



CITY OF WOOD DALE

COMMUNITY DEVELOPMENT COMMISSION **MEETING AGENDA**

Date & Time: November 15, 2021 at 7:00 PM
Location: Wood Dale City Call
404 N. Wood Dale Road, Wood Dale, IL 60191
Members: Jay Babowice, Ron Damasco, Jaime Ochoa, Richard Petersen,
Dave Shimanek, Tereasa Szatko, David Woods
Staff Liaison: Gosia Pociecha

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **BUSINESS ITEMS**

A. *Approval of Meeting Minutes from September 20, 2021*

IV. **PUBLIC HEARINGS**

A. *CDC-2020-0004*

An application has been filed requesting approval of lot consolidation and map amendment (rezoning) of a residential property from R-1, Estate Residential, upon annexation, to R-4, Medium Density Single Family. The subject property is located at 17W102 Stoneham St, (PIN 03-10-409-009). The new address, upon annexation, will be: 469 Stoneham St. Samir Giorgis is the owner of the parcel and the petitioner.

V. **STAFF LIAISON REPORT**

VI. **ADJOURNMENT**

COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: September 20, 2021

Present: Ron Damasco, Theresa Szatko, Jay Babowice,
Richard Petersen, Jamie Ochoa

Absent: Dave Shimanek, David Woods

Also Present: Gosia Pociеча, Attorney Sean Conway,
Salvatore Ursino, and 4 other people in attendance

Meeting Convened at: 7:00 P.M.

CALL TO ORDER:

Noted: Information distributed to Commissioners referred to Case No. CDC-2020-0002; this was incorrect; however, Ms. Pociеча stated that the required notices were correctly listed as CDC-2021-0002.

APPROVAL OF THE MINUTES:

Ms. Szatko made a motion to approve the minutes of the June 21, 2021 meeting; the motion was seconded by Mr. Damasco. A roll call vote was taken with all members voting aye. Motion carried.

PUBLIC HEARINGS:

CASE NO. CDC-2021-0002

As described by Ms. Pociеча, an application has been filed requesting an approval of a map amendment (rezoning) of the currently vacant residential property from R-1, Estate Residential, upon annexation, to R-2, Large Lot Single Family. The subject property is located at 17W271 Deerpath Road. The new address, upon annexation, will be 382 E. Deerpath Road. Petitioner is the owner of the parcel.

DISCUSSION:

Petitioner, Mr. Salvatore Ursino, seeks a voluntary annexation and subsequent rezoning of the current vacant parcel located at 17W271 Deerpath Road. As the parcel is located in an unincorporated area of Wood Dale, annexation would result in the default zoning classification of R-1, Estate Residential. Mr. Ursino requests the rezoning to R-2, Large Lot Single Family with the intention of constructing a single-family home and connecting to City water and sewer services.

RECOMMENDATION

At the conclusion of the Public Hearing, Ms. Szatko made a motion, seconded by Mr. Petersen, as follows:

Based on the submitted petition and the testimony presented, the proposed 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 September 20, 2021 as the findings of the Community Development commission, and recommend to the City Council approval of map amendment (rezoning) for 17W271 Deerpath Road to be classified as R-2, Large Lot Single Family and to be known as 382 Deerpath Road in Case No. CDC-2021-0002. A roll call vote was taken with the following results:

Ayes: Babowice, Ochoa, Petersen, Szatko, Damasco

Nays: None

Motion carries.

STAFF LIAISON REPORT

Ms. Pociecha stated that she anticipates several items to come before the Community Development Commission in next few months.

ADJOURNMENT

The meeting was adjourned at 7:15 P.M.

Minutes taken by Marilyn Chiappetta

CITY OF WOOD DALE

Community Development



MEMO

DATE: November 15, 2021

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. CDC-2021-0004, Lot Consolidation & Rezoning upon annexation from R-1 to R-4, 17W102 Stoneham St (to be known as 469 Stoneham St)

REQUEST

An application has been filed by Samir Giorgis for lot consolidation and zoning map amendment (rezoning) of residential property located at 17W102 Stoneham St (to be known as 469 Stoneham St). 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: 17W102 Stoneham St (to be known as 469 Stoneham St)
PINs: 03-10-409-009, 03-10-409-008
Property Size: 0.3 Acres (approx. 12,951 square feet) combined
Existing Land Use: Single Family Residential
Future Land Use: 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: R-3 (Single-Unit Dwelling District) Village of Bensenville
East: R-3 (Single-Unit Dwelling District) Village of Bensenville
West: R-4 (Medium Density Single Family) / Single Family Residential

ANALYSIS

Submittals

The analysis and recommendation provided in this memo are based on the following documents, 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 property is located at 17W102 Stoneham St (PIN 03-10-409-009), at the north-east corner of Stoneham St and Poplar Ave (see the location map below) in Unincorporated DuPage County. Upon annexation, the address will be changed to: 469 Stoneham St, Wood Dale, IL 60191. Currently, the property is classified R-4, Single Family, according to DuPage County Unincorporated Zoning. The property consists of two lots; northern lot is vacant while the southern lot is improved with one-story stucco residence and a detached garage (Exhibit A). Samir Giorgis is the owner of the property and the petitioner.

The applicant has petitioned for voluntary annexation in order to connect to city water and sewer services. Upon annexation he is requesting lot consolidation of 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 northeast area of the City is intended to preserve the primarily single-family neighborhood with similar home and lot sizes on a grid street network.

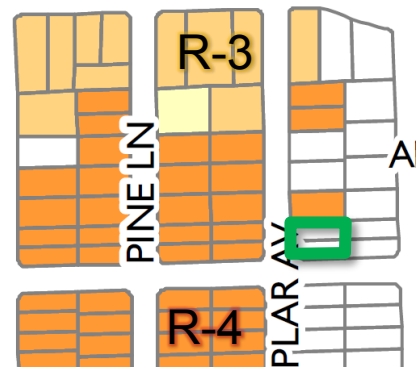
The proposed development will help the City in achieving Goal 2, Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function by supporting voluntary annexation of residential property.

The requested rezoning to R-4, Medium Density Single Family, will continue 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 petitioner has 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 consist of two lots, however, individually they do not meet the R-4 lot standards, hence the petitioner is requesting consolidation into one lot.



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	17W102 Stoneham St (469 Stoneham) Consolidated
Lot Width (min.)	100 Ft.	50 Ft.	96 Ft.
Lot Depth (min.)	150 Ft.	150 Ft.	135 Ft.
Lot Size (min.)	15,000 Ft. ²	7,500 Ft. ²	12,951 Ft. ²
Lot Coverage (max.)	40%	40%	24%
Front Built-to-Line	25 Ft.	25 Ft.	19.2 (established)
Side Setback	10 Ft. or 10% (whichever is less)	10 Ft. or 10% (whichever is less)	Approx. 50 Ft.
Rear Setback (min.)	30 Ft.	30 Ft.	75 Ft.
Building Coverage (max.)	30%	30%	11 %
Height (max.)	30 Ft.	30 Ft.	Approx. 15 Ft.

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 September 29, 2021. Staff did not receive any inquiries regarding the petition as of November 10, 2021.

Findings of Fact

Subdivision Plat Standards

The Community Development Commission may recommend approval of a Lot Consolidation **unless** 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 17W102 Stoneham St (to be known as 469 Stoneham St) 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 November 15, 2021 as the findings of the Community Development Commission, and recommend to the City Council approval of lot consolidation and map amendment (rezoning) for 17W102 Stoneham (to be known as 469 Stoneham St) in Case No. CDC-2021-0004.

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

SURVEY LEGEND

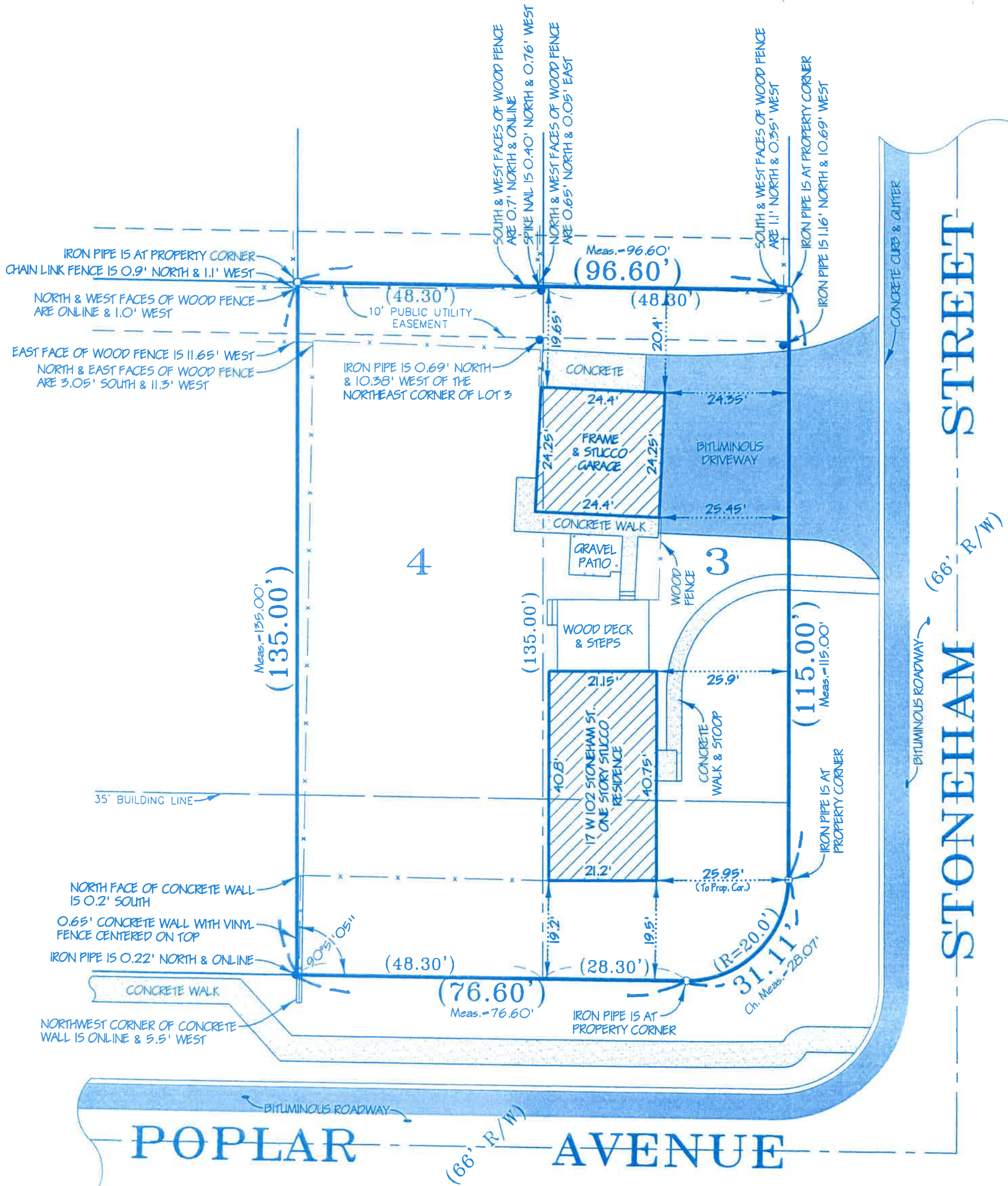
- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X- Fence Line

PLAT OF SURVEY

**CDC-2021-0004
EXHIBIT A**

LOTS 3 AND 4 IN BLOCK 1 IN H.O. STONE AND CO'S SECOND IRVING PARK BOULEVARD ADDITION TO WOODDALE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 10 AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT 204619, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE = 12,951 SQ.FT.



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.



STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 11th DAY OF August, A.D. 2021

BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2022.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com

PREPARED FOR: **SAMIR A. GIORGIS**
DRAWN BY: CMG DATE OF FIELD WORK: 08/11/21 SCALE: 1" = 20' FLD.BK. - PAGE: 417-37 PROJECT NO.: 35292

To Whom It May Concern

Madam, Sir:

I, Samir Giorgis wife, Joulit Z. Batou here in verify that we would like to annex and consolidate our property legally known as 17W102 Stoneham St., WoodDale, IL 60191. To city's utility present zoning classification is DuPage County unincorporated R-4, single family home and re-zoning to R4 by connecting two lots into one. The design and layout of the subdivision does not conform to the provisions of UDO, will conform to the provisions of the UDO. The applicant has not made adequate provisions to install improvements required by the community development commission or city council under authority of the UDO. Improve adequate provision to include annex to the city's utility. The final plat fails to comply with an approved preliminary plat. The subdivision is combining all this application. The plat does conform to the comprehensive plan. The official zoning map article IV of Chapter 17 (UDO) city ordinances, or established planning policies of the city. It does not conform, the plat will conform.

Truly Yours,

Samir Giorgis

Joulitz Batou

PETITION FOR ANNEXATION

RECEIVED

OCT 04 2021

WOOD DALE COMMUNITY
DEVELOPMENT

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.

2. The Property subject to this Petition ("Subject Property") bears the common address: 17W102 STONEHAM ST WOODDALE, ILL 60191, and is legally described as follows and bears the following permanent index numbers: [You may attach a copy of the legal description and PIN]

The Subject Property ___ is X is not currently vacant.

3. The Subject Property is owned by:

SAMIR A GIORGIS
JOULIT Z BATON

[Note, if the Property is owned by a Partnership, Corporation, Land Trust or Limited Liability Company, the appropriate form must be executed.]

NOTE: A copy of the Deed to the Subject Property must accompany this Petition.

As of the date of the filing of this Petition there are 2 electors residing on the Subject Property. Of these electors, no less than 51% approve of the filing of this Petition, as signified by their signatures as follows: [If there are no electors, please state "NONE"]

<u>SAMIR A GIORGIS</u>	<u>Samir Giorgis</u>	<u>17W102 STONEHAM ST WOODDALE, IL 60191</u>
Printed Name/Signature	Address	
<u>JOULIT Z BATON</u>	<u>Joulit Z Baton</u>	<u>17W102 STONEHAM ST WOODDALE, IL 60191</u>
Printed Name/Signature	Address	
_____	_____	_____
Printed Name/Signature	Address	

[If additional space for signatures of electors is necessary, please add to this Petition].

4. That the Subject Property lies contiguous to the following rights-of-way:

STONEHAM ST - POPULAR AVE

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.

6. 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.

THE END ON ANNEXATION

AFFIDAVIT

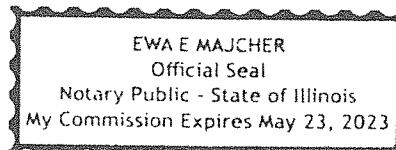
The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true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

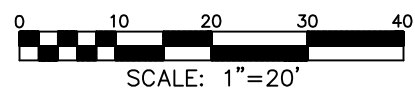
Owners of Record: (Each signature must be made before a Notary)

[Redacted signature] _____

SUBSCRIBED TO and SWORN BEFORE
me this 23rd day of September, 2020..2021

[Redacted signature] _____
NOTARY PUBLIC

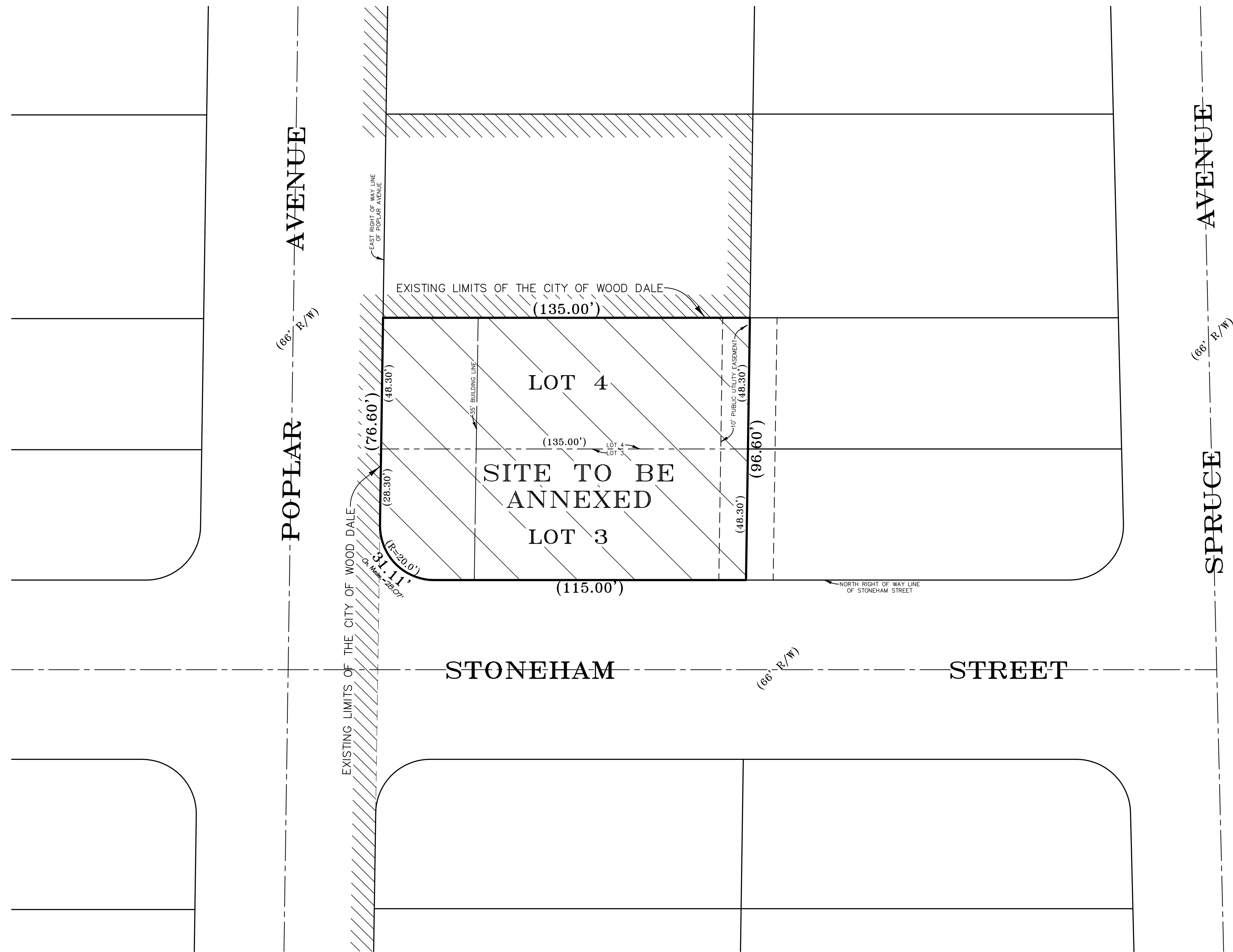




PLAT OF ANNEXATION

LOTS 3 AND 4 IN BLOCK 1 IN H.O. STONE AND CO'S SECOND IRVING PARK BOULEVARD ADDITION TO WOODDALE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 10 AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT 204619, IN DU PAGE COUNTY, ILLINOIS.
AREA OF SITE = 12,951 SQ.FT.

**CDC-2021-0004
EXHIBIT D**



RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS _____
DAY OF _____, A.D. 20____, AT _____ O' CLOCK.

RECORDER OF DEEDS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS IDENTIFIED
AS THAT INCORPORATED AND MADE A PART OF THE CITY OF WOOD DALE BY ORDINANCE
NO. _____, ADOPTED BY THE COUNCIL OF SAID CITY ON THE _____ DAY OF
_____, A.D. 20____
BY: _____ ATTEST: _____
MAYOR CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THE UNDERSIGNED: _____
AND:
DO HEREBY CERTIFY THAT HE/SHE/they ARE THE OWNER(S) OF THE PROPERTY DESCRIBED
HEREON AND HAVE CAUSED THE SAME TO BE PREPARED FROM EXISTING PLATS AND RECORDS
FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WOOD DALE AS SHOWN BY THE PLAT
HEREON DRAWN.
DATED THIS _____ DAY OF _____, A.D. 20____
BY: _____
BY: _____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE,
DO HEREBY CERTIFY THAT THE PERSON OR PERSONS WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE FOREGOING INSTRUMENT DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED
THAT HE/SHE/they ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND THAT
HE/SHE/they SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER/their OWN
FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.
DATED THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-2551 HAS PLATTED FROM PUBLIC RECORD THE PROPERTY DESCRIBED IN THE ABOVE CAPTION,
AS SHOWN IN THE AFFIXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE CITY OF WOOD DALE
AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY.
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
GIVEN UNDER MY HAND AND SEAL AT CAROL STREAM, ILLINOIS THIS _____ DAY OF _____
A.D. _____



BY: Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2022

SUBMITTED FOR RECORDING BY:
CITY OF WOOD DALE
404 N. WOOD DALE ROAD
WOOD DALE, ILLINOIS 60191

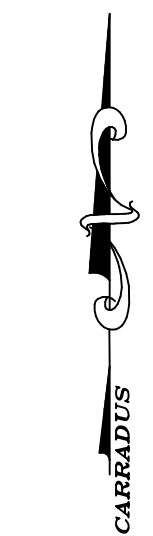
Date of Field Work: 08/11/21	Drawn By: CMG	PLAT OF ANNEXATION 17W102 STONEHAM STREET, WOOD DALE DU PAGE COUNTY, ILLINOIS	 Sheet 1 of 1
Scale: 1" = 20'	Checked By: EAC		
Plat Blk Pg: 417-37	Approved: ADC		
Date: _____	Revision: _____	Prepared For: SAMIR A. GIORGIS	Project #
		Prepared By: CARRADUS LAND SURVEY, INC. 101 S. Gary Avenue, Suite 180, Carol Stream, Illinois 60189 (630) 588-0416 (FAX) 633-7682 carradus_survey@yahoo.com	35292

17W102 STONEHAM STREET CONSOLIDATION

CDC-2021-0004
EXHIBIT E
DRAFT

LOTS 3 AND 4 IN BLOCK 1 IN H.O. STONE AND CO'S SECOND IRVING PARK BOULEVARD ADDITION TO WOODDALE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 10 AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT 204619, IN DU PAGE COUNTY, ILLINOIS.

- LEGEND**
- IRON MONUMENT FOUND
 - IRON MONUMENT SET (PLS 35-2551)
 - CONCRETE MONUMENT
 - (50.00') RECORD DIMENSION
 - x — FENCE LINE
 - EASEMENT LINE
 - (50.00') RECORD DIMENSION
 - 100.00' PROPOSED LOT DIMENSION
 - LOT EXISTING LOT NUMBER
 - LOT PROPOSED LOT NUMBER



SCALE: 1"=20'



DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

I, _____, DIRECTOR OF ENGINEERING FOR THE CITY OF WOOD DALE, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS APPENDED HERETO MEETS WITH THE REQUIREMENTS AND THE PLANS AND SPECIFICATIONS OF THE WOOD DALE CITY CODE AND HAS BEEN APPROVED BY ALL PUBLIC AUTHORITIES.

DATED AT WOOD DALE, ILLINOIS THIS _____ DAY OF _____, 20____.

DIRECTOR OF ENGINEERING

CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

I, _____, CITY COLLECTOR FOR THE CITY OF WOOD DALE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.

DATED AT WOOD DALE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY COLLECTOR

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

APPROVED, BY THE MAYOR AND THE CITY COUNCIL, OF THE CITY WOOD DALE, DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____
MAYOR, CITY OF WOOD DALE

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

COUNTY CLERK, DU PAGE COUNTY, ILLINOIS

DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS DRAINAGE EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF WOOD DALE AND ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE FLOW OF STORMWATER. EAST OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING SUCH EASEMENT AREA AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WOOD DALE.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO MAINTAIN ANY SUCH EASEMENT, THE CITY OF WOOD DALE, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE DRAINAGE EASEMENT AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE FREE FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE EASEMENT AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE CITY OF WOOD DALE ELECTS TO PERFORM OR CAUSES TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE CITY OF WOOD DALE, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WOOD DALE.

RECORDER OF DEED'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 20____ A.D.

AT _____ O'CLOCK _____ A.M.

DU PAGE COUNTY RECORDER OF DEEDS

OWNER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY _____ OWNER(S) OF THE LAND HEREON DESCRIBED OR DULY AUTHORIZED ATTORNEY, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

NAME _____
ADDRESS _____

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY I, _____, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

NAME _____
ADDRESS _____
REGISTRATION NUMBER _____

EASEMENT CERTIFICATE

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WOOD DALE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF WOOD DALE INCLUDING BUT NOT LIMITED TO AT&T, AMERITECH TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF WOOD DALE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE WORK ABOVE. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR ANY OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF WOOD DALE, AS TO THE DESIGN AND LOCATION AND ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF WOOD DALE AND THOSE COMMUNICATIONS SYSTEM COMPANIES UNDER FRANCHISE TO THE CITY OF WOOD DALE.

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE AND LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES; AND I HEREBY ALSO RESERVE THESE AREAS DESIGNATED HEREON AS EASEMENTS FOR THE PURPOSES AS HEREIN SET FORTH.

I ALSO CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT NO. 200.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY HAVE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 3 AND 4 IN BLOCK 1 IN H.O. STONE AND CO'S SECOND IRVING PARK BOULEVARD ADDITION TO WOODDALE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 10 AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT 204619, IN DU PAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO 68 DEGREES FAHRENHEIT, AND ANY BEARINGS SHOWN HEREON ARE FOR THE PURPOSES OF DESCRIPTION ONLY.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL REGULATIONS ENACTED BY THE CITY COUNCIL RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD DALE.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 17043C0079 EFFECTIVE DATE OF AUGUST 01, 2019, ZONE X.

DATED AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D. _____

ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2022



MAIL TO: ALLEN D. CARRADUS
191 S. GARY AVENUE, SUITE 180
CAROL STREAM, ILLINOIS 60188
(830) 588-0416
(FAX) 653-7682

PREPARED FOR: SAMIR A. GIORGIS
17W102 STONEHAM ST.
SAMIR A. GIORGIS, IL. 60191
(847) 258-4842

PLAT SUBMITTED FOR RECORDING BY: CITY OF WOOD DALE
404 N. WOOD DALE ROAD
WOOD DALE, ILLINOIS 60191

- NOTES**
- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
 - Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
 - Consult local authorities for additional setbacks and restrictions not shown hereon.
 - Compare all survey points and report any discrepancies immediately.
 - Consult utility companies and municipalities prior to the start of any construction.
 - Dimensions to and along buildings are exterior foundation measurements.
 - Do Not Assume distances from scaled measurements made hereon.

P.I.N. 03-10-409-008
03-10-409-009

Date of Field Work: 08/11/21	Drawn By: CMG	<p>PLAT OF CONSOLIDATION</p> <p>17W102 STONEHAM STREET, WOOD DALE DU PAGE COUNTY, ILLINOIS.</p>	<p>Sheet 1 of 1</p>
Scale: 1" = 20'	Checked By: EAC		
File No. Pg: 417-3	Approved: ADC		
Date: _____	Revision: _____	Prepared For: SAMIR A. GIORGIS	Project # 35292
		Prepared By: CARRADUS LAND SURVEY, INC. 191 S. Gary Avenue, Suite 180, Carol Stream, Illinois 60188 (830) 588-0416 (FAX) 653-7682 carradus_survey@yahoo.com	