



AGENDA ITEM # 8F

AGENDA ITEM EXECUTIVE SUMMARY

Village Board Meeting

January 24, 2022

Item Title: Rose Drive East Subdivision

Staff Contact: Caron Bricks, AICP, Village Planner

VILLAGE BOARD ACTION

Adopt a resolution approving a land division other than a subdivision for 11,061 square feet on the west side of Rose Drive East.

Executive Summary:

Attached is a resolution approving a land division other than a subdivision for property on the west side of Rose Drive East. This 29'x441' strip of undeveloped property was purchased by the Village from JEA Northpoint, the owner of 555 Lawrence Avenue. This purchase was to accommodate the widening of Rose Drive East for the Metro 19 Redevelopment Project.

The purchase of the property has been completed, as well as most of the construction work required to widen the road. However, the property needs to be formally divided from its parent parcel (the Sternberg property) and added to the existing Rose Drive East. This plat of subdivision completes the purchase and subdivision of the parcel from the Sternberg property into the Village's property.

Implications:

Is this item budgeted? n/a

Any other implications to be considered? n/a

Attachments:

Resolution

RESOLUTION 2022-

**A RESOLUTION APPROVING A
LAND DIVISION OTHER THAN A SUBDIVISION FOR
11,061 SQUARE FEET ON THE WEST SIDE OF ROSE DRIVE EAST**

WHEREAS, there is 11,061 square feet of real estate located on the west side of Rose Drive East and east of 555 Lawrence Avenue in the Village Roselle, Illinois (hereinafter “Property”); and,

WHEREAS, the Village of Roselle (hereinafter “Village”) entered into a purchase agreement for the Property with JEA Northpoint LLC (hereinafter “Seller”); and,

WHEREAS, the purchase of the Property has been closed and the Village now holds title to the Property, and has determined that it is necessary and appropriate to approve a land division, other than a subdivision, that will separate the Property from property still owned by the Seller, to allow proper dedication of public improvements and to define the Village and JEA’s ownership in a manner distinct from the metes and bounds description of the parcel the Property before the sale; and

WHEREAS, the division of the Property will allow Avgeris & Associates (hereinafter “Developer”), and the Village to construct improvements to Rose Drive East which are an integral part of the Metro 19 Redevelopment Project and PUD; and,

WHEREAS, on November 10, 2020, the Planning & Zoning Commission considered approval of the division as part of the Metro 19 Public Hearing, known as PZ 20-1086, and found that the proposed land division will not require any new streets or any new easements; and,

WHEREAS, the Property is legally described as follows:

THAT PART OF THE WEST HALF OF THE WEST HALF OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND

DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DOCUMENT R2018-097565; THENCE SOUTH 01 DEGREES 54 MINUTES 28 SECONDS WEST, 447.74 FEET ALONG THE WEST LINE OF SAID PARCEL TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL ONE AS DESCRIBED IN THE AFORESAID DOCUMENT, SAID WEST LINE BEING 37.02 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF ROSE DRIVE AS ORIGINALLY DEDICATED PER DOCUMENT R1972-028175; THENCE NORTH 89 DEGREES 25 MINUTES 48 SECONDS WEST, 25.01 FEET ALONG SAID EXTENDED LINE TO A LINE THAT IS 3.98 FEET EAST OF AND PARALLEL WITH SAID PARCEL 1; THENCE NORTH 01 DEGREES 54 MINUTES 28 SECONDS EAST, 437.57 FEET ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF LAWRENCE AVENUE AS DEDICATED PER DOCUMENT R1972-028175; THENCE NORTHWESTERLY, 27.22 FEET ALONG SAID SOUTH LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.0 FEET AND A CHORD BEARING NORTH 68 DEGREES 38 MINUTES 17 SECONDS EAST TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

WHEREAS, the Plat of Land Division Other Than A Subdivision is attached as Exhibit A; and,

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

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

- A. The foregoing recitals are incorporated herein as if fully set forth a substantive terms and conditions.
- B. That the Division, identified on the Rose Drive Subdivision Plat, prepared by Marchese and Sons, Inc., attached hereto and incorporated herein as if fully set forth as Exhibit A, is hereby approved.

C. Upon adoption and publication of this Resolution as required by law, the Village Clerk is authorized and directed to record this Resolution including Exhibit A in the office of the DuPage County Recorder of Deeds.

D. That upon recording staff shall prepare for Village Board approval a plat of dedication for the Property dedicating and depicting all right of way, roadway, and public utilities to the Village.

ADOPTED THIS 24th DAY OF JANUARY, 2022

AYES:

NAYS:

ABSENT:

ATTEST:

VILLAGE OF ROSELLE:

Patricia E. Burns
Clerk, Village of Roselle, Illinois

David Pileski
Mayor, Village of Roselle, Illinois

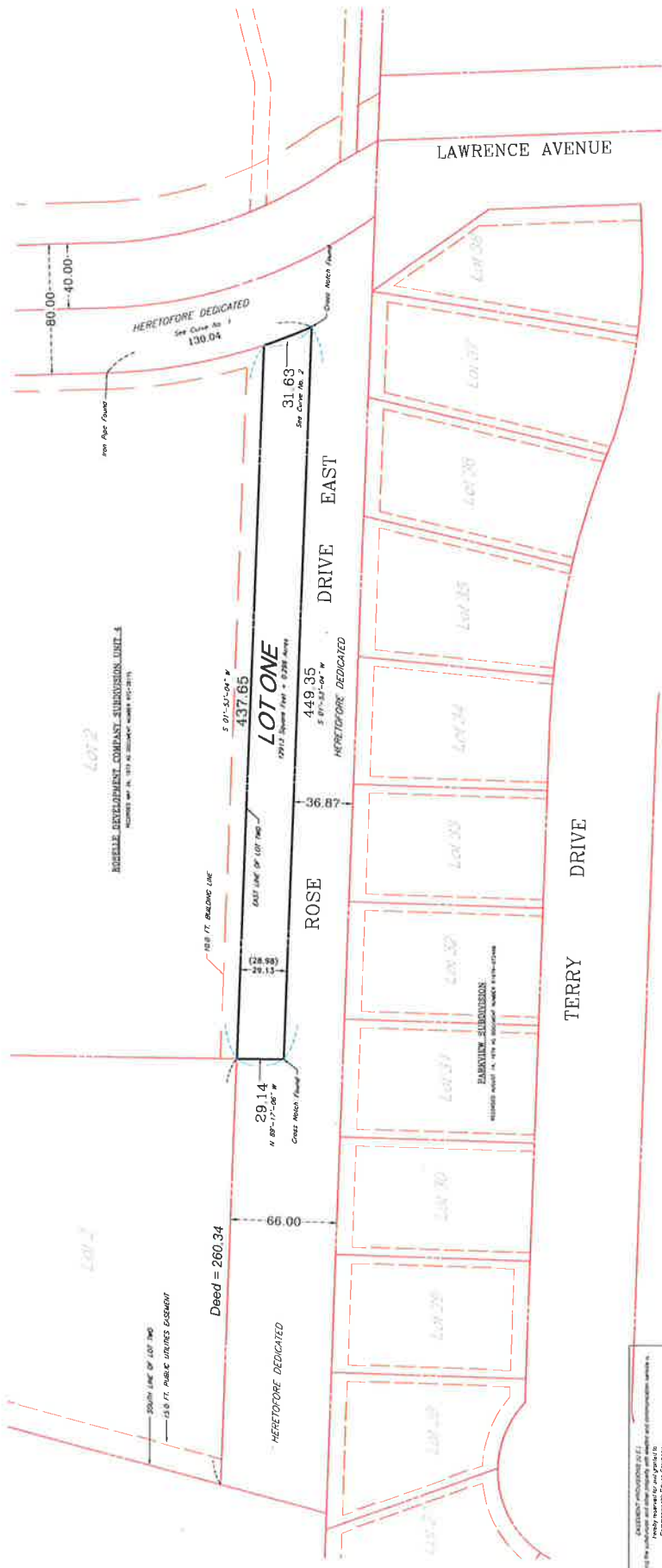
ROSE DRIVE SUBDIVISION

of

PART OF SECTION TWO, TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

North

PIN NO. : 02 - 02 - 302 - 021



PLAT BY ARCHITECTURE P.C.
 PREPARED BY AND FOR THE
 ARCHITECTURE P.C.
 1000 N. LAURENCE AVENUE
 ROSELLE, ILLINOIS 60442

Scale: 1" = 30'

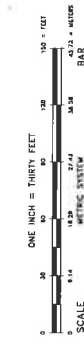
Order No.: 21-16892

Ordered by: VILLAGE OF ROSELLE

Compare all points before building by same and at once report any errors to the architect. The architect is not responsible for any errors or omissions in the plat or for any errors or omissions in the construction of the plat. The architect is not responsible for any errors or omissions in the construction of the plat. The architect is not responsible for any errors or omissions in the construction of the plat.

CURVE DATA

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
ONE	340.00	130.04	129.25	N. 77°-15'-06" E
TWO	340.00	311.53	311.42	N. 69°-00'-36" E



COMMITTED BY/RETURN TO:
 VILLAGE OF ROSELLE
 1000 N. LAURENCE AVENUE
 ROSELLE, ILLINOIS 60442
 (630) 330-3000

PLAT OF SUBDIVISION
 PREPARED BY
MARCHESE AND SONS, Inc.
 1000 N. LAURENCE AVENUE
 ROSELLE, ILLINOIS 60442
 Phone: (630) 844-5800
 Fax: (630) 844-8889

ROSE DRIVE SUBDIVISION

PIN NO. : 02 - 02 - 302 - 021

of
PART OF SECTION TWO, TOWNSHIP FOUR, NORTH, RANGE TEN, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

VILLAGE OF ROSELLE COLLECTOR

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

I, _____, COLLECTOR OF THE VILLAGE
OF ROSELLE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID
TAXES OR FORFEITED SPECIAL ASSESSMENTS OF ANY REAL ESTATE OR OTHER
PROPERTY OF ANY KIND OR KINDS IN THE VILLAGE OF ROSELLE.

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

BY _____
(COLLECTOR)

VILLAGE ENGINEER'S CERTIFICATE

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

I, _____, VILLAGE ENGINEER
DO HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS THEREON
SUBMITTED TO ME BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF
ROSELLE, ILLINOIS, HAVE BEEN APPROVED BY ME IN ACCORDANCE WITH THE
REQUIREMENTS OF THE ILLINOIS ZONING ACT AND THE ILLINOIS
MUNICIPAL CODE.

DATED AT ROSELLE DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____,
20 ____

VILLAGE ENGINEER _____

VILLAGE BOARD OF TRUSTEES CERTIFICATE

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

REVIEWED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20 ____

VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROSELLE

BY _____ (VILLAGE PRESIDENT)

ATTEST: _____ (VILLAGE CLERK)

COUNTY CLERK CERTIFICATE

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

I, _____, COUNTY CLERK OF DU PAGE
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
RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DU PAGE, ILLINOIS, IN
CONNECTION WITH THE ABOVE DESCRIBED PLAT.

ON BEHALF OF MY HAND AND SEAL OF THE COUNTY CLERK, I HEREBY SIGN
THIS PLAT.

THIS ____ DAY OF _____, A.D. 20 ____ AT ____ O'CLOCK ____ M.

(COUNTY CLERK)

OWNERS CERTIFICATE

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

WE, THE UNDERSIGNED, BEING THE LEGAL OWNERS OF THE LAND
DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED
AND SUBDIVIDED INTO LOTS AS SHOWN THEREON, AND WE HEREBY ACKNOWLEDGE AND ADAPT
THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

OWNER _____

ADJOINER _____

SCHOOL DISTRICT _____

NOTARY CERTIFICATE

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

I, _____, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

RECORDER'S CERTIFICATE

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

THIS INSTRUMENT NO. _____ WAS FILED FOR
RECORD IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS, ON SEPTEMBER 11, 2007,
THIS ____ DAY OF _____, A.D. 20 ____ AT ____ O'CLOCK ____ M.

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT PAUL N. MARCHESE, AN ILLINOIS PROFESSIONAL LAND
SURVEYOR, HAS PLATED FROM THE RECORD PROPERTY DESCRIBED AS
FOLLOWS:

THE WEST 28 88 FEET (EXCEPT THE SOUTH 200.0 FEET AS MEASURED ON THE
WEST LINE THEREOF) OF ROSE DRIVE EAST CONCURRENT WITH THE EAST LINE OF
A SUBDIVISION IN THE WEST HALF OF THE WEST HALF OF SECTION 2, TOWNSHIP 4
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY,
ILLINOIS.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT OF SUBDIVISION
ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA, ZONE "X" IDENTIFIED ON THE
FLOOD INSURANCE RATE MAP, PANEL NO. 17003 C, 0002, D DATED
AUGUST 1, 2016.

AS SHOWN BY THE SUBDIVISION PLAT FOR THE PURPOSES OF SUBDIVIDING WITHIN
THE VILLAGE OF ROSELLE, ILLINOIS, AND THE PLAT OF SUBDIVISION ACCURATELY
SHOWS THE LOCATION OF THE PARCELS AND THE LOCATION OF THE SPECIAL FLOOD HAZARD
AREAS IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT ROSELLE, ILLINOIS,
THIS 8TH DAY OF JANUARY, 2007.

PAUL N. MARCHESE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035500041
13 MONROE DRIVE
ROSELLE, ILLINOIS 60442
MAIL 894-5488

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035500041
PAUL N. MARCHESE
13 MONROE DRIVE
ROSELLE, ILLINOIS 60442
MAIL 894-5488

SHEET: 2 OF 2

SCALE: ONE INCH = TWENTY FEET

ORDER NO.: 20-16692

ORDERED BY: VILLAGE OF ROSELLE

CONSOLE ALL POINT BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY
DIFFERENCE FOR BUILDING USE AND OTHER RESTRICTIONS NOT SHOWN HEREON
ON THE PLAT. THE SURVEYOR'S LIABILITY FOR THE ACCURACY OF THE SURVEY AND ZONING
ORDINANCE, BASIS OF BEHAVING SOON THEREON HAVE BEEN ASSUMED.

PLAT OF SUBDIVISION

Prepared by
MARCHESE AND SONS, Inc.

land - martine - construction surveys
10 Monroeville Drive
Roselle, Illinois 60442
Phone: (630) 994-5488
Fax: (630) 994-5489

SUBMITTED BY/RETURN TO:
VILLAGE OF ROSELLE
PLANNING AND ZONING COMMISSION
ROSELLE, IL 60442
(630) 530-8000

BY _____
VILLAGE ZONING ADMINISTRATOR

ATTEST: _____
VILLAGE CLERK

ENGINEERS/OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

I, _____, ENGINEER, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE
SYSTEMS AND RECOMMENDATIONS FOR APPROVAL TO THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ROSELLE, ILLINOIS, AND DRAINAGE
COUNCIL IN A MEETING HELD ON _____, A.D. 20 ____ AT ____ O'CLOCK ____ M.
WERE REVIEWED AND RECOMMENDED FOR APPROVAL TO THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ROSELLE, ILLINOIS, AND DRAINAGE
COUNCIL IN A MEETING HELD ON _____, A.D. 20 ____ AT ____ O'CLOCK ____ M.
AND WE HEREBY ACKNOWLEDGE AND ADAPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

BY _____
(ENGINEER)

BY _____
(ENGINEER)

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

I, _____, DO HEREBY CERTIFY THAT THE
OWNER AND/OR SURVEYOR SUBMITTED ALL SUPPORTING DATA AND DOCUMENTS
NECESSARY FOR THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ROSELLE, ILLINOIS, AND DRAINAGE
COUNCIL IN A MEETING HELD ON _____, A.D. 20 ____ AT ____ O'CLOCK ____ M.
AND WE HEREBY ACKNOWLEDGE AND ADAPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

BY _____
VILLAGE ZONING ADMINISTRATOR

ATTEST: _____
VILLAGE CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

REVIEWED AND RECOMMENDED FOR APPROVAL TO THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ROSELLE, ILLINOIS, AND DRAINAGE
COUNCIL IN A MEETING HELD ON _____, A.D. 20 ____ AT ____ O'CLOCK ____ M.
AND WE HEREBY ACKNOWLEDGE AND ADAPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

BY _____
(CHAIRPERSON)

BY _____
(MEMBER)

BY _____
(MEMBER)

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

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

VILLAGE COUNCIL OF THE VILLAGE OF ROSELLE, ILLINOIS

BY _____
(MAYOR)

ATTEST: _____
VILLAGE CLERK