



AGENDA ITEM # 9D

**AGENDA ITEM EXECUTIVE SUMMARY
Village Board Meeting
July 22, 2019**

Item Title: **Salerno Final Plat**

Staff Contact: Patrick N. Watkins, Community Development Director

VILLAGE BOARD ACTION

Adopt a resolution approving the Salerno’s Resubdivision Plat of Subdivision.

Executive Summary:

Attached is a final plat pertaining to the open lot adjoining the Salerno Funeral Home (future Memorial Gardens). Special Use and the text amendment approvals are still outstanding. The petitioner is looking to finalize the plat in order to submit it down state to see if it is exempt from the Cemeteries Act. The attorneys (Village and petitioner’s) feel that if the proposed niche spaces are under 3 acres, it will be exempt from the Act. If this proves accurate, staff will then prepare a special use ordinance for the Memorial Gardens and the indoor niche spaces (to be provided within the funeral home). This special use ordinance will then also include a fee, which will compensate the Village for tracking niche locations. The fee to be included will be \$200 per niche sale. As stated in a prior Committee of the Whole meeting, this offers the most direct method to attach a fee to the use. Lastly, staff will also provide a text amendment ordinance, which allows cemeteries as special uses in a B-5 (Arterial Business District) upon verification that it is exempt from the Cemeteries Act.

Implications:

Is this item budgeted? NA

Any other implications to be considered? If cemeteries under three acres are exempt, the installing a fee for niches can be done through the approving special use. Fees stated in the special use as part of the approval stay with the land without a sunset date.

Attachments:

Resolution Approving a Plat of Resubdivision

RESOLUTION 2019-

**A RESOLUTION APPROVING THE SALERNO'S RESUBDIVISION PLAT OF
SUBDIVISION**

3.698 Acres on the north side of Lake Street
Pin# 02-09-413-020
(425 Lake Street)

WHEREAS, 3.698 acres of real estate located on the north side of Lake Street in Roselle, Illinois (hereinafter "Property") is zoned B-5 Arterial Business District; and,

WHEREAS, George Salerno d.b.a. Summerfield Joint Venture are owners (hereinafter "Owner") of the Property; and,

WHEREAS, the Petitioner has submitted a proposed Plat of Subdivision (hereinafter "Plat"), for a three-lot land division other than a subdivision (hereinafter "Division"), to be named Salerno's Resubdivision, for consideration by the Corporate Authorities of the Village of Roselle, a copy of which is attached as Exhibit A; and,

WHEREAS, the Planning & Zoning Commission, at their meeting on March 5, 2019 found that the Division will not require any new streets or any new access easements to serve the two lots; and,

WHEREAS, the Mayor and Board of Trustees of the Village of Roselle have been advised of the findings and recommendations of the Planning & Zoning Commission with respect to the Division, and determined that said Division is consistent with the adopted regulations and policies of the Village of Roselle.

WHEREAS, after adoption of this Resolution, the Owner will develop the Property in conformance with the Plat; and,

WHEREAS, that the Village Clerk is further directed to obtain reimbursement from the Owner for any and all costs incurred by the Village to record this Resolution and the Plat.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village of Roselle, DuPage and Cook Counties, Illinois that the Final Plat of Subdivision for Salerno's Resubdivision, attached hereto and incorporated as if fully set forth as Exhibit A, is hereby approved.

ADOPTED THIS 22nd day of July, 2019

AYES:

NAYS:

ABSENT:

VILLAGE OF ROSELLE:

ATTEST:

Patricia E. Burns
Clerk, Village of Roselle, Illinois

Andrew J. Maglio
Mayor, Village of Roselle, Illinois

SALERNO'S RESUBDIVISION

OF PART OF THE SE 1/4 OF SECTION 9 AND PART OF THE NE 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

SUBMITTED BY/RETURN TO:
VILLAGE OF ROSELLE
31 S. PROSPECT STREET
ROSELLE, IL 60172
(630) 530-3000

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
REVIEWED AND ACCEPTED _____ DAY OF _____, 20____
VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROSELLE, ILLINOIS.

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF ROSELLE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED AT ROSELLE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

VILLAGE ENGINEER _____

VILLAGE OF ROSELLE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, _____, COLLECTOR FOR THE VILLAGE OF ROSELLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE PROPERTY INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT ROSELLE, ILLINOIS THIS _____ DAY OF _____, 20____.

COLLECTOR _____

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

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 AND SUBDIVIDED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

OWNER: _____

ADDRESS _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT FOR SALERNO'S RESUBDIVISION OF THE VILLAGE OF ROSELLE, DUPAGE COUNTY, ILLINOIS.

TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING SCHOOL DISTRICTS:

- GRADE SCHOOL DIST. NO. 13
- HIGH SCHOOL DIST. 108
- COLLEGE OF DUPAGE DIST. 502

BY: _____

OWNER OR ATTORNEY

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

REVIEWED AND RECOMMENDED FOR APPROVAL TO THE PRESIDENT AND BOARD OF TRUSTEES BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ROSELLE, COOK AND DUPAGE COUNTIES AT A MEETING HELD ON

THE _____ DAY OF _____, 20____.

CHAIRPERSON _____

SECRETARY _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES 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 OF THE COUNTY CLERK AT WHEATON, ILLINOIS THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, _____, DO HEREBY CERTIFY THAT THE OWNER AND/OR SUBDIVIDER SUBMITTED ALL SUPPORTING DATA AND DOCUMENTS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE VILLAGE OF ROSELLE, THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ROSELLE, OR THE BOARD OF TRUSTEES OF THE VILLAGE OF ROSELLE.

DATED THIS _____ DAY OF _____, 20____.

BY: _____

VILLAGE ZONING ADMINISTRATOR

ENGINEERS/OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, REGISTERED PROFESSIONAL ENGINEER, AND

_____, OWNER OF THE LAND OR HIS DULY AUTHORIZED ATTORNEY, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATERS DRAINAGE WILL CHANGE, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSIONS OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER 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 LIKHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

OWNER OR ATTORNEY _____ REGISTERED PROFESSIONAL ENGINEER _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THIS

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

O'CLOCK ____M. AND

DUPAGE COUNTY RECORDER OF DEEDS _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, RESUBDIVIDED AND PLATED FOR THE USES AND PURPOSES THEREIN SET FORTH THE PROPERTY DESCRIBED AS FOLLOWS:

LOT 3 IN SUMMERFIELD ASSOCIATES SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 375 IN THE SEASONS UNIT 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, AND OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUMMERFIELD ASSOCIATES SUBDIVISION RECORDED JULY 20, 1998 AS DOCUMENT NO. R98-144028, IN DUPAGE COUNTY, ILLINOIS.

SHOWN BY THE ANNEXED PLAT, WHICH IS A REPRESENTATION OF SAID RESUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, SCALE OF PLAT IS THIRTY (30) FEET PER ONE (1) INCH.

I FURTHER CERTIFY THAT THE LANDS DESCRIBED ABOVE LIE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROSELLE, DUPAGE COUNTY, ILLINOIS, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS GRANTED BY THE STATE OF ILLINOIS ACCORDING TO ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE PROPERTY IN THIS RESUBDIVISION IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 17043C0202H, EFFECTIVE DATE DECEMBER 16, 2004. ZONE "X" IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF MAY, A.D. 2018 AT DOWNERS GROVE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
LICENSE EXPIRES NOVEMBER 30, 2020



EASEMENT PROVISIONS (U.E.)

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

- Commonwealth Edison Company
- Northern Illinois Gas Company
- AT&T TELEPHONE CORPORATION
- a.k.a. ILLINOIS BELL TELEPHONE COMPANY,
- and
- Cable T.V. Co. Licensed by the Village, Grantees

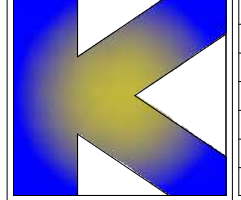
their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communication signals 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), the property designated in the Declaration of Condominium and/or this plat as "Common Elements" and the property designated in the plat as "Common Area" or areas and the proper subdivision thereof 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 or areas to serve improvements thereon, or on adjacent lots, and common areas or areas, the right to cut, trim or remove trees, bushes, shrubs and saplings, and to clear obstructions from the surface and subsurface may be reasonably required incident to the rights herein given, and the right to alter upon the subdivided property for all such purposes. Obstructions shall not be placed over granted facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. 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.

The term "Common Element" shall have the meaning set forth for such term in the Condominium Declaration, Chapter 765 ILCS 605/2a amended from time to time.

The term "Common Area or Areas" defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the grantor, the separate owned lots, parcels or areas within the planned development even though such be otherwise designated, the plat by terms such as "Public Utility Easement", "Open Area", "Open Area", "Common Ground", "Parking" and "Common Area". The term "Common Area or Areas" and "Common Element" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structure such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

Prepared for: GEORGE SALERNO



No.	Date	Revisor Description
4	07/16/19	NAME CHANGE
3	07/05/19	Lots Reconfigured
2	01/18/19	Lots Reconfigured
1	06/11/18	Lots Reconfigured

KRISCH LAND SURVEYING, LLC
PROFESSIONAL DESIGN FIRM LICENSE No. 164-000889
P.O. Box 929 • Plainfield, IL 60544 • Phone: (630) 627-5589
Fax: (630) 627-5584

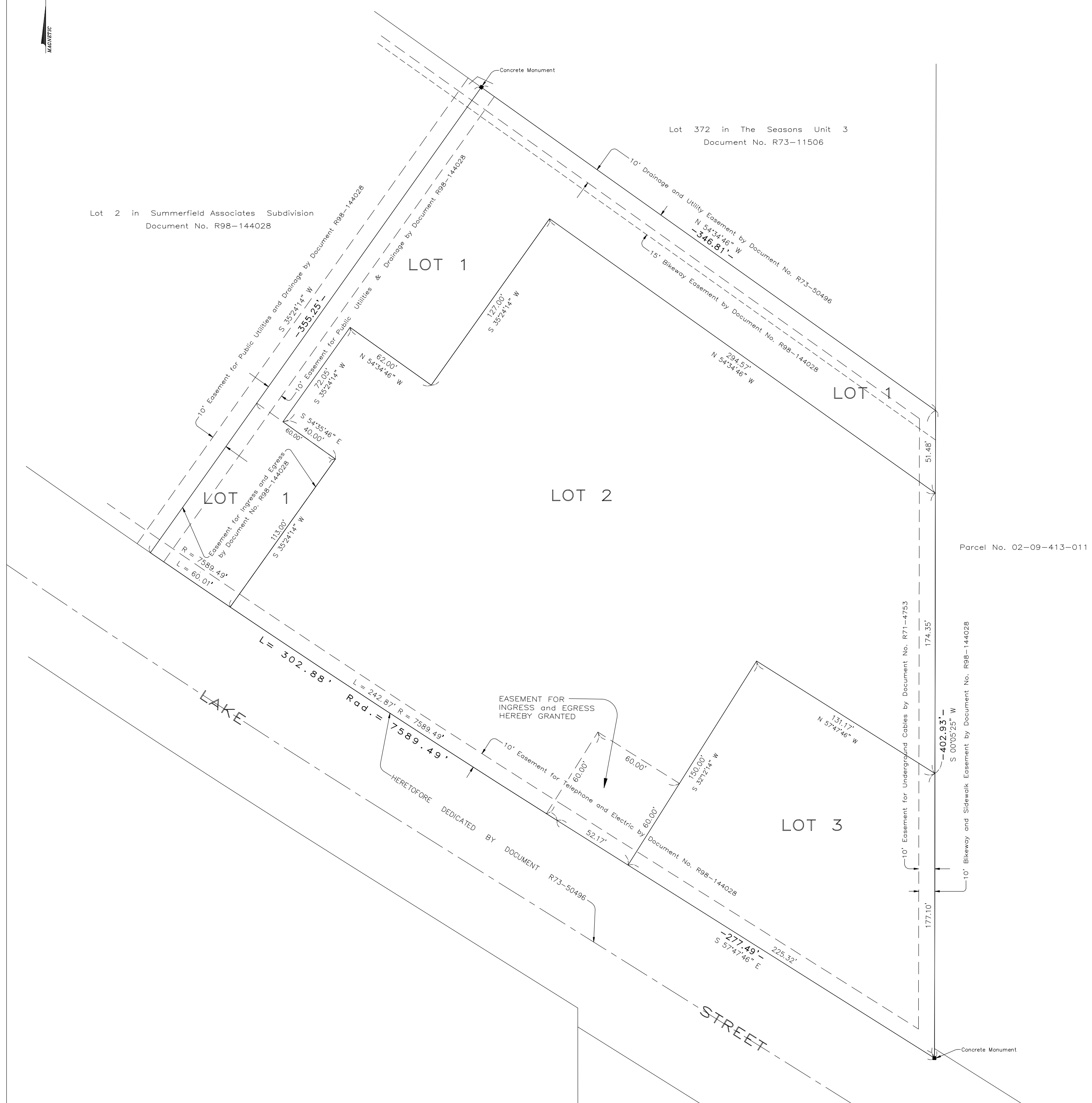
SURVEYING — CONSULTING — CONSTRUCTION LA YOUT
By: _____ Scale: 1" = 30' Drawn: MLK Check: GJK File# 18-043 CAD File: 18-043 SUE

SALERNO'S RESUBDIVISION

OF PART OF THE SE 1/4 OF SECTION 9 AND PART OF THE NE 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

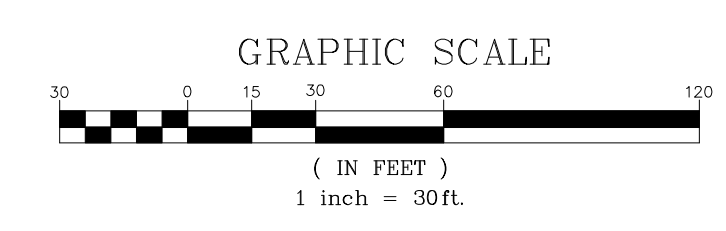
SUBMITTED BY/RETURN TO:
VILLAGE OF ROSELLE
31 S. PROSPECT STREET
ROSELLE, IL 60172
(630) 530-3000

LOT AREA COMPUTATIONS
LOT 1 = 33,863 S.F. = 0.778 acres
LOT 2 = 100,517 S.F. = 2.307 acres
LOT 3 = 26,737 S.F. = 0.613 acres
TOTAL AREA = 161,117 S.F. = 3.698 acres



Symbols Legend

●	Sanitary Sewer Manhole
●	Storm Sewer Manhole
□	Catch Basin
□	Curb Inlet
○	Fire Hydrant
⊗	Water Valve in Vault
⊙	Water Valve
⊕	B-Box
—	Sign
—	Street Sign
⊙	Gas Valve
*	Landscape Light / Post
★	Light Pole
⊕	Electric Transformer
⊕	Utility Pedestal
⊕	Telephone Manhole
⊕	Electric Handhole
⊕	Traffic Signal Pole
—X—	Pole Anchor
—■—	Utility Pole w/ Overhead Wire Direction
—	Storm Sewer
—	Sanitary Sewer
—	Watermain
—	Gasmain
—	Underground Electric Line
—	Underground Telephone Line
—	Underground Cable Television
—	Underground Fiber Optic Line
—	Force Main Sewer



Prepared for: **GEORGE SALERNO**

5	07/18/19	NAME CHANGE	MLK
4	07/05/19	Lots Reconfigured	MLK
3	05/01/19	Lots Reconfigured	MLK
2	01/18/19	Lots Reconfigured	MLK
1	06/11/18	Lots Reconfigured	MLK
No.	Date	Revison Description	By:

SHEET 1 of 2

KRISCH LAND SURVEYING, LLC
PROFESSIONAL DESIGN FIRM LICENSE No. 184-000886
P.O. Box 929 • Plainfield, IL 60644 • Phone: (630) 627-5589
Fax: (630) 627-5584

SURVEYING — CONSULTING — CONSTRUCTION — LA YOUT
Scale: 1" = 30' Drawn: MLK CHK'd: GDK File# 18-043 CAD File: 18-043 5/18
Email: m.krishch@gdkls.com