



**AGENDA ITEM # 8 C/D**

**AGENDA ITEM EXECUTIVE SUMMARY  
Village Board Meeting  
September 10, 2021**

**Item Title:** Metro 19 Development Project

**Staff Contact:** Jason M. Bielawski, Village Administrator

**VILLAGE BOARD ACTION**

**1. Adopt a resolution accepting a plat of dedication for public right-of-way, prepared by Cemcon, Ltd., dated August 31, 2020, as Job #904.328.**

**2. Adopt a resolution accepting a plat of easement grant prepared by Cemcon, Ltd., dated June 5, 2020, as Job #904.328.**

**Executive Summary:**

The Village is scheduled to close on the acquisition of property and a permanent easement from JEA Northpoint, LLC on September 15, 2021. The adoption of these resolutions are necessary to complete the closing process.

At the July 21, 2021 Village Board meeting, the Board unanimously approved a purchase and sale agreement with JEA Northpoint, LLC for the acquisition of a portion of the property currently home to Sternberg Lighting at 555 Lawrence Avenue as well as a permanent easement, which are for the construction of the Metro 19 development. The Board subsequently approved an amended purchase and sale agreement at the August 9, 2021 Village Board meeting based upon a change in JEA Northpoint's attorney and associated escrow account.

**Implications:**

**Is this item budgeted?** The Village will purchase the property and obtain a permanent easement for a total cost of \$175,000. The developer will also contribute \$35,000 towards this transaction.

**Any other implications to be considered?**

**Attachments:**

Resolutions  
Plats

**RESOLUTION NO. 2021-**

**A RESOLUTION ACCEPTING A PLAT OF DEDICATION  
FOR PUBLIC RIGHT-OF-WAY, PREPARED BY CEMCON, LTD.,  
DATED AUGUST 31, 2020, AS JOB #904.328,**

**WHEREAS**, Village of Roselle Ordinance Nos. 204081 and 204083 approved a redevelopment plan pertaining to the redevelopment for the East Irving Park Road Development Project Area in accordance with the terms and conditions of the Tax Increment Allocation Redevelopment Act; and

**WHEREAS**, an element of the redevelopment plan provides for the improvement of Lawrence Avenue and Rosedale Drive to facilitate the development and use of parking facilities within the TIF District; and

**WHEREAS**, Cemcon, Ltd., consulting engineers, land surveyors and planners have prepared a Plat of Dedication of Public Right-of-Way (hereinafter "Plat") for said purpose, attached hereto and incorporated herein as EXHIBIT 1.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Roselle, DuPage and Cook Counties, Illinois, that:

1. The foregoing recitals are incorporated herein as substantive provisions.
2. The dedication of Public Right-of-Way depicted on the Plat is hereby approved and accepted.
3. The Mayor of the Village of Roselle is hereby authorized to sign that Plat.
4. Village Staff is hereby directed and authorized to undertake any and all acts necessary to complete execution of the Plat by the identified signatories.
5. Upon execution of the Plat of Dedication by all signatories, the grant of easement shall be recorded by the Village Clerk in DuPage County, Illinois.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

AYES:  
NAYS:  
ABSTAIN:  
ABSENT:

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David Pileski, Mayor, Village of Roselle

ATTEST:

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Patricia Burns, Village Clerk

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF )

THIS IS TO CERTIFY THAT JEA NORTHPOINTE LLC IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT HEREIN AND HAS CAUSED THE SAME TO BE PLATTED 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.

DATED THIS \_\_\_ DAY OF \_\_\_, A.D., 2020.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORS IN THE OWNER'S CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES THEREIN SET FORTH.

GIVEN UNDER BY HAND AND NOTARIAL SEAL THIS \_\_\_ DAY OF \_\_\_, A.D., 2020.

AFFIX SEAL \_\_\_\_\_ NOTARY

PLEASE TYPE/PRINT NAME

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF )

THIS IS TO CERTIFY THAT BMO HARRIS, NA, AS MORTGAGEE UNDER THE MORTGAGE DATED DECEMBER 5, 2018 AND RECORDED AS DOCUMENT NUMBER R2018-118645, DATED DECEMBER 31, 2018, HEREBY CONSENTS TO RECORDING OF THE PLAT AS HEREON SHOWN.

DATED AT \_\_\_\_\_ ILLINOIS,

THIS \_\_\_ DAY OF \_\_\_, A.D., 2020.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF )

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_ DAY OF \_\_\_, A.D., 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

ROADWAY DEDICATION DESCRIPTION

THE EAST 15 FEET OF THE WEST 28.98 FEET OF VACATED ROSE DRIVE EAST AS DESCRIBED AS PARCEL 2 IN DOCUMENT R2018-097565, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS )
S.S.
VILLAGE OF ROSELLE )

APPROVED AND ACCEPTED THIS \_\_\_ DAY OF \_\_\_, A.D. 2020.

VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROSELLE, ILLINOIS

BY: \_\_\_\_\_ PRESIDENT

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF DUPAGE )

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED 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 \_\_\_, A.D., 2020.

COUNTY CLERK \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PROPERTY DESCRIBED HEREON FOR THE USES AS DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, A.D., 2020.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2021

PLAT OF DEDICATION
FOR PUBLIC RIGHT OF WAY

PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:
(PRINT NAME)
(ADDRESS)
(CITY/TOWN) (STATE) (ZIP CODE)



20 10 0 20
SCALE: 1 INCH = 20 FEET

PARCEL INDEX NUMBER
PART OF 02-02-302-017
555 LAWRENCE AVE.
ROSELLE, ILLINOIS

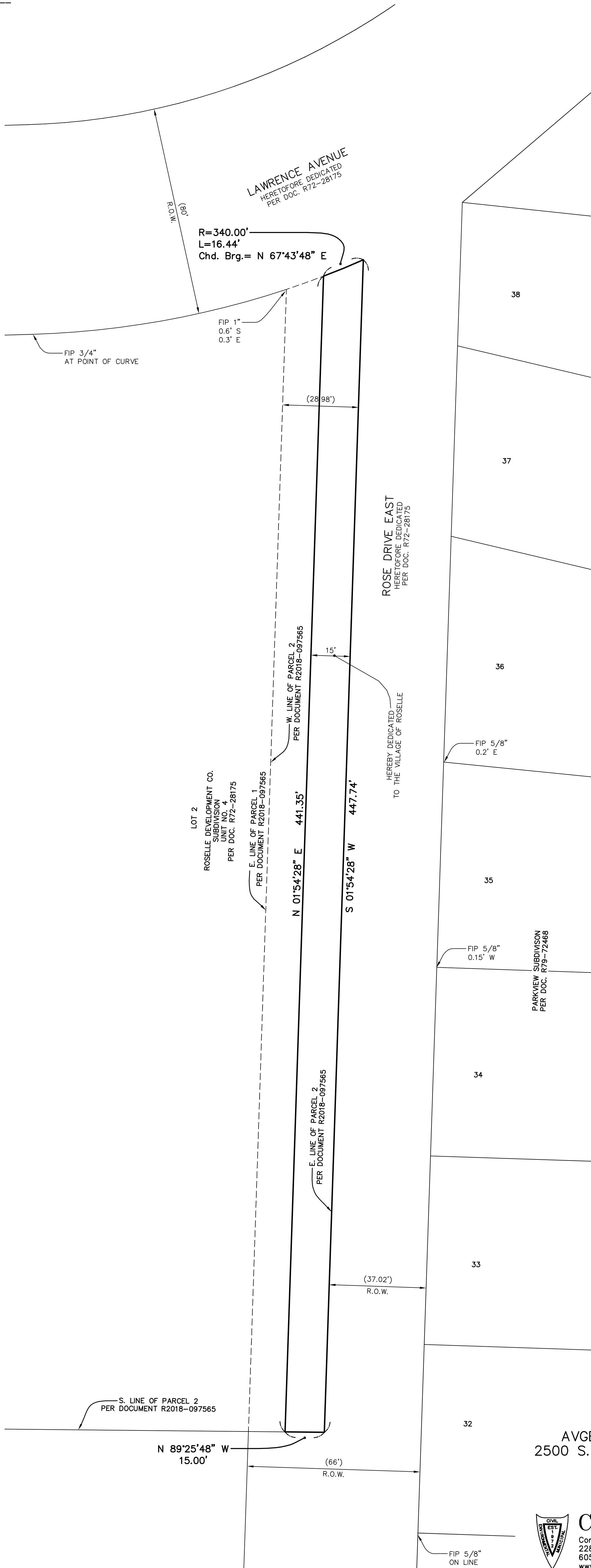
AREA OF DEDICATION:
6,667 SQ. FT.
MORE OR LESS

LEGEND

- DEDICATION LIMITS (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
R.O.W. RIGHT-OF-WAY

SURVEYOR'S NOTE:

- 1. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS SHOWN ARE ASSUMED.



PREPARED FOR:
AVGERIS AND ASSOCIATES, INC.
2500 S. HIGHLAND AVENUE, SUITE 103
LOMBARD, IL 60148
(630) 620-8684

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 904.328 FILE NAME: DEDICATION
DRAWN BY: AJB FLD. BK. / PG. NO.: C89\30-34
COMPLETION DATE: 08-31-20 JOB NO.: 904.328
09-01-20\AJB ADDED LABELS AND AREA
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PLOT FILE CREATED: 9/1/2020 BY: TONY BLUS

**RESOLUTION NO. 2021-**

**A RESOLUTION ACCEPTING A PLAT OF EASEMENT GRANT  
PREPARED BY CEMCON, LTD., DATED JUNE 5, 2020, AS JOB #904.328**

**WHEREAS**, Ordinance Nos. 204081 and 204083 approved a Redevelopment Plan pertaining to the redevelopment of the East Irving Park Road Development Project Area in accordance with the terms and conditions of the Tax Increment Allocation Redevelopment Act; and

**WHEREAS**, a Plat of Easement Grant is necessary for ancillary improvements to Lawrence Avenue, Rosedale Drive and an indoor parking facility to be built in conjunction with the East Irving Park Road Redevelopment Tax Increment Financing Project; and

**WHEREAS**, Cemcon, Ltd., consulting engineers, land surveyors and planners have prepared a Plat of Easement Grant for said purpose, attached hereto and incorporated herein as EXHIBIT 1.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Roselle, DuPage and Cook Counties, Illinois, that:

1. The foregoing recitals are incorporated herein as substantive provisions.
2. The Plat of Easement Grant (hereinafter "Plat") is hereby approved and accepted.
3. The Mayor of the Village of Roselle is hereby authorized to sign the Plat.
4. Village Staff is hereby directed and authorized to undertake any and all acts necessary to complete execution of the Plat by the identified signatories.
5. Upon execution of the Plat of Easement Grant by all signatories, the plat shall be recorded by the Village Clerk in DuPage County, Illinois.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

AYES:  
NAYS:  
ABSTAIN:  
ABSENT:

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David Pileski, Mayor, Village of Roselle

ATTEST:

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Patricia Burns, Village Clerk

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON...

DATED THIS \_\_\_ DAY OF \_\_\_, 20\_\_

BY: SIGNATURE ATTEST SIGNATURE

TITLE: PRINT TITLE TITLE: PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS

I, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT AND ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE...

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_ DAY OF \_\_\_, A.D. 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS ) S.S.
VILLAGE OF ROSELLE )

APPROVED AND ACCEPTED THIS \_\_\_ DAY OF A.D. 2020.

VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROSELLE, ILLINOIS

BY: PRESIDENT

PARENT PARCEL DESCRIPTION

LOT 2, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH TO THE SOUTH WEST CORNER OF SAID LOT 2; THENCE SOUTH 75 DEGREES 42 MINUTES 28 SECONDS EAST 635.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTH EAST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREE 10 MINUTES 42 SECONDS EAST 260.34 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE WEST 587.70 FEET TO A LINE PARALLEL AND 33 FEET EAST OF THE WEST LINE OF SAID LOT 2; THENCE NORTH 397.82 FEET ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 87 DEGREES 33 MINUTES 01 SECOND WEST, 33.03 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN ROSELLE DEVELOPMENT COMPANY SUBDIVISION UNIT NUMBER 4, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1972 AS DOCUMENT R72-28175, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) SS.
COUNTY OF DU PAGE )

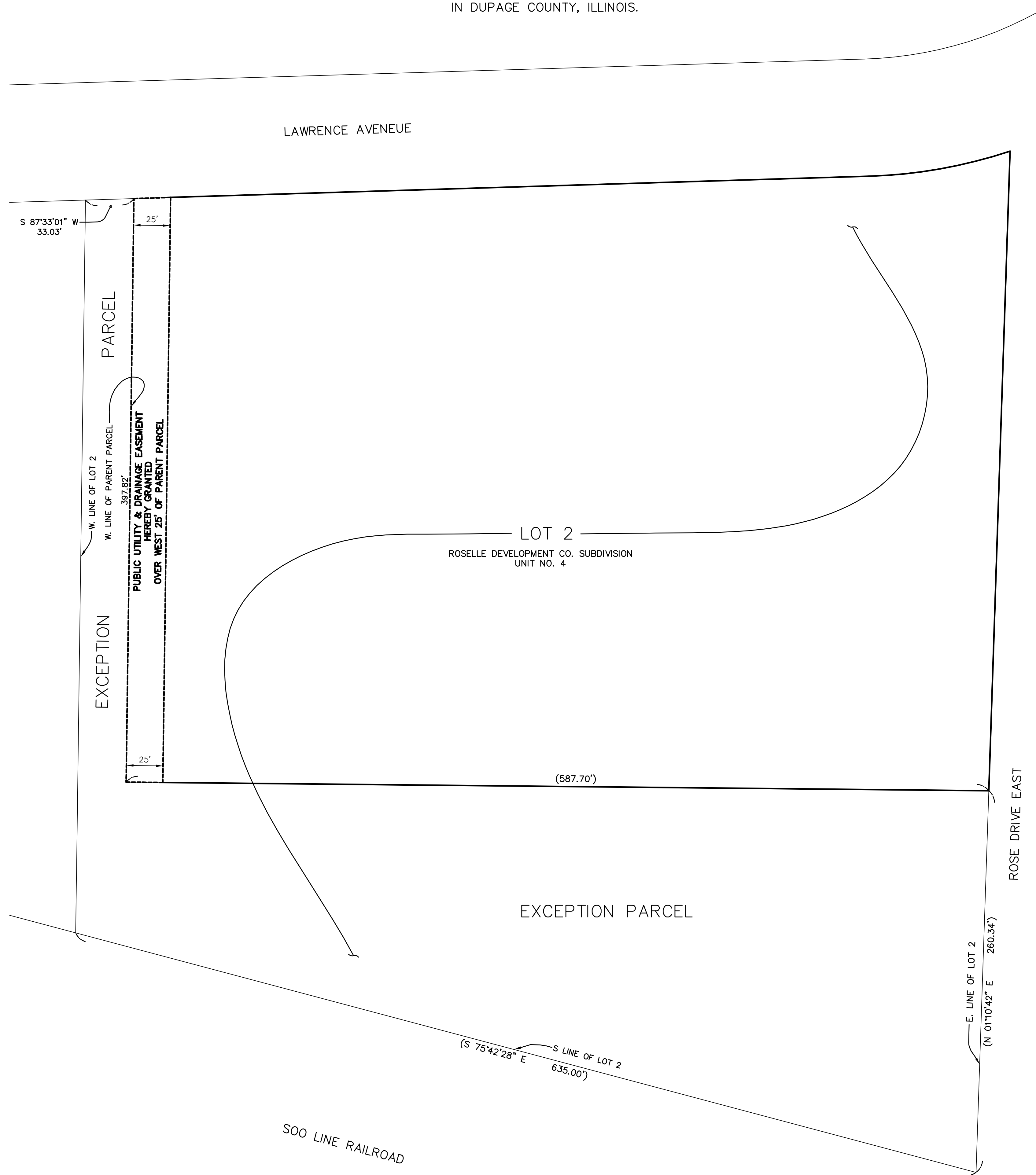
THIS IS TO CERTIFY THAT THIS PLAT OF EASEMENT WAS PREPARED UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, 2020.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2021

PLAT OF EASEMENT GRANT

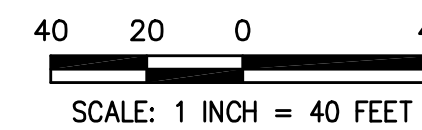
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY: (PRINT NAME), (ADDRESS), (CITY/TOWN), (STATE), (ZIP CODE)

PARCEL INDEX NUMBER
02-02-302-017
ROSELLE, ILLINOIS

AREA OF P.U. & D.E. EASEMENT:
9,958 SQ. FT.



LINE LEGEND

- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
PROPOSED EASEMENT LINE (Heavy Short Dashed Lines)

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
THE BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT OF ROSELLE DEVELOPMENT CO. SUBDIVISION UNIT NO. 4

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF ROSELLE AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID VILLAGE OF ROSELLE, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (ALL HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES")...

NO PERMANENT BUILDINGS SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, TREES, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS...

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PREPARED FOR:
AVGERIS AND ASSOCIATES, INC.
2500 S. HIGHLAND AVENUE, SUITE 103
LOMBARD, IL 60148
(630) 620-8684

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 904328 FILE NAME: PLAT OF EASEMENT GRANT
DRAWN BY: AJB FLD. BK. / PG. NO.: C89\30-34
COMPLETION DATE: 06-05-20 JOB NO.: 904.328
PROJECT REFERENCE: 686.016