

**ZONING BOARD OF APPEALS
VILLAGE OF ROSEMONT**

AGENDA

**OCTOBER 2, 2018 MEETING
3:00 P.M.
9501 DEVON AVENUE, 2ND FLOOR
ROSEMONT, IL**

- A. Call to Order and Roll Call
- B. Approval of minutes of August 1, 2018 meeting of the Zoning Board of Appeals.
- C. **Ruby Subdivision**

Public hearing with respect to a request for approval of the Final Plat of Resubdivision for the Ruby Subdivision (southwest corner of Norwood Street and Ruby; 9811 Norwood)

- 1. Swearing in of witnesses
- 2. Presentation by applicant
- 3. Statements by members of public in attendance
- 4. Questions and comments by members of zoning board
- 5. Closing of Public Hearing
- 6. Additional Discussion by Zoning Board.
- 7. Motion and vote on whether to recommend Village Board approval of the Final Plat of Resubdivision for the Ruby Subdivision (southwest corner of Norwood Street and Ruby; 9811 Norwood)

- D. **Hawthorne Subdivision**

Public hearing with respect to a request for approval of the Final Plat of Resubdivision for the Hawthorne Subdivision (6020 Hawthorne)

- 1. Swearing in of witnesses
- 2. Presentation by applicant
- 3. Statements by members of public in attendance
- 4. Questions and comments by members of zoning board

5. Closing of Public Hearing
6. Additional Discussion by Zoning Board.
7. Motion and vote on whether to recommend Village Board approval of the Final Plat of Resubdivision for the Hawthorne Subdivision (6020 Hawthorne)

E. Adjournment.

Joanne Stawik
Secretary
Zoning Board of Appeals

FINAL PLAT OF RESUBDIVISION

HAWTHORNE RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3, 4 AND 5 IN ROBERT'S RESUBDIVISION OF LOTS 10 TO 15 BOTH INCLUSIVE, 18 TO 23 BOTH INCLUSIVE AND 26 TO 28 BOTH INCLUSIVE IN MARTINEK'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF LOT 5 IN JARNEKE'S DIVISION OF LAND IN SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 AND SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 13, 1958 AS DOCUMENT NUMBER 17154999, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-04-216-013-0000 (LOT 3)
 P.I.N.: 12-04-216-014-0000 (LOT 4)
 P.I.N.: 12-04-216-015-0000 (LOT 5)

COMMON ADDRESSES:
 6020 HAWTHORNE STREET, ROSEMONT, ILLINOIS (LOTS 3 & 4)
 6018 HAWTHORNE STREET, ROSEMONT, ILLINOIS (LOT 5)

VILLAGE ZONING BOARD / PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

APPROVED THIS _____ DAY OF _____, A.D. 20____
 VILLAGE OF ROSEMONT ZONING BOARD OF APPEALS / PLAN COMMISSION

CHAIRMAN _____

SECRETARY _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____
 VILLAGE OF ROSEMONT

BY: PRESIDENT _____

ATTEST: CLERK _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I, DEBBIE DREHOBL, VILLAGE COLLECTOR OF ROSEMONT, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN LEVIED OR APPORTIONED 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.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____, AT ROSEMONT, ILLINOIS.

VILLAGE COLLECTOR _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE VILLAGE ENGINEER OF THE VILLAGE OF ROSEMONT.

COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

VILLAGE ENGINEER _____
 VILLAGE OF ROSEMONT

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY SUBDIVIDING THE SUBJECT PROPERTY, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER 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 DAMAGE TO THE ADJOINING PROPERTY DUE TO THE CONSTRUCTION OF THE DEVELOPMENT.

DATED THIS _____ DAY OF _____, A.D. 20____.

OWNER _____

DESIGN ENGINEER _____

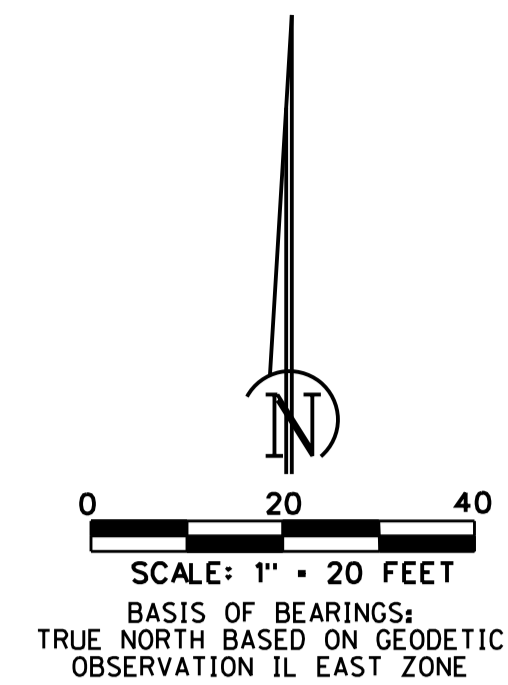
COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I, _____ COUNTY CLERK OF THE COUNTY OF COOK IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I FIND NO CURRENT GENERAL TAXES, NO DELINQUENT GENERAL TAXES, NO UNPAID FORTIFIED TAXES AND NO REDEEMABLE TAX SALES AGAINST THE PROPERTY INCLUDED IN THE PLAT OF RESUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES DUE TO THE COUNTY OF COOK IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL IN COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 2018.

COUNTY CLERK _____



- GENERAL NOTES:
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
 - COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THE PLAT AND REPORT DISCREPANCIES TO THE SURVEYOR IMMEDIATELY.

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 2018 AT _____ O'CLOCK ____ M.

RECORDER OF DEEDS _____

DRAFT COPY ONLY

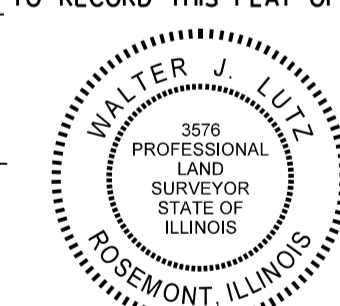
AUTHORIZATION TO RECORD CERTIFICATE

WE, THOMSON SURVEYING, LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002768, DO HEREBY GRANT

PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS X DAY OF AUGUST, 2018.

WALTER J. LUTZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576
 LICENSE EXPIRES: NOVEMBER 30, 2018



STATE OF ILLINOIS)
 COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT WE, THOMSON SURVEYING, LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THE ABOVE DESCRIBED PROPERTY. THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

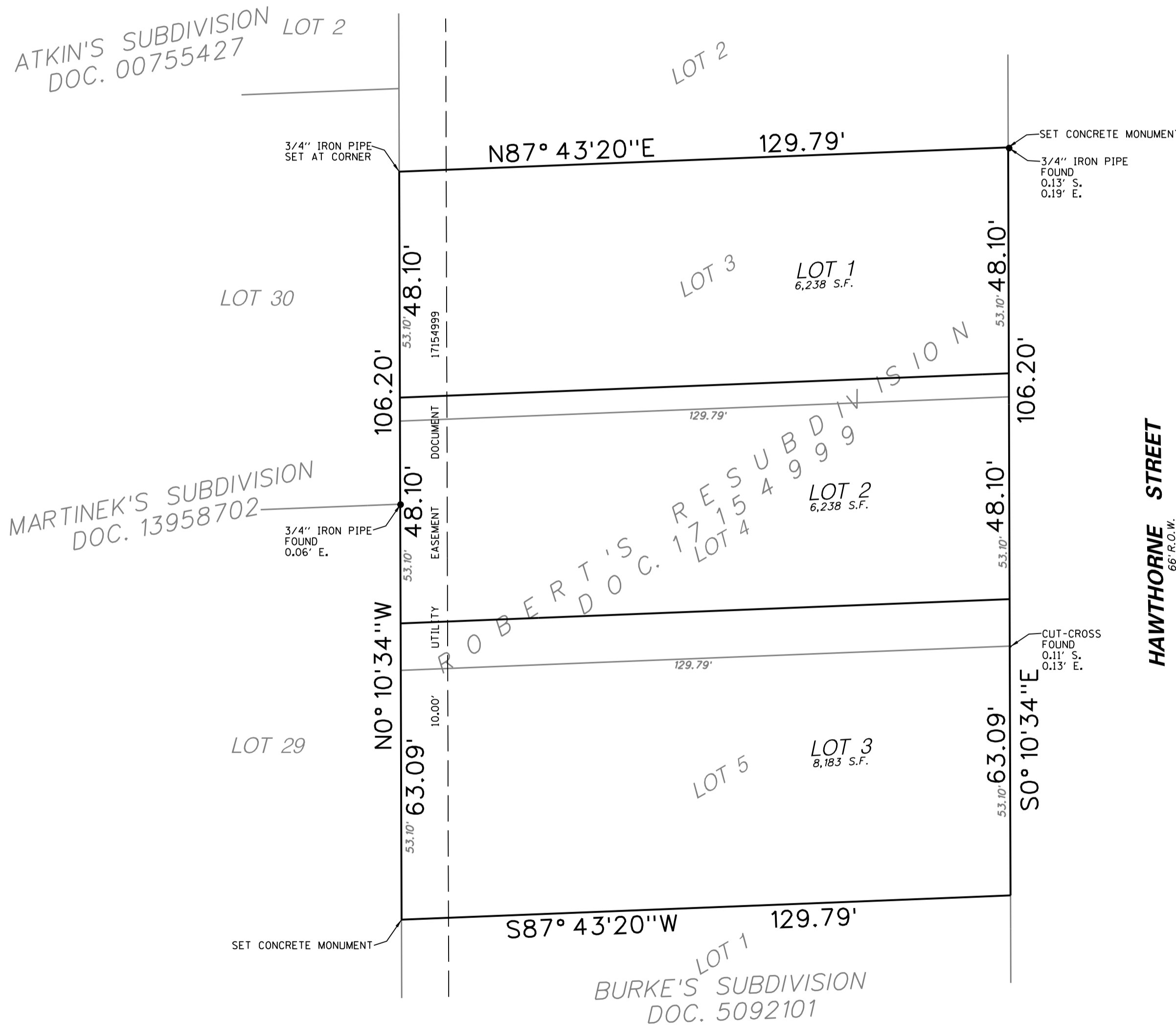
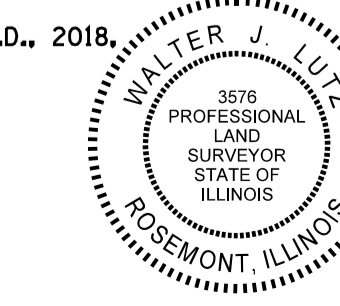
SAID PROPERTY CONTAINS 13,772 SQUARE FEET, OR 0.316 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF ROSEMONT WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 1703IC0376J MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP, SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS Xth DAY OF AUGUST A.D., 2018, AT ROSEMONT, ILLINOIS.

WALTER J. LUTZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576
 LICENSE EXPIRES: NOVEMBER 30, 2018
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PUBLIC UTILITY EASEMENT PROVISIONS:

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROSEMONT AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, SBC/AT&T TELEPHONE COMPANY, NICOR GAS COMPANY, COMCAST CABLE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, INSTALL, REMOVE, RELOCATE, REPAIR, INSPECT, MAINTAIN AND OPERATE UNDER GROUND CONDUITS AND CABLES, SEWERS, WATER MAINS AND SURFACE WATER DRAINAGE, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, SEWER, GAS, CABLE TELEVISION, WATER SERVICE AND SURFACE WATER DRAINAGE, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT (EXCEPT UNDER THOSE AREAS NOW OR HEREAFTER OCCUPIED BY BUILDINGS) TO SERVE IMPROVEMENTS LOCATED THEREON TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE EASEMENT AREA THAT INTERFERE WITH SAID EASEMENT. GRANTEE SHALL BE RESPONSIBLE TO REPLACE ANY REMOVED LANDSCAPING AND TO REPAIR AND RESTORE THE EASEMENT AREA TO ITS ORIGINAL CONDITION DUE TO ANY DAMAGE TO THE EASEMENT AREA CAUSED BY GRANTEE'S EXERCISE OF ITS RIGHTS HEREUNDER. IMPROVEMENTS (OTHER THAN CURBS, DRIVEWAYS, SIDEWALKS, PAVED AREAS AND LANDSCAPING) SHALL NOT BE PLACED OVER ANY GRANTEE'S FACILITIES WITHOUT THE PRIOR CONSENT OF THE GRANTEE. EACH OWNER HAS THE RESERVED RIGHT TO RELOCATE FROM TIME TO TIME ANY FACILITIES LOCATED ON ITS PARCEL AT THE OWNER'S COST AND EXPENSE PROVIDED THAT SERVICE IS NOT MATERIALLY INTERRUPTED OR IMPAIRED BY SUCH RELOCATION.

PROJECT NO.	5413	TITLE:	FINAL PLAT OF RESUBDIVISION
SHEET	1 OF 2	DATE:	8-18-18
DRAWING NO.	5413 PS PLN.DGN	FILE NAME:	
DSGN.	WJL	CHKD.	
DWN.	DMS	SCALE:	1" = 20 FEET
DATE:		NATURE OF REVISION	
NO.		FILE NAME	
CLIENT: VILLAGE OF ROSEMONT 9501 W. DEVON ROSEMONT IL 60018			
Thomson Surveying Ltd. 9575 W. Higgins Road, Suite 650 Rosemont, IL 60018 FAX: 630-413-8782 © THOMSON SURVEYING, LTD., 2018			

6020 HAWTHORNE STREET

P.I.N.: 12-04-216-013-0000 (LOT 3)

&

P.I.N.: 12-04-216-014-0000 (LOT 4)

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THE VILLAGE OF ROSEMONT DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AS ALLOWED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE SHOWN HEREON.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

ELEMENTARY SCHOOL DISTRICT NO. 78
HIGH SCHOOL DISTRICT NO. 212
JUNIOR COLLEGE DISTRICT NO. 504

DATED THIS _____ DAY OF _____, A.D. 20_____.

OWNER _____

PRINTED NAME _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ TITLE _____

THE VILLAGE OF ROSEMONT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH, AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC _____

6018 HAWTHORNE STREET

P.I.N.: 12-04-216-015-0000 (LOT 5)

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THE VILLAGE OF ROSEMONT DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AS ALLOWED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE SHOWN HEREON.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

ELEMENTARY SCHOOL DISTRICT NO. 78
HIGH SCHOOL DISTRICT NO. 212
JUNIOR COLLEGE DISTRICT NO. 504

DATED THIS _____ DAY OF _____, A.D. 20_____.

OWNER _____

PRINTED NAME _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ TITLE _____

THE VILLAGE OF ROSEMONT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH, AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED _____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON _____ DAY OF _____, A.D. 20_____.

AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ TITLE _____

WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC _____

PROJECT NO.	5413	TITLE:	FINAL PLAT OF RESUBDIVISION			
SHEET	2 OF 2		DSGN.	WJL	DMS	1" = 20 FEET
DRAWING NO.	5413 PS PLN.DGN	CHKD.	DATE:	SCALE:	DATE:	
		NO.	NATURE OF REVISION	CHKD.		
		FILE NAME				
CLIENT:	VILLAGE OF ROSEMONT 9501 W DEVON ROSEMONT IL 60018					
	Thomson Surveying Ltd. 9575 W. Higgins Road, Suite 850 Rosemont, IL 60018 TEL: 630/318-9799 © THOMSON SURVEYING, LTD., 2018					

DRAFT COPY ONLY

FINAL PLAT OF RESUBDIVISION

RUBY RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN MARTINEK'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF LOT 5 IN JARNEKE'S DIVISION OF LAND IN SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 AND SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1946 AS DOCUMENT NUMBER 13958702, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-04-219-005-0000
COMMON ADDRESS: 9811 RUBY STREET, ROSEMONT, ILLINOIS.

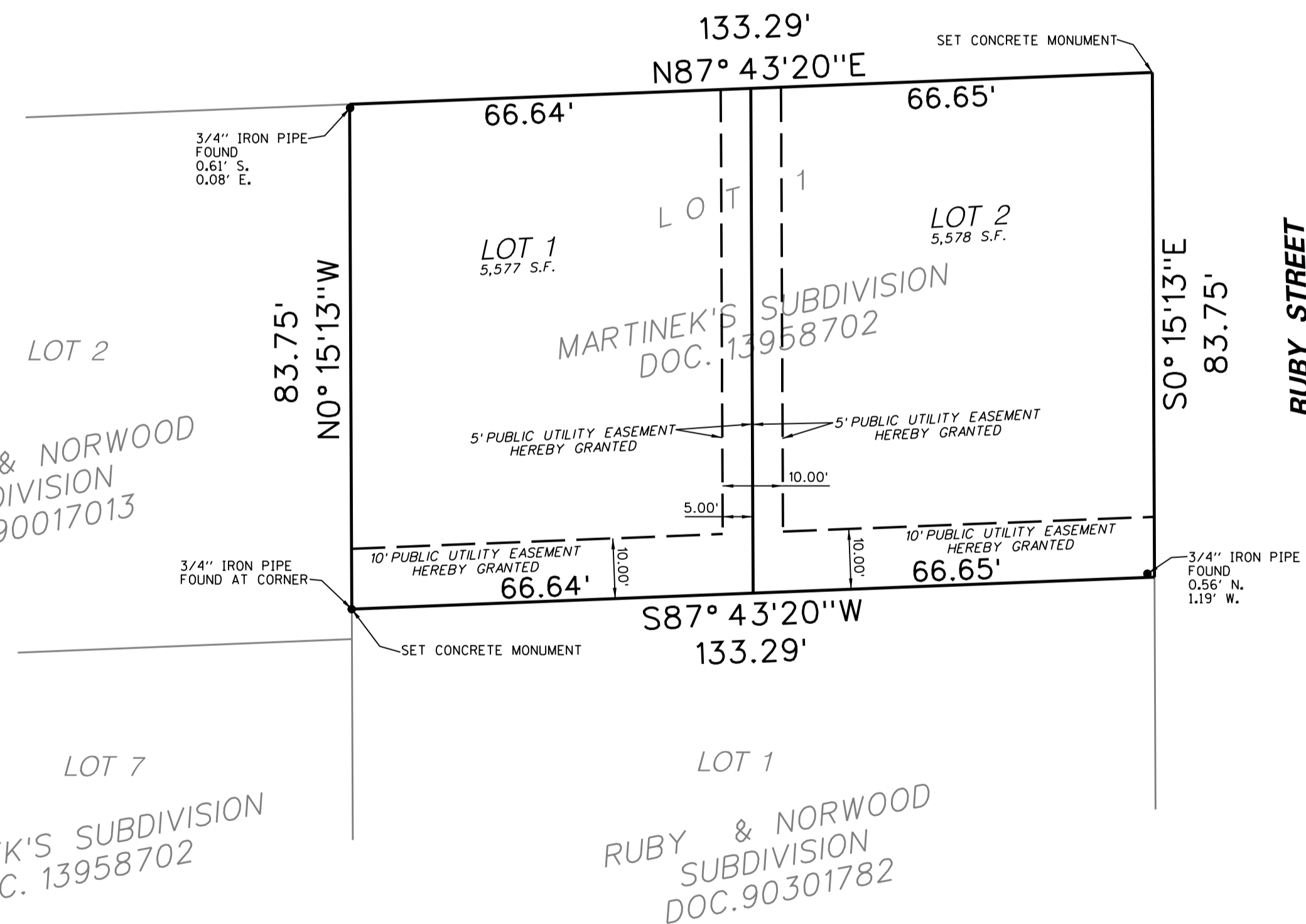
GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THE PLAT AND REPORT DISCREPANCIES TO THE SURVEYOR IMMEDIATELY.

PUBLIC UTILITY EASEMENT PROVISIONS:

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROSEMONT AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, SBC/AT&T TELEPHONE COMPANY, NICOR GAS COMPANY, COMCAST CABLE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, INSTALL, REMOVE, RELOCATE, REPAIR, INSPECT, MAINTAIN AND OPERATE UNDER GROUND CONDUITS AND CABLES, SEWERS, WATER MAINS AND SURFACE WATER DRAINAGE, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, SEWER, GAS, CABLE TELEVISION, WATER SERVICE AND SURFACE WATER DRAINAGE, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT (EXCEPT UNDER THOSE AREAS NOW OR HEREAFTER OCCUPIED BY BUILDINGS) TO SERVE IMPROVEMENTS LOCATED THEREON TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE EASEMENT AREA THAT INTERFERE WITH SAID EASEMENT. GRANTEE SHALL BE RESPONSIBLE TO REPLACE ANY REMOVED LANDSCAPING AND TO REPAIR AND RESTORE THE EASEMENT AREA TO ITS ORIGINAL CONDITION DUE TO ANY DAMAGE TO THE EASEMENT AREA CAUSED BY GRANTEE'S EXERCISE OF ITS RIGHTS HEREUNDER. IMPROVEMENTS OTHER THAN CURBS, DRIVEWAYS, SIDEWALKS, PAVED AREAS AND LANDSCAPING SHALL NOT BE PLACED OVER ANY GRANTEE'S FACILITIES WITHOUT THE PRIOR CONSENT OF THE GRANTEE. EACH OWNER HAS THE RESERVED RIGHT TO RELOCATE FROM TIME TO TIME ANY FACILITIES LOCATED ON ITS PARCEL AT THE OWNER'S COST AND EXPENSE PROVIDED THAT SERVICE IS NOT MATERIALLY INTERRUPTED OR IMPAIRED BY SUCH RELOCATION.

NORWOOD STREET
66' R.O.W.



COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____ COUNTY CLERK OF THE COUNTY OF COOK IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I FIND NO CURRENT GENERAL TAXES, NO DELINQUENT GENERAL TAXES, NO UNPAID FORTIFIED TAXES AND NO REDEEMABLE TAX SALES AGAINST THE PROPERTY INCLUDED IN THE PLAT OF RESUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES DUE TO THE COUNTY OF COOK IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL IN COOK COUNTY, ILLINOIS THIS ____ DAY OF _____, A.D. 2018.

COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., 2018 AT _____ O'CLOCK ____.

RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

THE VILLAGE OF ROSEMONT DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AS ALLOWED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE SHOWN HEREON.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

ELEMENTARY SCHOOL DISTRICT NO. 78
HIGH SCHOOL DISTRICT NO. 212
JUNIOR COLLEGE DISTRICT NO. 504

DATED THIS ____ DAY OF _____, A.D. 20 ____.

OWNER _____

PRINTED NAME _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____ OF THE VILLAGE OF ROSEMONT, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

THE UNDERSIGNED _____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON ____ DAY OF _____, A.D. 20 ____

AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS ____ DAY OF _____, A.D. 20 ____.

By: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____ OF _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC _____

AUTHORIZATION TO RECORD CERTIFICATE

WE, THOMSON SURVEYING, LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002768, DO HEREBY GRANT

PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS X DAY OF JULY, 2018.

WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576
LICENSE EXPIRES: NOVEMBER 30, 2018



VILLAGE ZONING BOARD / PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED THIS ____ DAY OF _____, A.D. 20 ____
VILLAGE OF ROSEMONT ZONING BOARD OF APPEALS / PLAN COMMISSION

CHAIRMAN _____

SECRETARY _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20 ____
VILLAGE OF ROSEMONT

By: _____
PRESIDENT

ATTEST: _____
CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, DEBBIE DREHOBIL, VILLAGE COLLECTOR OF ROSEMONT, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN LEVIED OR APPORTIONED 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.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 20 ____ AT ROSEMONT, ILLINOIS.

VILLAGE COLLECTOR _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE ENGINEER OF THE VILLAGE OF ROSEMONT,

COOK COUNTY, ILLINOIS THIS ____ DAY OF _____, A.D. 20 ____.

VILLAGE ENGINEER _____
VILLAGE OF ROSEMONT

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY SUBDIVIDING THE SUBJECT PROPERTY, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER 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 DAMAGE TO THE ADJOINING PROPERTY DUE TO THE CONSTRUCTION OF THE DEVELOPMENT.

DATED THIS ____ DAY OF _____, A.D. 20 ____.

OWNER _____

DESIGN ENGINEER _____

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THE ABOVE DESCRIBED PROPERTY. THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

SAID PROPERTY CONTAINS 11,156 SQUARE FEET, OR 0.256 ACRES, MORE OR LESS. WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF ROSEMONT WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0376J MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP, SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS Xth DAY OF JULY A.D., 2018, AT ROSEMONT, ILLINOIS.

WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PROJECT NO.	5412	FINAL PLAT OF RESUBDIVISION	SHEET 1 OF 1	DRAWING NO.	5412 PS PLN.DGN
TITLE:			DSGN.	DWG.	CHKD.
			SCALE:	1" = 20 FEET	7-X-18
			NATURE OF REVISION		
			NO.	FILE NAME	
CLIENT:	VILLAGE OF ROSEMONT 9501 W. DEVON ROSEMONT IL 60018				
DESIGNER:	Thomson Surveying Ltd. 9575 W. Higgins Road, Suite 650 Rosemont, IL 60018 FAX: 630-4131-8792				
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