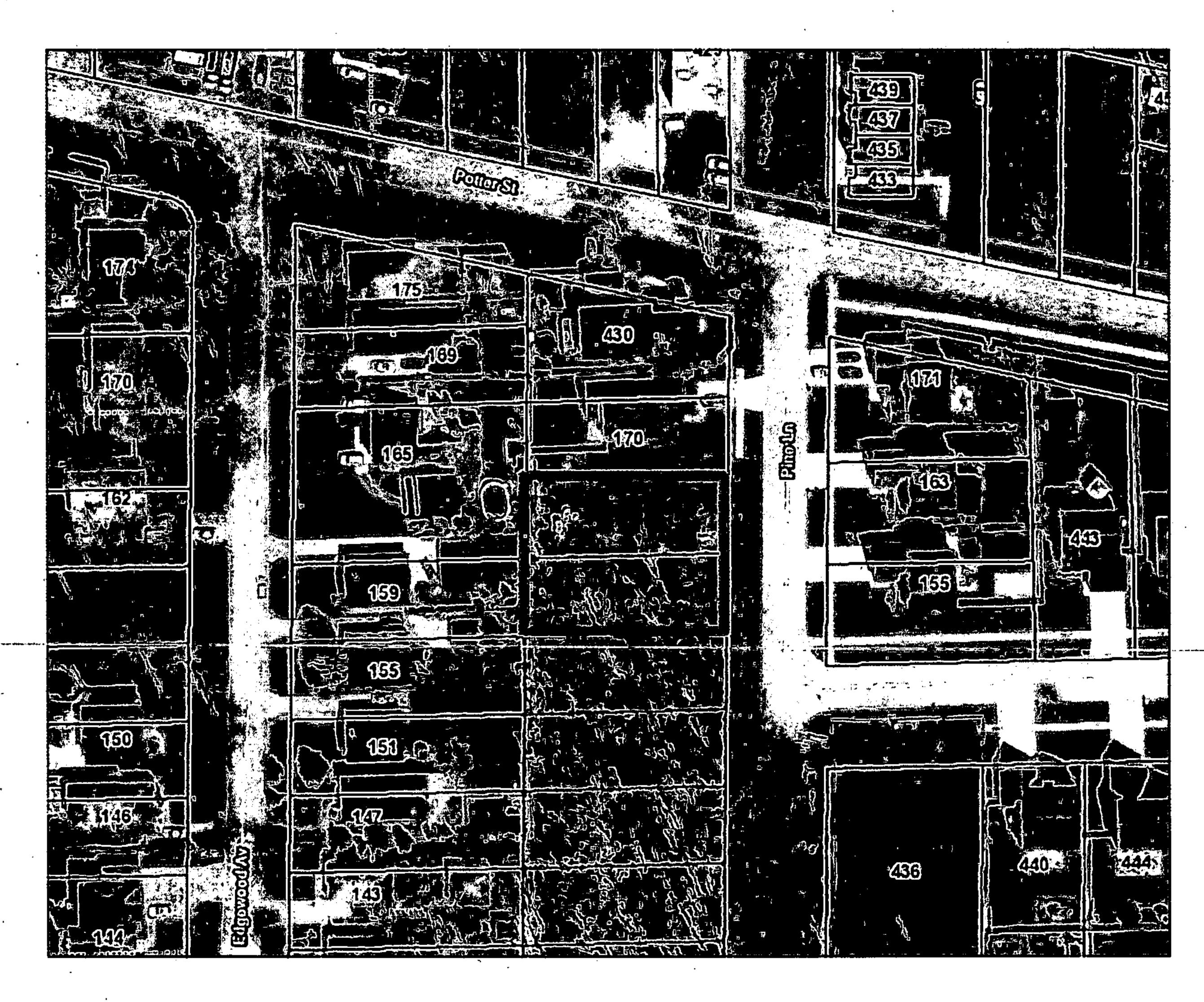
Submittals

The analysis and recommendation provided in this memo are based on the followingdocuments, which are on file in the Community Development Dept. and attached as noted:

- Public Hearing Application
- Proof of Ownership
- Plat of Survey (Exhibit A)
- Petitioner Narrative (Exhibit B)
- Petition for Voluntary Annexation (Exhibit C)
- Plat of Annexation (Exhibit D)
- Plat of Subdivision (Exhibit E)

Project Description

The subject properties are located at 5N510 and 5N514 N Pine Lane, (PIN 0315217015, 0315217016) near the intersection of Pine Lane and Potter Street (see the location map below) in Unincorporated DuPage County. Upon annexation and lot consolidation, the address will be changed to: 160 Line Lane, Wood Dale, IL 60191. Currently, the property is classified R-4, Single Family, according to DuPage County Unincorporated Zoning. The property consists of two vacant lots (Exhibit A). Dulce and Marco Guzman are the owners of the property and the petitioners.



The applicants have petitioned for voluntary annexation in order to construct a new single-family residence on the subject property. Upon annexation they are requesting lot consolidation of the two lots into one and rezoning from R-1, Estate Residential - which is the default zoning designation for all annexed property - to R-4, Medium Density Single-Family (Exhibit B). The annexation petition is included with this request as the rezoning is contingent upon the annexation (Exhibits C and D).

Compliance with the Comprehensive Plan

The property is designated as Single Family Residential in the Future Land Use Map of the Comprehensive Plan. The Single Family Residential land use category for properties located in the southeast area of the City is intended to preserve the primarily single-family homes with some townhomes near the Metra station. It has less of a grid street network and more parks and green spaces throughout.

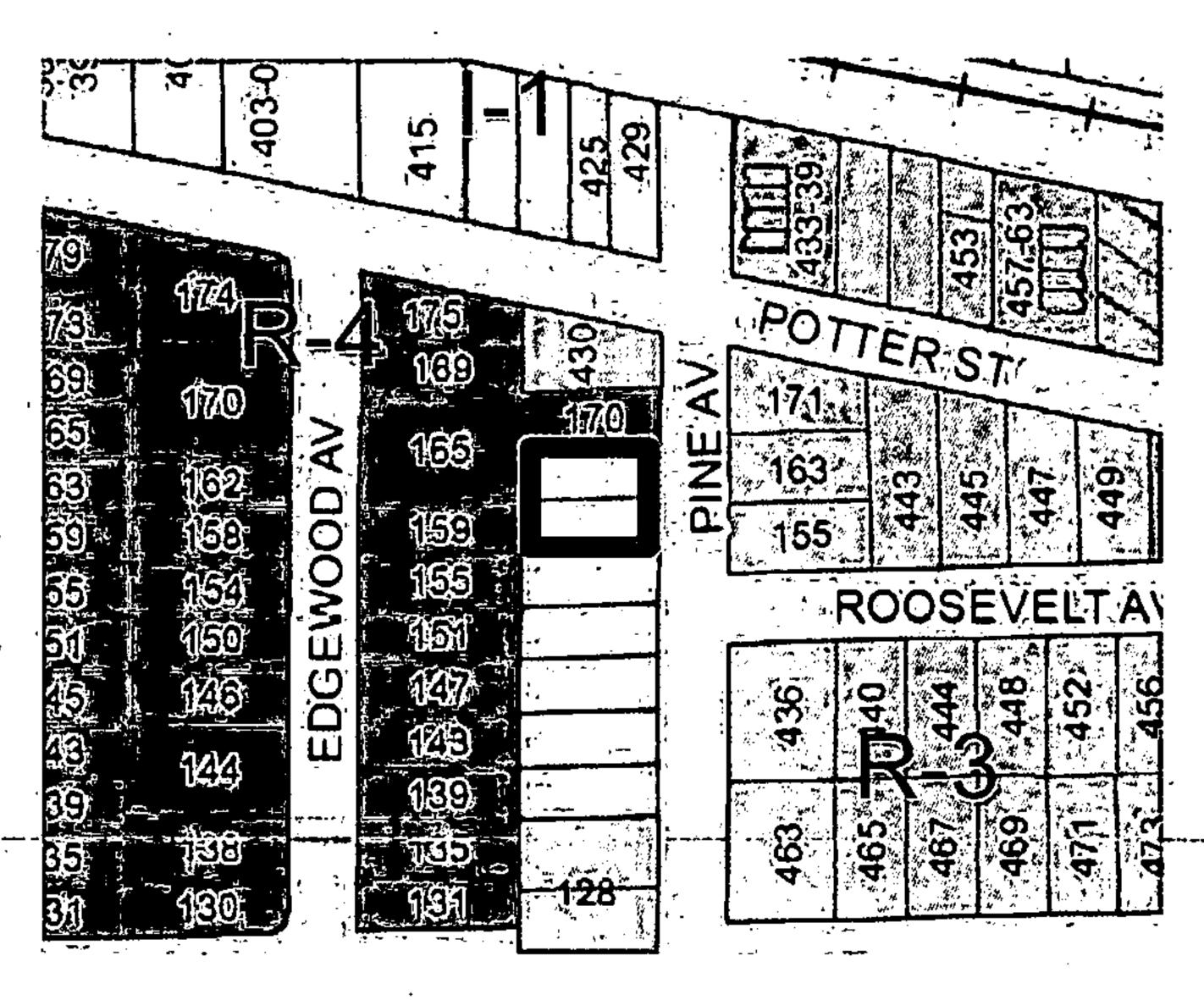
The proposed development will help the City in achieving Goal 2, Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function by supporting voluntary annexation of residential property.

The requested rezoning to R-4, Medium Density Single Family, will support the use of the property as a single-family home and is consistent with the Comprehensive Plan.

Compliance with the Unified Development Ordinance (UDO)

Lot Development Standards

Upon annexation, the subject property will be designated as R-1, Estate Residential, by default. The petitioners have requested a rezoning from the default R-1 zoning to R-4, Medium Density Single Family to be consistent with the surrounding zoning district. A Type 4 Building is allowed to be constructed in the R-4 Zoning Districts. The property consists of two lots, however, the petitioners are seeking to consolidate the two lots into one larger one to accommodate construction of a residence.



The subject property meets the minimum R-4 lot standards set forth in the UDO with the exception of the lot depth (per table below). However, most of the lots in the surrounding R-4 districts are similarly sized (including the same lot depth), hence this zoning designation is the most appropriate and is compliant with the UDO.

	R-1 Lot Standards	R-4 Lot Standards	5N510 & 5N514 Pine (160 Pine Ln) Consolidated
Lot Width (min.)	100 Ft.	50 Ft.	100 Ft.
Lot Depth (min.)	150 Ft.	150 Ft.	130 Ft.
Lot Size (min.)	15,000 Ft. ²	7,500 Ft. ²	13,129 Ft. ²
Lot Coverage (max.)	40%	40%	Vacant
Front Built-to-Line	25 Ft.	25 Ft.	20 Ft. (recorded)
Side Setback	10 Ft. or 10% (whichever is less)	10 Ft. or 10% (whichever is less)	Vacant
Rear Setback (min.)	30 Ft.	30 Ft.	Vacant
Building Coverage (max.)	30%	30%	Vacant
Height (max.)	30 Ft.	30 Ft.	Vacant

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. A public hearing sign was placed at the subject property and a public hearing notice published in Daily Herald on April 1, 2022. Staff did not receive any inquiries regarding the petition as of April 13, 2022.

Findings of Fact

Subdivision Plat Standards

The Community Development Commission may recommend approval of a Lot Consolidation <u>unless</u> it makes finding of the following standards. The standards are as follows (staff comments italicized):

1. The design and layout of the subdivision does not conform to the provisions of this chapter;

The design and layout of the subdivision does conform to the provisions of this chapter. The standard is not met.

2. The applicant has not made adequate provision to install improvements required by the community development commission or city council under authority of this chapter;

This standard is not applicable as the applicant intends to have the properties serviced by existing improvements.

3. The final subdivision or development plan fails to comply with an approved preliminary plat/plan;

This standard is not applicable as this petition is concurrently approving the concept, preliminary, and final plat of subdivision.

4. The plat does not conform with the comprehensive plan, the official map, this chapter, city ordinances, or established planning and development policies of the city;

The plat does conform with the comprehensive plan, the official map, this chapter, city ordinances, and established planning and development policies of the city. The standard is not met.

Rezoning

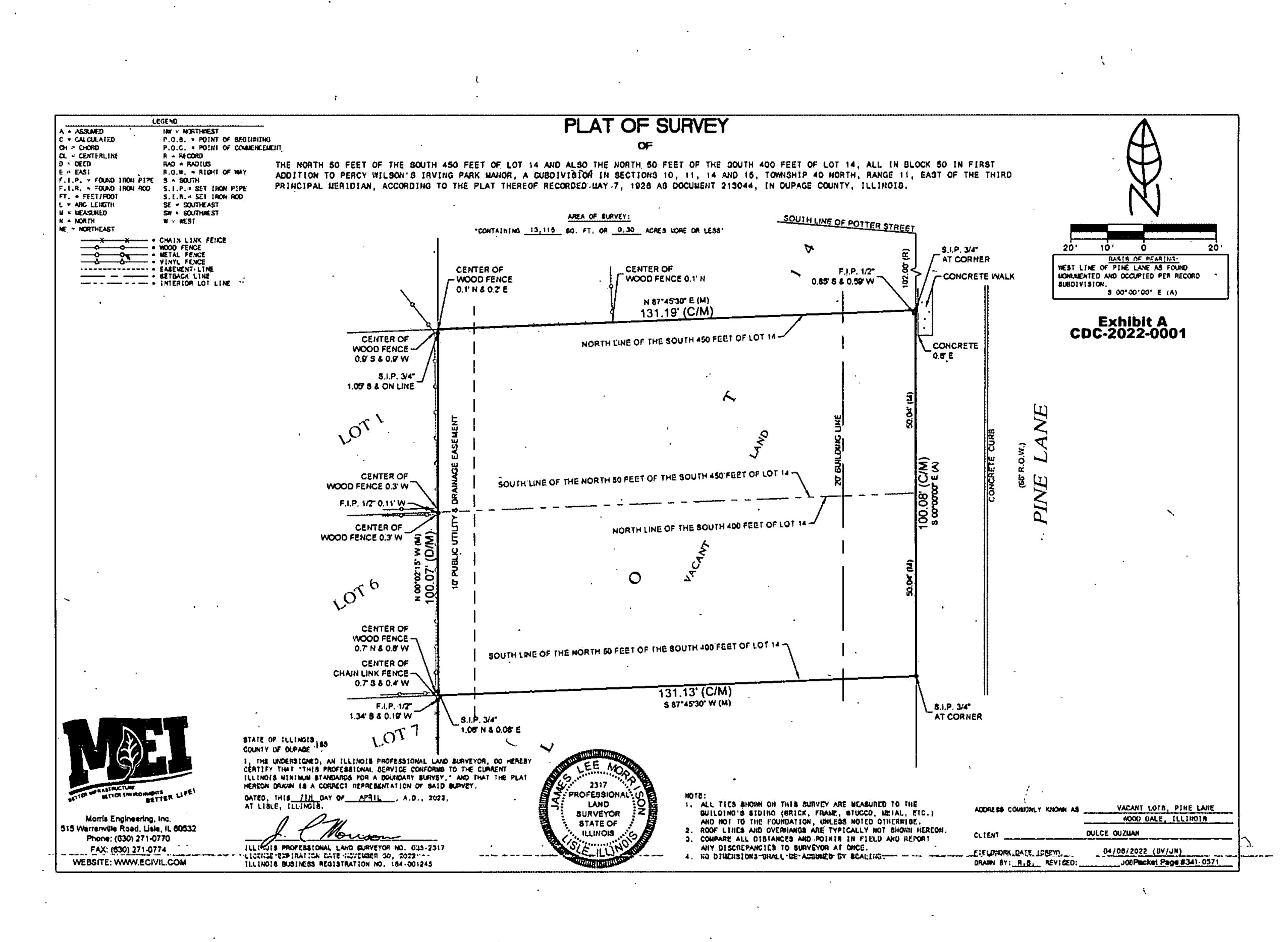
The Community Development Commission may recommend approval of a map amendment upon compliance with the Comprehensive Plan and Unified Development Ordinance. As stated previously, the requested rezoning of the subject property from R-1, Estate Residential, upon annexation to R-4, Medium Density Single Family, is consistent with both the Comprehensive Plan and the Unified Development Ordinance.

RECOMMENDATION

The Community Development Department finds that the request for lot consolidation and map amendment (rezoning) of residential property located at 5N510 and 5N514 N Pine Lane (to be known as 160 Pine Ln) from a default R-1, Estate Residential, upon annexation to R-4, Medium Density Single-Family, is compatible with surrounding zoning and land use classifications, meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed lot consolidation and map amendment (rezoning) is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated April 18, 2022 as the findings of the Community Development Commission, and recommend to the City Council approval of lot consolidation and map amendment (rezoning) for 5N510 and 5N514 N Pine Lane (to be known as 160 Pine Ln) in Case No. CDC-2022-0001.

(Yes vote would be to approve; No vote would be to deny)



 \sim

Dulce & Marco A. Guzman 2403 Geneva Avenue Northlake, IL 60164

Exhibit B CDC-2022-001

February 17, 2022.

City of Wood Dale Department of Community Development 404 N. Wood Dale Rd. Wood Dale, IL 60191

Dear Sir/Madam:

We, <u>Dulce & Marco A. Guzman</u> are the owners of two (2) vacant lots with the common address 5N514 Pine Lane & 5N510 Pine Lane, Wood Dale, IL 60191 with Property Index Numbers:

03-15-217-015 03-15-217-016

We plan to construct our aging home at said location and are asking for your consideration for the consolidation of these two lots to the City of Wood Dale.

Standards for Final Plat

a) The design and layout of the subdivision does not conform to the provision of the UDO.

With an immense amount of planning and revision, it is in our best interest to believe that the design and layout of the lot consolidation will conform to the Unified Development Ordinance.

b) The applicant has not made adequate provision to install improvements required by the Community Development Commission or City Council under authority of the UDO.

We will work closely with the appropriate City of Wood Dale representative assigned to us in order to ensure that all required provisions are being followed in accordance with the City of Wood Dale.

c) The final plat fails to comply with the approved Preliminary Plat.

The final plat will properly comply with the Preliminary Plat.

d) The Plat does not conform to the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17 (UDO), City ordinances, or established planning policies of the City.

The final plat will meet all requirements as required by subsections C, D, and F of Section 17.406 of Chapter 17, Article IV of the Municipal Code.

We greatly appreciate your consideration for this Lot Consolidation request. We look forward to working very closely with all relevant representatives to ensure this process is as painless and straightforward as possible.

Sincerely,

Dulce & Marco A. Guzman

Exhibit C CDC-2022-001

PETITION FOR ANNEXATION

TO: CITY CLERK
OF THE CITY OF WOOD DALE
DUPAGE COUNTY, ILLINOIS

The undersigned Petitioner(s) state, on oath, as follows:

- 1. This Petition for Annexation is presented to the City of Wood Dale pursuant to 65 ILCS 5/7-1-8.
- The Property subject to this Petition ("Subject Property") bears the common address: <u>5N514 Pine Lane & 5N510 Pine Lane</u>, Wood Dale, IL 60191, and is legally described as follows and bears the following Property Index Numbers:

03-15-217-015 03-15-217-016

The Subject Property is currently vacant.

3. The Subject Property is owned by:

Dulce & Marco A. Guzman	- 			
[Note, if the Property is owned Liability Company, the appropria	by a Partnership, Corporation, Land Trust or Limber te form must be executed.]	Limited		
NOTE: A copy of the Deed to	o the Subject Property must accompany this Petit	tion.		
	Petition there areelectors residing or rs, no less than 51% approve of the filing of this Petifollows: [If there are no electors, please state "NON"	tion,		
Printed-Name/Signature	Address	The Print Sec. 20		
Printed Name/Signature	Address			
Printed Name/Signature	Address	-		
[If additional space for signature	s of electors is necessary, please add to this Petition]].		
4. That the Subject P	roperty lies contiguous to the following rights-of-war	ay:		

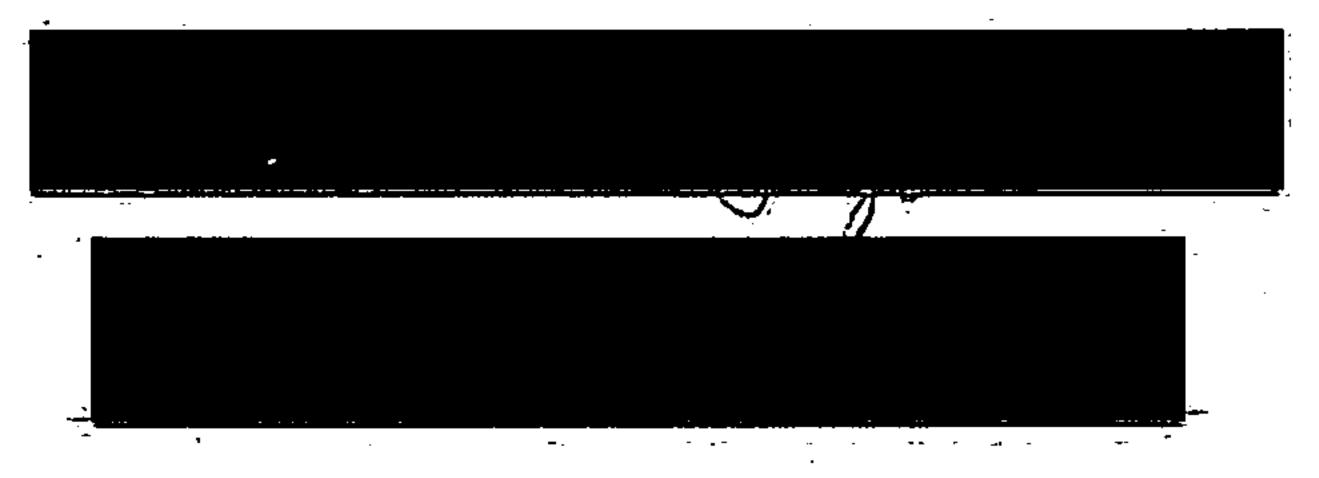
- 5. The undersigned Petitioner(s) hereby request that the Subject Property be annexed to and become part of the City of Wood Dale, County Of DuPage, State of Illinois. Said Subject Property is not within the corporate limits of any municipality. Said Subject Property is contiguous to the City of Wood Dale, Illinois.
- The undersigned Petitioner(s) understand and acknowledge that as a result of the determination to voluntarily annex the Subject Property to the City of Wood Dale, the Subject Property shall become subject to all of the laws of the City of Wood Dale.
- 7. That pursuant to the Illinois Statutes relative to annexation of property, when and if the said Subject Property is annexed to the City of Wood Dale, the new boundaries of the City of Wood Dale shall extend to the far side of the Subject Property and such new boundaries shall include all of every right-of-way within the area annexed.

Further affiants sayeth not.

AFFIDAVIT

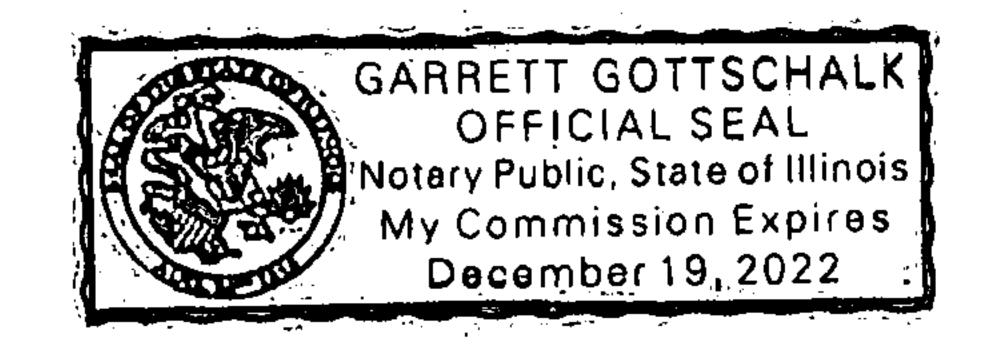
The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true and correct.

Owners of Record: (Each signature must be made before a Notary)



SUBSCRIBED TO and SWORN BEFORE me this 5th day of April 2022

NOTARX PUBLIC



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[GRAPHIC SCALE	PLAT OF ANNEXATION	ii N
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, ,		÷ • ·	Exhibit D
.	LEGEND	•	
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	DUPAGE UNINCORPORATED (D) - DEED	IRVING PARK MANOR, A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1928 AS DOCUMENT 213044, IN DUPAGE COUNTY, ILLINOIS	
	SOUTH I MIC OF THE	PIN 03-15-217-015 8 03-15-217-016 TOTAL LAND AREA 13,130 SQ. FT.	
	SOUTH LINE OF POTTER STREET	PROPERTY OWNER'S CERTIFICATE	CITY COUNCIL CERTIFICATE
	"// // // // // // // // // // // // //	STATE OF ILLINOIS) COUNTY OF DU PAGE) SS	STATE OF ILLINOIS) 3 \$ COUNTY OF OU PAGE)
	MOT INCLUDED // BE SOUTH	THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES	THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS
	//////////////////////////////////////	INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED	IDENTIFIED AS THAT INCORPORATED AND MADE A PART OF CITY OF WOOD DALE BY ORDINANCE NOADOPTED BY THE COUNCIL OF SAID CITY ON THEDAY OF, AD 2021.
į		DATED THESDAY OF AD 2021	BY: ATTEST
-	S PART OF LOT W	OWNER (PRINT) SIGNATURE	MAYOR CLERK
	ANNEXATION	ADDRESS	STATE OF ILLINOIS)
	PART OF LOT M	OWNER (PRINT) SIGNATURE	COUNTY OF DU PAGE)
	(M) 131.27	AODRESS	THIS INSTRUMENT NUMBER
	PART OF YOU WE SHARE THE PART OF YOU WE SHARE		Rty
	OUPAGE UNINCORPORATED	NOTARY CERTIFICATE OF PROPERTY OWNER STATE OF ILLINOIS)	COUNTY RECORDER
•		COUNTY OF DU PAGE) 55	SURVEYOR'S CERTIFICATE
		A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT	STATE OF ILLINOIS) COUNTY OF DU PAGE) S.S.
	•	PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE SUBSCRIBED TO THE FORGOING INSTRUMENTS AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT	THIS IS TO CERTIFY THAT ANDREW SPIEWAK LAND SURVEYOR, INC., HAVE PREPARED THE MAP HEREON FROM OFFICIAL RECORDS FOR THE PURPOSE OF AMMEDING THE SAME INTO
		AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. CIVEN UNDER MY HAND AND NOTARIES SEAL, THISDAY OF	THE CITY OF WOOD DALE, ILLINOIS, AND THE MAP HEREON DRAW IS A CORRECT REPRESENTATION OF THE THE PROPERTY TO BE ANNEXED GIVEN UNDER MY HAND AND SEAL, AT PARK RIDGE, COOK COUNTY, ILLINOIS,
		AD 2021 AT WOOD DALE, ILUNOIS	THIS SIST DAY OF MARCH, 2022 A.D.
ļ		NOTARY PUBLIC (SEAL)	ANDRZEJ F, SPIEWAK, ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO: 005 003178, EXPIRES: 11/30/2022
		•	ANDREW SPIEWAK LAND SURVEYOR, INC. D.B.A., SPIEWAK CONSULTING
	,		PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION NO.: 184 008518 UCENSE EXPIRES 04/30/2023
	SUBMITTED BY:	•	1000 W. HIGGINS RD. SUITE ZIS PARK RIOGE, IL 60008
	RETURNED TO, 404 N. WOOD DALE RD. WOOD DALE, IL 60191	•	The state of the s
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		•	A SON WILLIAM
}	ANDREW SPIEWAK LAND SURVEYOR, INC. REV. DATE REV. DESCRIPTION		
	PROFESSIONAL DESIGN FRM. LICENSE NO:184 008518 1030 W. HICCHIS PARK RICGE, IL 60080 phone (773)853-2672 (830) 351-9489 FIELD WORK COMPLETED 01/19/2021	DUPAGE CO RECORDER PAGEOF	
	CLIENT: CULCE CUZEMAN SNS17 & SNS10 PRE LANE WOOD DALE, E-80191 STATE (77.9653-2672 (830) 351-968) ACM # 018-21 AHNEXATION SHET 1 LOCATION SNS17 & SNS10 PRE LANE WOOD DALE, E-80191	OF 1	

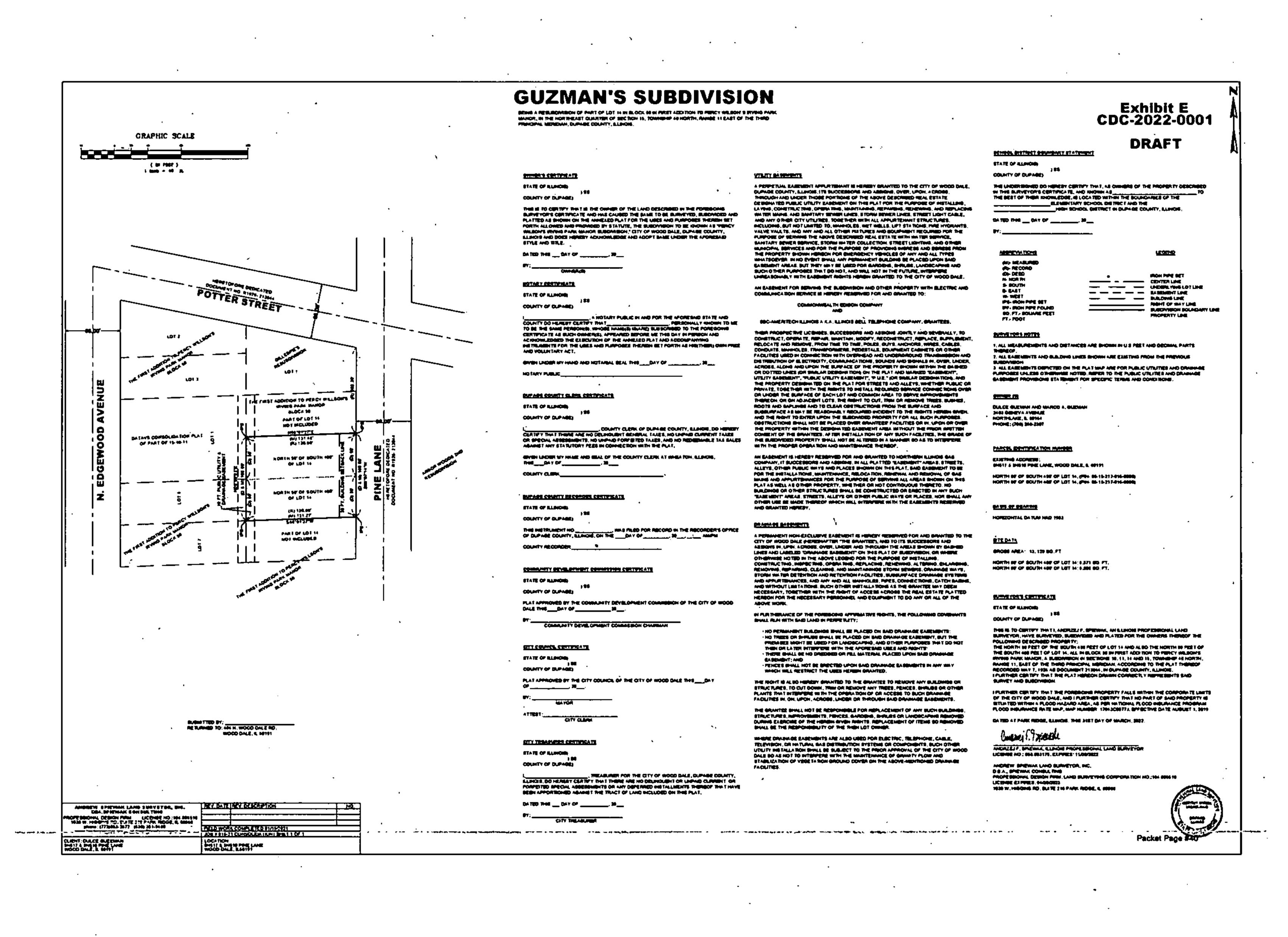
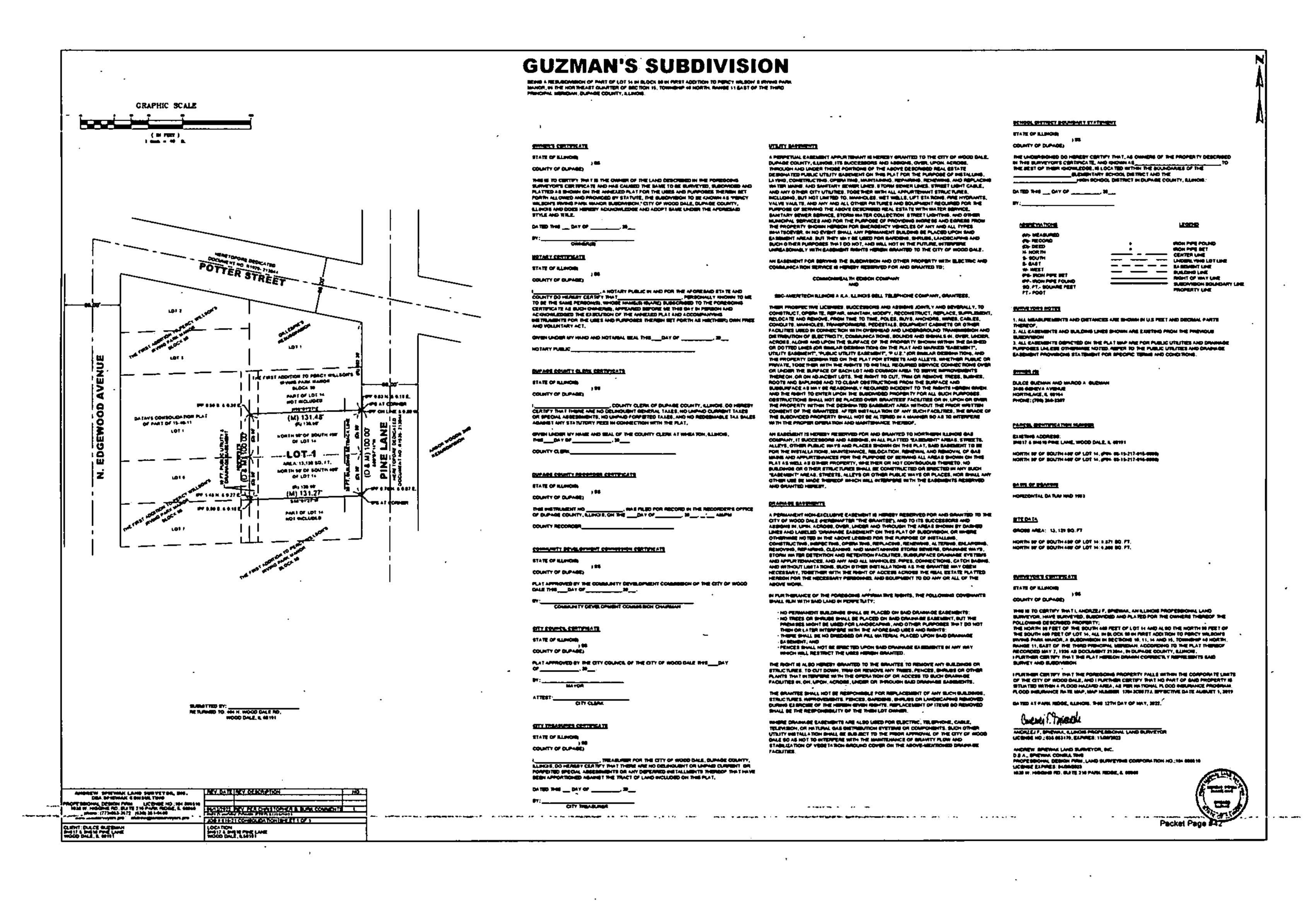
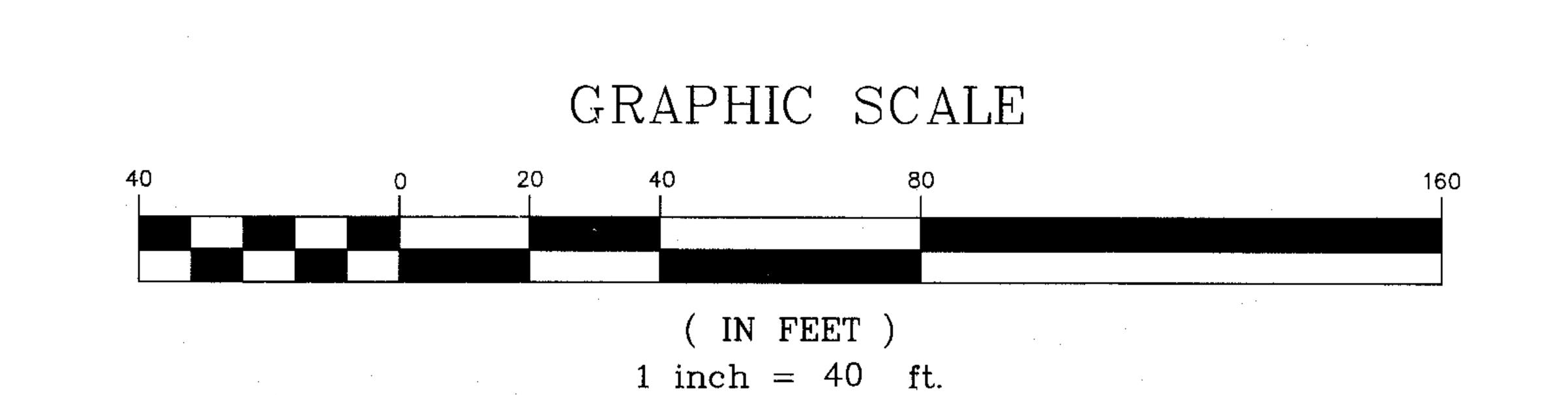
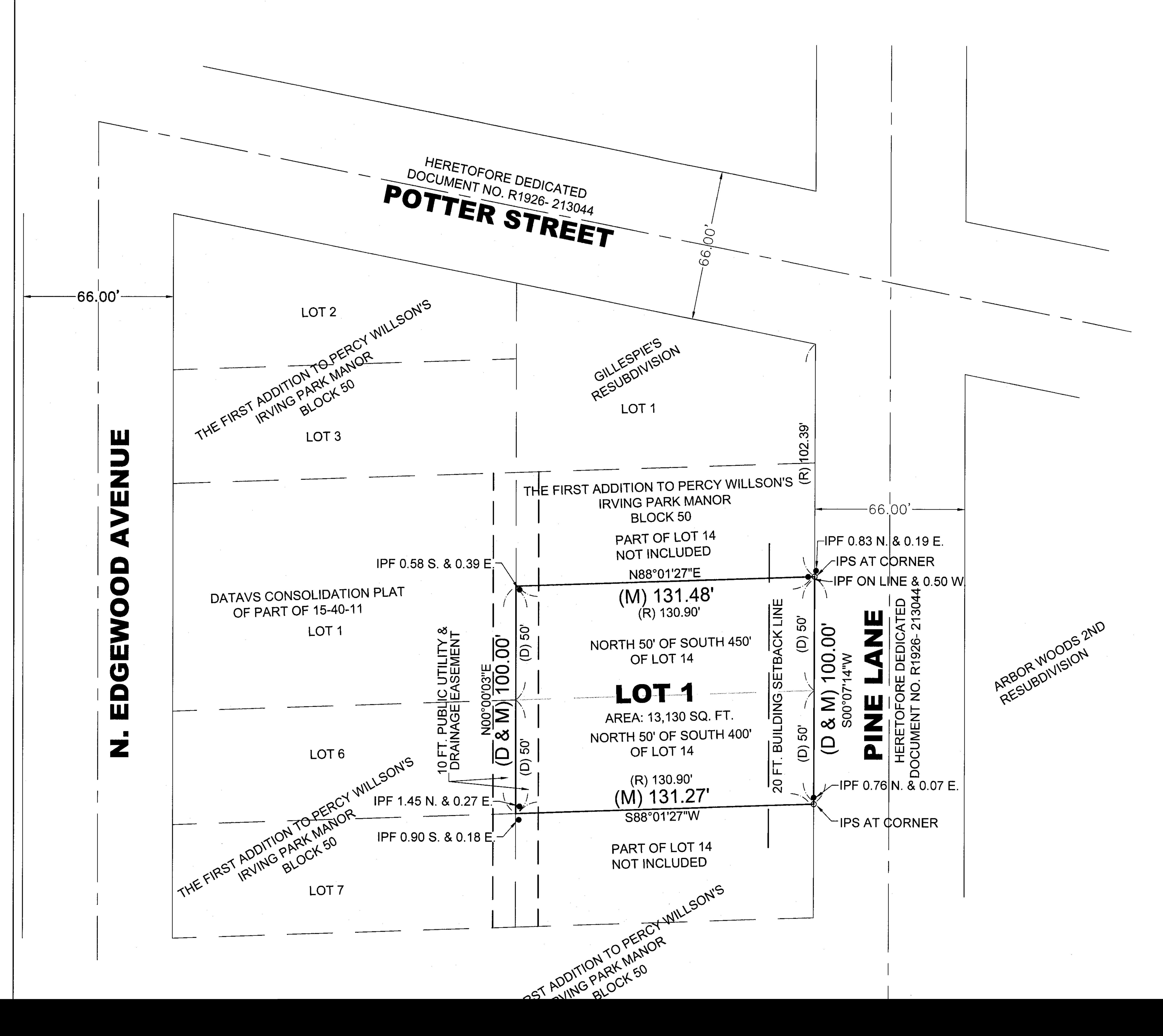


EXHIBIT B PLAT OF SUBDIVISION

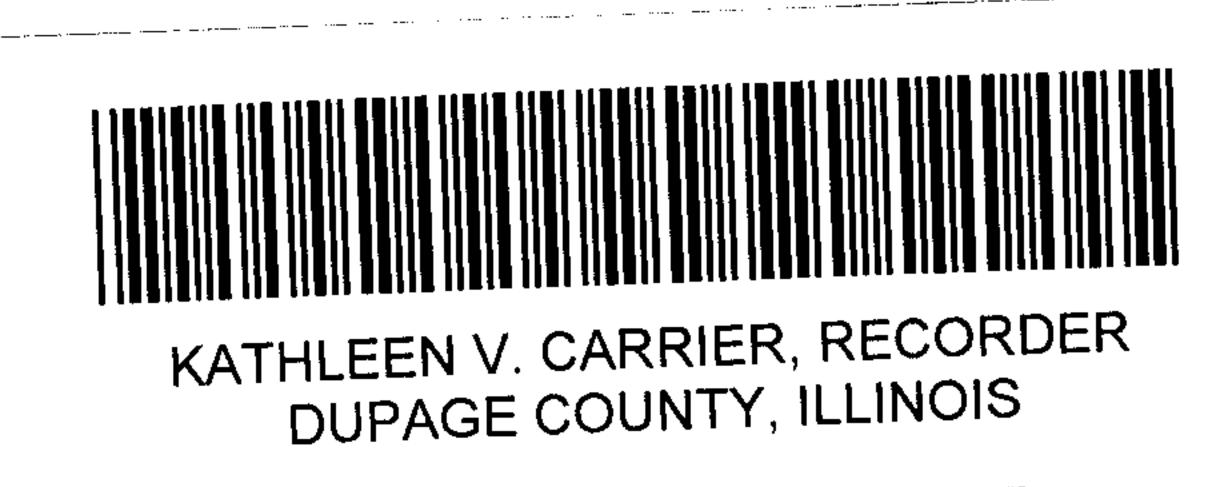






GUZMAN'S SUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 14 IN BLOCK 50 IN FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



08/10/2022 12:19 PM R2022-075462

RECORDER PLAT PAGE COUNT _____ OF ____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION TO BE KNOWN AS "PERC" WILSON'S IRVING PARK MANOR SUBDIVISION," CITY OF WOOD DALE, DUPAGE COUNTY. ILLINOIS AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID

STYLE AND TITLE DATED THIS 24 DAY OF JUNE, 20 22 BY: Null pulment OWNER(S)

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

IN WILL OVINGRED A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT DULL MAKE GUILLAND FOR THE AFORESAID STATE AND TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 241 BAY OF JUNE, 20 22 NOTARY PUBLIC IV June de June 10 OFFICIAL SEAL MAURA L QUINONES NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 1/13/2026

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

Jean Kaczmarek, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES. NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WEST ON, IT MAYS THIS 10 DAY OF August, 20 22 COUNTY CLERK <u>low</u> + acromatek

DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE) THIS INSTRUMENT NO

OF DUPAGE COUNTY, ILLINOIS, ON THE DOMDAY OF AWOUSY, 2022, 19 AM/PM)

COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS)

UTILITY EASEMENTS

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE CITY OF WOOD DALE DUPAGE COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING. CONSTRUCTING. OPERATING, MAINTAINING, REPAIRING, RENEWING, AND REPLACING WATER MAINS, AND SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLE, AND ANY OTHER CITY UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS VALVE VAULTS, AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING, AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH EASEMENT RIGHTS HEREIN GRANTED TO THE CITY OF WOOD DALE.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY

SBC-AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR PROSPECTIVE LICENSES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY. COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT" UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE. TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES. ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DESIGNATED EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, IT SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATIONS, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

<u>DRAINAGE EASEMENTS</u>

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WOOD DALE (HEREINAFTER "THE GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPIN, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, CLEANING, AND MAINTAININGS STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTENANCES, AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATIONS SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEFM

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THIS SURVEYOR'S CERTIFICATE, AND KNOWN AS MOYCO & DUICE GUZINAN TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE

ELEMENTARY SCHOOL DISTRICT AND THE District 2 _HIGH SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS. District 100

DATED THIS TO DAY OF JUNE, 20 22

<u>LEGEND</u>

IRON PIPE FOUND **IRON PIPE SET** CENTER LINE UNDERLYING LOT LINE RIGHT OF WAY LINE SUBDIVISION BOUNDARY LINE PROPERTY LINE

SURVEYORS NOTES

FT.- FOOT

<u>ABBREVIATIONS</u>

(R)- RECORD

(D)- DEED

S- SOUTH

(M)- MEASURED

IPS- IRON PIPE SET

IPF- IRON PIPE FOUND

SQ. FT.- SQUARE FEET

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN U.S FEET AND DECIMAL PARTS

2. ALL EASEMENTS AND BUILDING LINES SHOWN ARE EXISTING FROM THE PREVIOUS

3. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT FOR SPECIFIC TERMS AND CONDITIONS.

DULCE GUZMAN AND MARCO A. GUZMAN 2403 GENEVA AVENUE NORTHLAKE, IL 60164 PHONE: (708) 268-2307

PARCEL IDENTIFICATION NUMBER

EXISTING ADDRESS: 5N517 & 5N510 PINE LANE, WOOD DALE, IL 60191

NORTH 50' OF SOUTH 450' OF LOT 14, (PIN- 03-15-217-015-0000) NORTH 50' OF SOUTH 400' OF LOT 14, (PIN- 03-15-217-016-0000)

BASIS OF BEARING

HORIZONTAL DATUM NAD 1983

SITE DATA

GROSS AREA: 13, 129 SQ. FT

NORTH 50' OF SOUTH 450' OF LOT 14: 6,571 SQ. FT. NORTH 50' OF SOUTH 400' OF LOT 14: 6,558 SQ. FT.