

**APPROVING A SPECIAL USE PERMIT TO ALLOW THE RESUBDIVISION OF A "TFR" TWO-FAMILY RESIDENTIAL ZONED LOT INTO TWO SINGLE-FAMILY ATTACHED LOTS IN ACCORDANCE WITH ARTICLE 5.03.06 OF THE UNIFIED DEVELOPMENT ORDINANCE AND APPROVAL OF THE FINAL PLAT OF THE MANSKI SUBDIVISION LOCATED 202-204 CHAMBERLAIN DRIVE, DEKALB, ILLINOIS (CHRIS AND LAURA MANSKI).**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, Chris and Laura Manski, represented by Mark Doherty, (the "Petitioner"), are the owners of the property located at 202-204 Chamberlain Drive, DeKalb, Illinois (the "Property"), who petitioned the City to approve: (1) a special use permit to allow the resubdivision of a "TFR" Two-Family Residential zoned lot into two (2) Single-Family attached lots; and (2) a Final Plat of Manski Subdivision (the "Petition"); and

**WHEREAS**, on November 7, 2022, pursuant to due notice, the City's Planning and Zoning Commission (the "PZC") conducted a public hearing on the Petition, made findings of fact, and recommended approving the Petition; and

**WHEREAS**, the City's corporate authorities adopt and incorporate by reference the PZC's findings of fact, find that approving the Petition is in the City's best interests for the promotion of the public health, safety and welfare, and specifically find that the proposed special use permit conforms with the applicable factors as follows:

**STANDARDS OF A SPECIAL USE – ARTICLE 14.03.05(2) OF THE UNIFIED DEVELOPMENT ORDINANCE ("UDO")**

**1. The proposed special use complies with all provisions of the applicable district regulations.**

The proposed special use will comply with all regulations of the "TFR" Two Family Residential District and the UDO. The proposed resubdivision would create two lots that will meet the 25-foot minimum lot width and the 3,500 square-foot minimum lot size requirements in the "TFR" District. Only one dwelling unit will be located on each lot, and the structure complies with the setback requirements for "TFR" District.

**2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.**

The proposed special use will not have a detrimental effect on the adjacent properties or land uses. The site has been zoned "TFR" Two-Family Residential since the 1970's. The proposed use is compatible with the residential uses found in the surrounding neighboring and there are other duplexes along Chamberlain Dr. The proposed resubdivision will not have a negative impact on the value of the adjacent properties. Moreover, the proposed special use meets the recommendations of the City's 2022 Comprehensive Plan.

**3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the**

**immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.**

The granting of the special use will not dominate the immediate area and will not prevent development on the neighboring properties. The existing structure is in scale with the surrounding neighborhood, which includes a mix of single-family, two-family, and multi-family residential structures. No changes to the existing structure will result from the approval of the special use permit or the accompanying final plat.

**4. Adequate utility, drainage and other such necessary facilities have been or will be provided.**

The UDO requires that each dwelling unit must be serviced with its own water line, sanitary sewer line, sump pump line and all other utility lines and extensions. The two-family unit is served by separate water services extending from the water main located along Chamberlain Dr. A separate sanitary line will be added to the second unit.

**5. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.**

The proposed special use will not be detrimental to the permitted developments and uses on the site or to the surrounding area. It is in the public's interest to provide a variety of housing types to meet the needs of DeKalb's citizens. The approval of the special use permit would positively affect the health, safety and welfare of the citizens of DeKalb as it would allow the ownership and occupancy of each separate unit, which is generally accepted as having a positive influence on the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:**

**SECTION 1:** The recitals to this Ordinance are true, material, adopted and incorporated herein as Section 1 to this Ordinance.

**SECTION 2:** This Ordinance is limited and restricted to the Property, which is legally described as follows:

LOT 8 IN SIXTEENTH ADDITION TO BRADT PARK, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1975, AS DOCUMENT NO. 389839, IN PLAT BOOK "Q", PAGE 92 IN DEKALB COUNTY, ILLINOIS.

Common Address: 202-204 Chamberlain Drive, DeKalb, IL 60115; and  
Parcel Identification Number ("PIN"): 08-27-279-034.

**SECTION 3:** The City's corporate authorities grant the Application and approve: (1) a special use permit to allow the resubdivision of a "TFR" Two-Family Residential zoned lot into two Single-Family attached lots; and (2) the Final Plat of Manksi Subdivision attached hereto and

incorporated herein as Exhibit A (the "Final Plat"), subject to all staff comments being addressed prior to the recording of the Plat.


**SECTION 4:** The City Manager and his designee are authorized to record this Ordinance in the DeKalb County Clerk and Recorder's Office.

**SECTION 5:** This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 6:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 14<sup>th</sup> day of November 2022 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, McAdams, Verbic, Faivre, Barnes. Nay: None. Recuse: Perkins. Second Reading waived by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, McAdams, Verbic, Faivre, Barnes. Nay: None. Recuse: Perkins.



  
\_\_\_\_\_  
**COHEN BARNES, Mayor**

ATTEST:

  
\_\_\_\_\_  
Ruth A. Scott, Executive Assistant

# FINAL PLAT OF MANSKI SUBDIVISION

LOT 8 IN SIXTEENTH ADDITION TO BRADY PARK, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1975 AS DOCUMENT NO. 389839, IN PLAT BOOK "Q", PAGE 92, IN DEKALB COUNTY, ILLINOIS.

ADDRESS: 202-204 CHAMBERLAIN DRIVE, DEKALB, IL  
P.L.N. 08-27-279-034

SCALE 1"=20'



STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MAX MAXWELL  
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: COHEN BARNES MAYOR ATTEST: RUTH SCOTT EXECUTIVE ASSISTANT

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

I, DOUGLAS J JOHNSON, COUNTY CLERK IN AND FOR DEKALB COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND HAVE FOUND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

DOUGLAS J JOHNSON  
COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, AFORESAID ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND RECORDED IN PLAT CABINET \_\_\_\_ AT SLIDE NO. \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_.

DOUGLAS J JOHNSON  
COUNTY RECORDER

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT CHRISTOPHER R. MANSKI AND LAURA F. MANSKI ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ADOPT THE SAME UNDER THE STYLE AND TITLE OF "MANSKI SUBDIVISION" IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS AND TO THE BEST OF THEIR KNOWLEDGE AND BELIEF SAID PROPERTY IS WITHIN DEKALB COMMUNITY SCHOOL DISTRICT #428.

DATED AT DEKALB, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

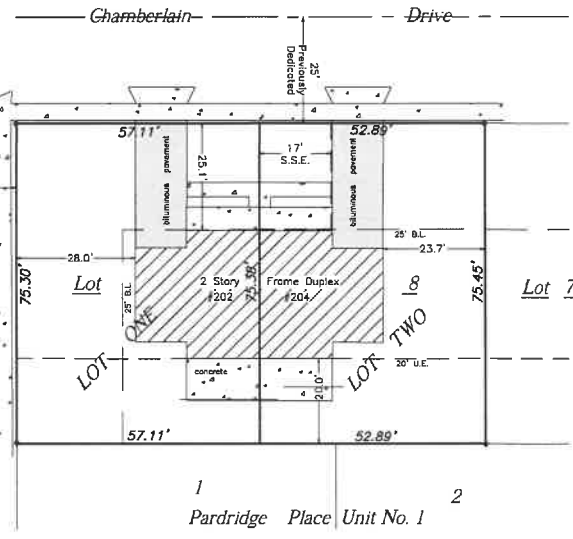
CHRISTOPHER R. MANSKI LAURA F. MANSKI

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

I, AFORESAID, DO HEREBY CERTIFY THAT CHRISTOPHER R. MANSKI AND LAURA F. MANSKI WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED IN THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID PERSONS.  
GIVEN MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC

A PERMANENT EXCLUSIVE EASEMENT IS GRANTED TO THE OWNER OF 202 CHAMBERLAIN DRIVE AND THEIR SUCCESSORS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, SERVICE AND REPAIRS/REPLACEMENT OF A SINGLE UNDERGROUND SANITARY SERVICE LINE AND APPROPRIATE APPOINTMENTS. RIGHTS SHALL INCLUDE PERPETUAL CONVEYANCE OF SANITARY WASTE THROUGH THE LINE AND REASONABLE ACCESS THERETO WITHIN THE PROPERTY KNOWN AS 204 CHAMBERLAIN TO ENSURE SUCH TO THE EXTENT IT SERVICES ONLY THE REAL PROPERTY KNOWN AS 202 CHAMBERLAIN. THE OWNER OF THE PROPERTY KNOWN AS 202 CHAMBERLAIN SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE/SERVICE/REPAIR/REPLACEMENT, INCLUDING FULL RESTORATION OF GROUNDS AND FACILITIES IMPACTED, RELATED TO SAID LINE.



THIS PROPERTY IS SUBJECT TO A DECLARATION OF CROSS EASEMENTS RECORDED WITH THIS PLAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 AS DOCUMENT NO. \_\_\_\_ SAID DECLARATION REGULATES ALL COMMON WALL CONSTRUCTION AND MAINTENANCE OF COMMON UTILITY SERVICES. ONLY COMMON WALL CONSTRUCTION MAY OCCUR ALONG THE PROPERTY LINES BETWEEN LOTS 1 AND 2.

AREA SUMMARY  
LOT ONE = 4,302 SQ. FT.  
LOT TWO = 3,989 SQ. FT.

- LEGEND-----
- Boundary of property surveyed
  - Found iron pipe
  - Set iron pipe
  - B.L. Building line
  - U.E. Utility easement
  - S.S.E. Sanitary sewer easement

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT I LESLIE AARON DOOGS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833, HAVE SURVEYED AND RESUBDIVIDED LOT 8 IN SIXTEENTH ADDITION TO BRADY PARK, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1975 AS DOCUMENT NO. 389839, IN PLAT BOOK "Q", PAGE 92, IN DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF, THAT THE PROPERTY HEREON DESCRIBED IS WITHIN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS AND THAT SAID PROPERTY IS LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, AS SET FORTH ON FLOOD INSURANCE RATE MAP NO. 17037C0242E, HAVING AN EFFECTIVE DATE OF JANUARY 2, 2009.

DATED AT DEKALB, ILLINOIS, THIS 15TH DAY OF NOVEMBER, 2022

LESLIE AARON DOOGS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833  
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2022

JADE Hanna Surveyors  
155 N 3rd Street  
Dekalb, IL 60115  
(815) 756-2189  
Info@Hannasurveyors.com  
License No. 184006522



2022010989

DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, IL  
RECORDED: 11/18/2022 01:42 PM  
REC FEE: 55.00

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS  
CITY OF DEKALB )

PAGES: 5

**CERTIFICATION**

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

**ORDINANCE 2022-066**

**APPROVING A SPECIAL USE PERMIT TO ALLOW THE RESUBDIVISION OF A "TFR" TWO-FAMILY RESIDENTIAL ZONED LOT INTO TWO SINGLE-FAMILY ATTACHED LOTS IN ACCORDANCE WITH ARTICLE 5.03.06 OF THE UNIFIED DEVELOPMENT ORDINANCE AND APPROVAL OF THE FINAL PLAT OF THE MANSKI SUBDIVISION LOCATED 202-204 CHAMBERLAIN DRIVE, DEKALB, ILLINOIS (CHRIS AND LAURA MANSKI).**

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, on the 14<sup>th</sup> day of November 2022.

**WITNESS** my hand and the official seal of said City this 18<sup>th</sup> day of November 2022.

**RUTH A. SCOTT**, Executive Assistant



**Prepared by and Return to:**

City of DeKalb  
City Manager's Office  
Attention: Ruth A. Scott  
164 E. Lincoln Highway  
DeKalb, Illinois 60115

202201104

DOUGLAS J. JOHNSON  
SUCCESSION TO DEARBORN COUNTY, ILL.  
RECORDING TO DEARBORN COUNTY, ILL.  
RECORDING TO DEARBORN COUNTY, ILL.

PLAT I  
"KEEP IN FILE"  
Plat Cabinet 11  
Sheet # 43-C

STATE OF ILLINOIS )  
COUNTY OF DEARBORN )  
THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE  
PLANNING AND ZONING COMMISSION OF THE CITY OF DEARBORN, ILLINOIS  
COUNTY, ILLINOIS ON THIS 15TH DAY OF NOVEMBER 2022.

STATE OF ILLINOIS )  
COUNTY OF DEARBORN )  
THIS IS TO CERTIFY THAT THE CITY OF DEARBORN, ILLINOIS BY  
THE MAYOR AND CITY CLERK OF THE CITY OF DEARBORN, ILLINOIS  
COUNTY, ILLINOIS ON THIS 15TH DAY OF NOVEMBER 2022.

STATE OF ILLINOIS )  
COUNTY OF DEARBORN )  
DOUGLAS J. JOHNSON, COUNTY CLERK IN AND FOR DEARBORN COUNTY, IN THE  
STATE OF ILLINOIS DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND  
HAVE FOUND NO UNPAID TAXES, UNPAID CURRENT SPECIAL ASSESSMENTS, UNPAID  
SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS  
AGAINST THE TITLE OF SAID PROPERTY AS SET FORTH IN THIS PLAT.

STATE OF ILLINOIS )  
COUNTY OF DEARBORN )  
THIS PLAT HAS BEEN FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE OF DEARBORN  
COUNTY, ILLINOIS ON THIS 22ND DAY OF NOVEMBER 2022.  
AT 1:00 P.M. IN THE PRESENCE OF THE FOLLOWING:

STATE OF ILLINOIS )  
COUNTY OF DEARBORN )  
THIS IS TO CERTIFY THAT CHRISTOPHER R. MARSH AND LAURA F. MARSH ARE THE OWNER OF THE  
PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS FILED THE SAME IN  
SAID COUNTY AND SUBSEQUENTLY AS SHOWN ON THE ATTACHED PLAT FOR THE USES AND PURPOSES  
HEREIN SET FORTH AND DOES HEREBY ACCEPT THE SAME UNDER THE STATE AND FEDERAL  
SUBDIVISION ACTS OF THE CITY OF DEARBORN, ILLINOIS AND TO THE BEST OF HIS  
KNOWLEDGE AND BELIEF SAID PROPERTY IS WITHIN DEARBORN COUNTY, ILLINOIS.

STATE OF ILLINOIS )  
COUNTY OF DEARBORN )  
I, LAURA F. MARSH, A NATURAL PERSON IN AND FOR THE COUNTY OF DEARBORN, ILLINOIS  
DO HEREBY CERTIFY THAT I AM THE PERSON WHOSE NAME AND ADDRESS ARE LISTED IN  
THE FOREGOING CERTIFICATE AND I DO HEREBY ACCEPT THE SAME UNDER THE STATE AND FEDERAL  
SUBDIVISION ACTS OF THE CITY OF DEARBORN, ILLINOIS AND TO THE BEST OF MY  
KNOWLEDGE AND BELIEF SAID PROPERTY IS WITHIN DEARBORN COUNTY, ILLINOIS.

STATE OF ILLINOIS )  
COUNTY OF DEARBORN )  
I, LAURA F. MARSH, A NATURAL PERSON IN AND FOR THE COUNTY OF DEARBORN, ILLINOIS  
DO HEREBY CERTIFY THAT I AM THE PERSON WHOSE NAME AND ADDRESS ARE LISTED IN  
THE FOREGOING CERTIFICATE AND I DO HEREBY ACCEPT THE SAME UNDER THE STATE AND FEDERAL  
SUBDIVISION ACTS OF THE CITY OF DEARBORN, ILLINOIS AND TO THE BEST OF MY  
KNOWLEDGE AND BELIEF SAID PROPERTY IS WITHIN DEARBORN COUNTY, ILLINOIS.

A PERMANENT EXCLUSIVE EASEMENT IS GRANTED TO THE OWNER OF 303 CHAMBERLAIN DRIVE AND  
ALL SUCCESSIONS THEREOF FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, SERVICE AND  
REPAIR OF SEWER LINES AND ALL NECESSARY APPURTENANCES THEREON. SAID EASEMENT  
SHALL INCLUDE THE RIGHT TO CROSS ANY AND ALL ADJACENT LOTS AND INTERFERE WITH THE  
ENJOYMENT OF SAID ADJACENT LOTS AND INTERFERE WITH THE ENJOYMENT OF SAID ADJACENT  
LOTS TO THE EXTENT NECESSARY TO INSTALL, CONSTRUCT, MAINTAIN, SERVICE AND REPAIR  
SEWER LINES AND ALL NECESSARY APPURTENANCES THEREON. SAID EASEMENT SHALL BE SOLELY  
RESPONSIBLE FOR ALL MAINTENANCE, SERVICE AND REPAIRS OF SAID SEWER LINES AND ALL  
NECESSARY APPURTENANCES THEREON.

FOR LOBERTY LAW FIRM  
JOB NO. 19837

202201104

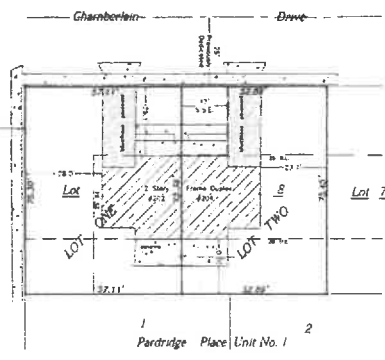
1143-C

# FINAL PLAT OF MANSKI SUBDIVISION

LOT 6 IS A SEVENTEEN ADDITION TO BRIDGE PLAT, A SUBDIVISION OF PART OF THE  
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 4 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
NOVEMBER 6, 1976 AS DOCUMENT NO. 388839 IN PLAT BOOK 107, PAGE 92,  
IN DEARBORN COUNTY, ILLINOIS.

ADDRESS 303-304 CHAMBERLAIN DRIVE, DEARBORN, IL  
P.M. 08-27-2024

SCALE 1"=20'



THE PROPERTY IS SUBJECT TO A DECLARATION OF PROSE EASEMENTS  
RECORDED WITH THIS PLAT ON THIS 22ND DAY OF NOVEMBER 2022  
AS DOCUMENT NO. 388839 IN PLAT BOOK 107, PAGE 92,  
IN DEARBORN COUNTY, ILLINOIS. SAID DECLARATION REGULATES ALL  
CONSTRUCTION AND MAINTENANCE OF CHAMBERLAIN DRIVE  
SERVICES ONLY COMMON WALL CONSTRUCTION MAY OCCUR ALONG THE  
PROPERTY LINES BETWEEN LOTS 1 AND 2.

AREA SUMMARY  
LOT ONE = 4,302 SQ FT  
LOT TWO = 4,988 SQ FT

- BOUNDARY OF PROPERTY SURVEYED
- CURVE AND DITCH
- SET BACK LINE
- BUILDING LINE
- UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT

STATE OF ILLINOIS )  
COUNTY OF DEARBORN )  
I, JACQUELINE HANNO, A NATURAL PERSON IN AND FOR THE COUNTY OF DEARBORN, ILLINOIS  
DO HEREBY CERTIFY THAT I AM THE PERSON WHOSE NAME AND ADDRESS ARE LISTED IN  
THE FOREGOING CERTIFICATE AND I DO HEREBY ACCEPT THE SAME UNDER THE STATE AND FEDERAL  
SUBDIVISION ACTS OF THE CITY OF DEARBORN, ILLINOIS AND TO THE BEST OF MY  
KNOWLEDGE AND BELIEF SAID PROPERTY IS WITHIN DEARBORN COUNTY, ILLINOIS.

J. A. Hanno  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2823  
LICENSE EXPIRES DATE: NOVEMBER 30TH, 2028

JACQUELINE HANNO SURVEYORS  
155 N 3RD STREET  
GARDEN, IL 60119  
(815) 758-2189  
info@hannosurveyors.com  
license no. 194606-22

Recorded 11-22-2022  
as document 202201104

# JADE Hanna Surveyors

155 N. 3<sup>rd</sup> St. DeKalb, IL 60115  
Phone: 815-756-2189 Fax: 815-748-2532  
Email: [info@hannasurveyors.com](mailto:info@hannasurveyors.com)

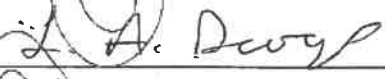
"KEEP IN FILE"

2022011104  
Plat Cabinet 11  
Slide #43-C

DeKalb County Recorder  
110 E Sycamore Rd  
Sycamore, IL 60178

I, Leslie Aaron Doogs, Illinois Professional Land Surveyor No. 3833 and owner of JADE Hanna Surveyors, provider of the Subdivision Plat for "Manski Subdivision" at 202-204 Chamberlain Dr. DeKalb, IL. hereby authorize Laura Podgorski, Legal Assistant with Doherty Law Firm, whose business address is 125 N. 1<sup>st</sup> St. DeKalb, IL. to present the above plat for recording.

Witness my hand and seal at DeKalb, IL., this 17<sup>th</sup> day of November 2022.

  
\_\_\_\_\_  
Leslie Aaron Doogs  
Illinois Professional Land Surveyor No. 3833

