

**APPROVING A FINAL PLAT OF SUBDIVISION FOR PARK 88 UNIT 5 ALONG  
MACOM DRIVE, DEKALB, ILLINOIS (PARK 88 GROUP, LLC).**

**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**, Park 88 Group, LLC (the "Applicant") filed a petition with the City requesting approval of a Minor Subdivision Plat entitled "Plat of Subdivision for Park 88 Unit 5" dated August 15, 2022 and attached hereto and incorporated herein as Exhibit A (the "Plat") for property located along the south side of Macom Drive across from the Target Distribution Center, DeKalb, Illinois, and legally described as follows:

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

Parcel Identification Number (PIN): 08-26-400-017.

**WHEREAS**, on October 3, 2022, the City's Planning and Zoning Commission met and recommended approval of the Plat; and

**WHEREAS**, the City's corporate authorities find that approving the Plat is in the City's best interests for the protection of the public health, safety, and welfare; and

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

**SECTION 1:** The recitals to this ordinance are adopted and incorporated herein as Section One to this Ordinance.

**SECTION 2:** The City's corporate authorities adopt and approve the Plat attached hereto and incorporated herein as Exhibit A, and further authorize and direct City Staff to record the Plat with the DeKalb County Clerk and Recorder.

**SECTION 3:** 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 this Ordinance is inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 4:** 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 as follows: Passed on first reading at a Regular meeting thereof held on the 10<sup>th</sup> day of October 2022 and approved by me as Mayor on the same day by a 7-0-1 roll call vote. Aye: Morris, Larson, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Absent: Smith. Second reading waived on the same day by a 7-0-1 roll call vote. Aye: Morris, Larson, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Absent: Smith.



  
**COHEN BARNES, Mayor**

ATTEST:



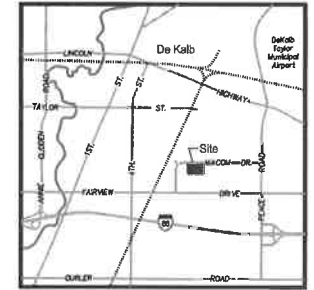
Ruth A. Scott, Executive Assistant

# EXHIBIT A

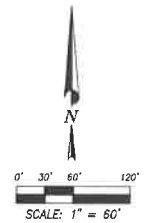
## PLAT OF SUBDIVISION PARK 88 UNIT 5

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER  
OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

PARCEL INDEX NUMBER  
(PART OF) 08-26-400-017



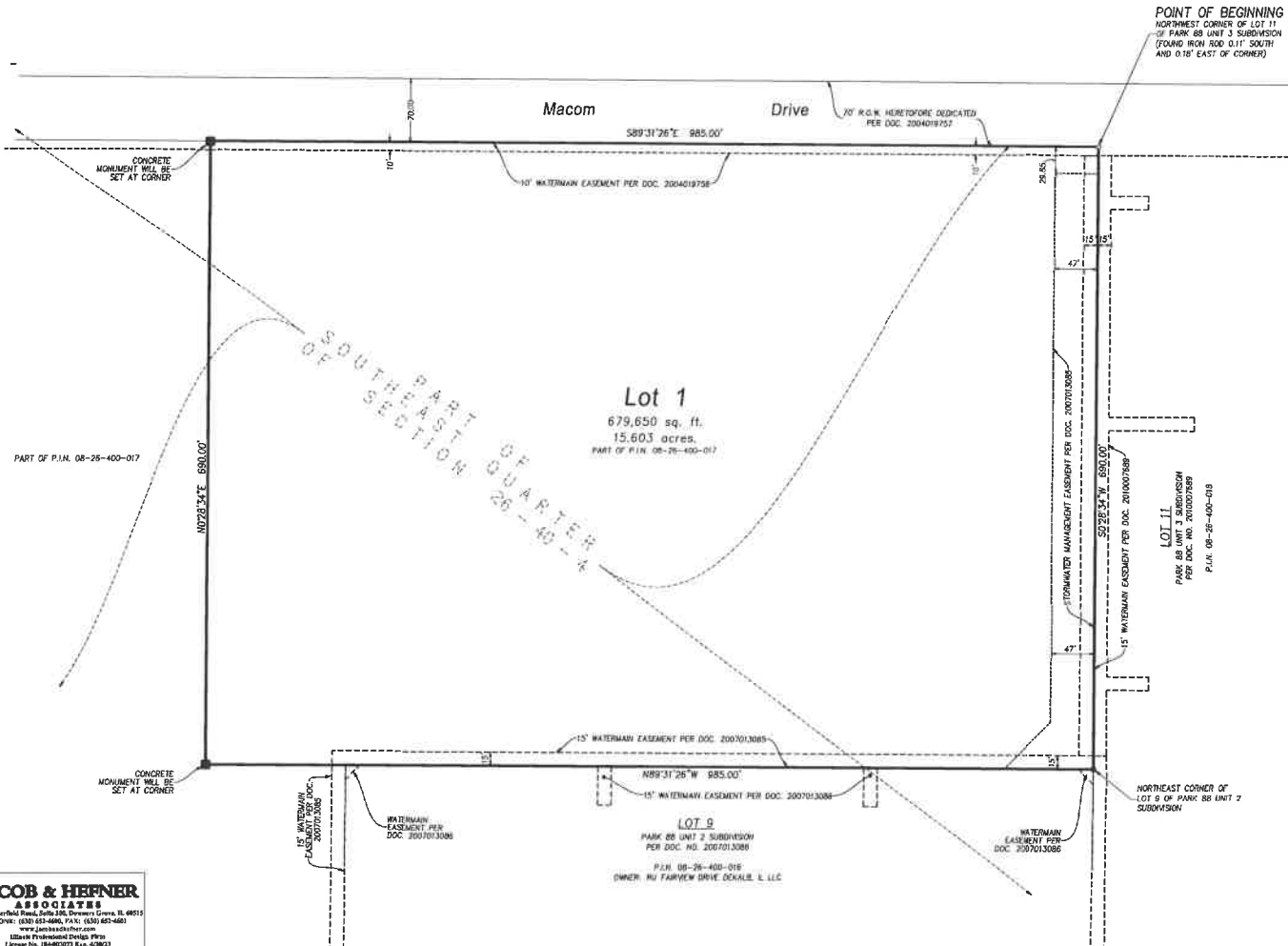
Vicinity Map  
NO SCALE



BASIS OF  
BEARINGS  
RAMP 5/8" SINE PLANE  
EAST ZONE NAD 83  
(1983)  
PROJECTED UP TO  
GROUND  
COORDINATES

### ABBREVIATIONS

XXX'X" MEASURED DIMENSION  
(XXX)X'X" RECORD DIMENSION  
DOC. DOCUMENT  
NO. NUMBER  
P.I.N. PARCEL INDEX NUMBER  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
5/8" HIGH REBAR WILL BE SET AT ALL  
CORNERS UNLESS OTHERWISE NOTED.



**JACOB & HEFNER  
ASSOCIATES**  
1133 Waterfield Road, Suite 100, Downers Grove, IL 60515  
PHONES: (630) 454-4444, FAX: (630) 447-4401  
www.jacobandhefner.com  
Illinois Professional Geologic Survey  
License No. 084-000773 Exp. 4/2023

Survey No.:	C 1 4 8 e m
Ordered By:	Venture One
Description:	Plat of Subdivision
Date Prepared:	August 16, 2022
Scale:	1" = 60'
Prepared By:	JH
Checked By:	EH

DATE OF RECORDING OF THIS PLAT OF SUBDIVISION IS 11/15/2022

PARCEL INDEX NUMBER  
(PART OF) 08-26-400-017

## PLAT OF SUBDIVISION PARK 88 UNIT 5

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER  
OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT PARK 88 GROUP, LLC, AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

### SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 785 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT, TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING SCHOOL DISTRICT:

DEKALB COMMUNITY UNIT SCHOOL DISTRICT 428  
801 S. 4TH STREET  
DEKALB, IL 60115

ELEMENTARY: CORLAND ELEMENTARY SCHOOL  
MIDDLE: HUNTLEY MIDDLE SCHOOL  
HIGH SCHOOL: DEKALB HIGH SCHOOL

DATED AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2022.

BY \_\_\_\_\_

NAME: \_\_\_\_\_

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

PARK 88 GROUP, LLC  
9500 N. BRYN MAWR AVE.  
SUITE 240  
ROSEMONT, IL 60018

### NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER/THEIR) FREE AND VOLUNTARY ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 2022.

(NOTARY PUBLIC)

(PRINTED SIGNATURE)

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COUNTY OF RESIDENCE: \_\_\_\_\_

### CITY COUNCIL CERTIFICATE

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 \_\_\_\_\_, 2022 A.D.

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

MAYOR EXECUTIVE ASSISTANT  
(PLEASE SIGN & PRINT) (PLEASE SIGN & PRINT)

### CERTIFICATE OF CITY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

All required public improvements including streets, sidewalks, sanitary sewers, storm sewers, watermain, and drainage structures have been built, as required, or have been provided for by bond contract OR irrevocable letter of credit to my approval.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By \_\_\_\_\_

City Engineer  
(PLEASE SIGN & PRINT)

### PLANNING AND ZONING COMMISSION CERTIFICATE

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 \_\_\_\_\_, 2022

BY \_\_\_\_\_

CHAIRMAN OF THE PLAN COMMISSION  
(PLEASE SIGN & PRINT)

### DEKALB COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

I, \_\_\_\_\_, COUNTY CLERK IN DEKALB

COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORECLOSED TAXES, AND NO RECEIVABLE 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 AT SYCAMORE, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

BY \_\_\_\_\_

DEKALB COUNTY CLERK

### DEKALB COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR THE RECORD IN THE RECORDER'S OFFICE AT KANE COUNTY, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

DEKALB COUNTY RECORDER

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT I, CARL J. COOK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2543, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF WAGON DRIVE DEDICATED SEPTEMBER 24, 2004 AS DOCUMENT NUMBER 2004019757, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 11 OF PARK 88 UNIT 3 SUBDIVISION RECORDED JULY 08, 2010 AS DOCUMENT NUMBER 2010007889; THENCE SOUTH 00 DEGREES 28 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 690.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF PARK 88 UNIT 2 SUBDIVISION RECORDED JULY 24, 2007 AS DOCUMENT NUMBER 2007073086; THENCE NORTH 89 DEGREES 31 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 9 AND SAID LINE EXTENDED WESTERLY, A DISTANCE OF 365.00 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 34 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE 690.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WAGON DRIVE; THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WAGON DRIVE 365.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, AND THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAT ACT AND THE ILLINOIS ADMINISTRATIVE CODE, SECTION 1270.55 MINIMUM STANDARDS OF PRACTICE. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT BASED ON A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, ILLINOIS, AND INCORPORATED AREAS, PANEL NUMBER 273 OF 500, MAP NUMBER 17322022SE WITH A MAP REVISION DATE OF JANUARY 02, 2000, THE SITE FALLS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (785 ILCS 205/3). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1969).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DEKALB, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CARL J. COOK  
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2543  
LICENSE EXPIRES NOVEMBER 30, 2024.



REVISED 09-27-2022

Survey No.:	C 1 4 6 e z s
Ordered By:	Venture One
Description:	Plat Of Subdivision
Date Prepared:	August 16, 2022
Scale:	1" = 60'
Drawn By:	TH
Checked By:	MAP

SHEET 2 OF 2



**JACOB & HEFFNER  
ASSOCIATES**  
1333 Butterfield Road, Suite 200, Downers Grove, IL 60115  
PHONE: (630) 454-4444 FAX: (630) 454-4441  
www.jacobandheffner.com  
Illinois Professional Design Firm  
License No. 184-003979 Exp. 4/30/23

PREPARED BY:  
JACOB & HEFFNER ASSOCIATES  
1333 BUTTERFIELD ROAD, SUITE 200  
DOWNERS GROVE, ILLINOIS 60115

PREPARED FOR:  
VENTURE ONE

PLAT PRESENTED BY:

ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1969

Scott, Ruth

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**From:** Olson, Dan  
**Sent:** Monday, March 6, 2023 5:08 PM  
**To:** Scott, Ruth  
**Subject:** FW: October 10 City Council Agenda

FYI. See below regarding final plat for Park 88 Unit 5.

Dan Olson

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**From:** Mark Goode <markg@ventureonere.com>  
**Sent:** Monday, March 6, 2023 5:07 PM  
**To:** Olson, Dan <Dan.Olson@CITYOFDEKALB.com>  
**Subject:** RE: October 10 City Council Agenda

[**NOTICE:** This message originated outside of the City Of DeKalb mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Thanks for following up on this - we are not going to record the plat. The user did not move forward on the deal

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**From:** Olson, Dan <Dan.Olson@CITYOFDEKALB.com>  
**Sent:** Monday, March 6, 2023 3:48 PM  
**To:** Mark Goode <markg@ventureonere.com>; Bill Bohne <bbohne@jacobandhefner.com>  
**Cc:** Scott, Ruth <Ruth.Scott@CITYOFDEKALB.com>  
**Subject:** RE: October 10 City Council Agenda

Mark,

Good afternoon. Are you going to proceed with the recording of the Plat for Unit 5 in Park 88?

**Dan Olson, AICP** | Planning Director  
City of DeKalb | 164 E. Lincoln Highway | DeKalb, IL 60115  
Phone: 815-748-2361  
Email: [dan.olson@cityofdekalb.com](mailto:dan.olson@cityofdekalb.com) | Website: [www.cityofdekalb.com](http://www.cityofdekalb.com)



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**From:** Olson, Dan  
**Sent:** Thursday, January 12, 2023 1:36 PM  
**To:** Mark Goode <markg@ventureonere.com>; Bill Bohne <bbohne@jacobandhefner.com>  
**Cc:** Scott, Ruth <Ruth.Scott@CITYOFDEKALB.com>  
**Subject:** RE: October 10 City Council Agenda