

APPROVING A SPECIAL USE PERMIT TO ALLOW THE RESUBDIVISION OF AN "RC-1" RESIDENTIAL CONSERVATION DISTRICT ZONED LOT INTO TWO SINGLE-FAMILY ATTACHED LOTS IN ACCORDANCE WITH CHAPTER 23 "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 5.03.06, AND APPROVAL OF THE FINAL PLAT OF THE BURNOSKI SUBDIVISION LOCATED AT 1104-1106 LEWIS STREET, DEKALB, ILLINOIS (SAMUEL BURNOSKI).

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, Samuel Burnoski (the "Petitioner"), the owner of the property located at 1104-1106 Lewis Street, DeKalb, Illinois and legally described in Section Two of this ordinance (the "Property"), petitioned the City to approve: (1) a special use permit for the resubdivision of a "RC-1" Residential Conservation District zoned lot into two Single-Family attached lots (the "Special Use"); (2) a variance from the 3,500 square foot lot requirement in Article 5.14.07.7 of the City's Unified Development Ordinance to have the proposed Lot 1 be 3,397 square feet (the "Variance"); and (3) the Final Plat of Burnoski Subdivision dated 1-25-23 attached and incorporated as Exhibit A (the "Final Plat"); and

WHEREAS, on February 21, 2023, pursuant to due notice, the City's Planning and Zoning Commission (the "PZC") held a public hearing on the Special Use, Variance and Final Plat, made findings of fact, granted the Variance, and recommended approving the Special Use and Final Plat; and

WHEREAS, the City's corporate authorities adopt and incorporate by reference the PZC's findings of fact and recommendations, find that approving the Special Use and Final Plat for the Property is in the public interest for the protection of the public health, safety and welfare, and specifically find that Special Use conforms with the following factors:

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 "RC-1" Residential Conservation District and the UDO. The proposed resubdivision would create two lots that will meet the 25-foot minimum lot width with one of the lots slightly under the 3,500 sq. ft. minimum lot size requirement. A variance request was submitted in conjunction with the special use petition for the one lot under 3,500 sq. ft. Only one dwelling unit will be located on each lot, and the structure complies with the setback requirements for "RC-1" 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 "RC-1" Residential Conservation District since 2008 and Two-Family Residential for many years before 2008. The proposed use is compatible with the residential uses found in the surrounding neighborhood and there are other duplexes along Lewis St. and south along N. 11th St. The proposed resubdivision will not have a negative impact on the neighboring property values.

- 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 will be served by separate water and sanitary services extending from the water and sewer mains located along Lewis St.

- 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 the City's residents. The approval of the special use permit would positively affect the health, safety, and welfare of the City's residents by allowing 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 2 IN ELLWOOD SCHOOL SUBDIVISION, A RE-SUBDIVISION OF LOT 1 (EXCEPT THE EAST 20 FEET) AND LOTS 2,3, AND 4 OF BLOCK 1 OF BRADT AND SHIPMAN'S ADDITION TO THE CITY OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "R" OF PLATS, PAGE 15 ON MAY 18TH, 1976, AS DOCUMENT NO. 393645, IN DEKALB COUNTY, ILLINOIS.

Common Address: 1104-1106 Lewis Street, DeKalb, IL 60115; and
Parcel Identification Number ("PIN"): 08-23-209-027

SECTION 3: The City's corporate authorities approve and grant the Special Use and Final Plat to allow the resubdivision of a "RC-1" Residential Conservation District zoned lot into two Single-Family attached lots for the Property, subject to Petitioner's compliance with all City Staff comments before the recording of the Final 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 27th day of February 2023 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, Perkins, McAdams, Verbic, Barnes. Nay: None. Absent: Faivre. Second Reading waived by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Barnes. Nay: None. Absent: Faivre.




COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant

EXHIBIT A

SURVEYOR'S CERTIFICATE

I, PATRICK T. HUBERT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, AND AT THE REQUEST OF THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, I HAVE SURVEYED, SUBMITTED, AND PLATTED THE LAND HEREIN TO BE HEREAFTER KNOWN AS "BURNOSKI SUBDIVISION", BEING A RE-SUBDIVISION LOCATED IN THE CITY OF DEKALB, ILLINOIS, FURTHER LOCATED IN SECTION TWENTY-THREE (23), TOWNSHIP FORTY (40) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEING ALL OF LOT TWO (2), BLOCK ONE (1) OF ELMWOOD SCHOOL SUBDIVISION AS RECORDED IN BOOK "P" OF PLATS, PAGE 15, IN THE DEKALB COUNTY RECORDER'S OFFICE, DEKALB, ILLINOIS.

I ALSO CERTIFY THAT THE LAND CONTAINED WITHIN THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS OF THE CITY PLAN.

I ALSO CERTIFY THAT NO PART OF THE LAND CONTAINED WITHIN THIS SUBDIVISION IS LOCATED IN ANY SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE PRACTICE MAP 17012, PANEL 244E, REVISED JANUARY 2, 2009.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FOREGOING PLAT IS IN COMPLIANCE WITH 765 ILCS 205/2 OF THE ILLINOIS COMPILLED STATUTES; THAT ALL MONUMENTS AND MARKERS EXIST AS SHOWN HEREON; AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT AS SHOWN HEREON. DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT, BEARINGS OR ANGLES ARE IN DEGREES, MINUTES AND SECONDS. DISTANCES ALONG CURVED LINES ARE ARC DISTANCES UNLESS OTHERWISE NOTED. ANGLES TO CURVED LINES ARE ANGLES TO THE CHORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 20____.

PATRICK T. HUBERT ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4026

MY LICENSE EXPIRES NOVEMBER 30, 2024.



OWNERS CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

THIS IS TO CERTIFY THAT SAM BURNOSKI IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED BY THE ATTACHED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ACCEPT THE SAME UNDER THE STYLE AND TITLE OF "BURNOSKI SUBDIVISION".

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

SAM BURNOSKI 1106 LEWIS STREET DEKALB, IL 60115

ACKNOWLEDGMENT

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

I, AFORESAID, DO HEREBY CERTIFY THAT _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____ IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME, THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____, DEKALB COUNTY, ILLINOIS.

NOTARY PUBLIC _____

I.D.O.T. ACCESS NOTE

THIS PLAT DOES NOT NEED APPROVAL BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2 AS AMENDED, DUE TO THERE BEING NO NEW POINTS OF ACCESS CREATED WITH THIS PLAT.

CITY ENGINEER CERTIFICATION

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING STREETS, SIDEWALKS, STORM SEWERS, WATERMANS, AND DRAINAGE STRUCTURES HAVE BEEN BUILT, AS REQUIRED, OR HAVE BEEN PROVIDED FOR BY BOND CONTRACT OR RECEIVABLE LETTER OF CREDIT TO MY APPROVAL.

APPROVED THIS ____ DAY OF _____, 2023.

BY: _____ CITY ENGINEER, CITY OF DEKALB

SANITARY DISTRICT CERTIFICATION

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE KISHWAUKEE WATER RECLAMATION DISTRICT, DEKALB COUNTY, ILLINOIS.

APPROVED THIS ____ DAY OF _____, 2023.

BY: _____ PRESIDENT (PLEASE SIGN AND PRINT) ATTEST: _____ (PLEASE SIGN AND PRINT)

KISHWAUKEE WATER RECLAMATION DISTRICT EASEMENT PROVISIONS

THE OWNER DOES HEREBY CONVEY AND GRANT TO KISHWAUKEE WATER RECLAMATION DISTRICT ("GRANTEE"), A PERMANENT EXCLUSIVE EASEMENT (THE "EASEMENT") WITHIN THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" ON THE PLAT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AND AS LEGALLY DESCRIBED (THE "PREMISES"). THE EASEMENT IS GRANTED TO INSTALL, CONSTRUCT, REPAIR, REPLACE, RENEW, OPERATE, MAINTAIN, AND RECONSTRUCT SANITARY SEWERS AND THEIR APPURTENANCES TO SERVE THE PROPERTY DESCRIBED HEREIN IN DEKALB, ILLINOIS (THE "PROPERTY"). THE RIGHT IS ALSO GRANTED TO THE KISHWAUKEE WATER RECLAMATION DISTRICT TO CUT, TRIM OR REMOVE TREES, BUSHES, FENCES, AND SIGNS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED.

THE GRANTEE AGREES THAT NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED WITHIN THE PREMISES, BUT SAID AREA MAY BE USED FOR GARDENS, SHURUS, LANDSCAPING, PARKING AREAS, DRIVEWAYS, PAVED AREAS, CURBING, CURB CUTS, TRAFFIC CONTROL IMPROVEMENTS, FENCING, SIGNAGE, AND RELATED IMPROVEMENTS, AND INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITIES CROSSING THE EASEMENT AREA (COLLECTIVELY, THE "IMPROVEMENTS"), AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN.

ANY WORK AUTHORIZED UNDER THE EASEMENT SHALL BE PERFORMED BY THE GRANTEE CAREFULLY SO AS TO CAUSE AS LITTLE DAMAGE AS POSSIBLE TO THE PREMISES AND IT WILL CAUSE THE PREMISES TO BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION AFTER THE COMPLETION OF NECESSARY CONSTRUCTION PERFORMED BY THE GRANTEE. THE GRANTEE WILL SAVE, PROTECT, MAINTAIN, AND REPAIR UNLESS THE GRANTEE, THE SAID PREMISES AND THE REMAINDERS OF THE GRANTEE'S ADJACENT LANDS FROM ANY LIENS OF ANY KIND FOR EITHER WORK OR MATERIALS USED OR EMPLOYED IN ALL WORK PERFORMED BY THE GRANTEE ON THE PROPERTY. THE GRANTEE SPECIFICALLY RESERVES LAUTO ITSELF THE FEE SIMPLE TITLE TO THE PROPERTY SUBJECT ONLY TO THE EASEMENT DESCRIBED HEREIN. GRANTEE IS AWARE OF AND WAIVES ITS RIGHT PROVIDED BY THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 (P.L. 91-648) AND GRANTEE FURTHER AGREES THAT IT IS RECEIVING FAIR AND REASONABLE COMPENSATION FOR THE EASEMENT.

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

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 THE ____ DAY OF _____, 2023.

BY: MAYOR (PLEASE SIGN & PRINT) ATTEST: EXECUTIVE ASSISTANT (PLEASE SIGN & PRINT)

SCHOOL DISTRICT STATEMENT

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

DEKALB COMMUNITY SCHOOL DISTRICT #428 501 S. 4TH STREET DEKALB, ILLINOIS 60115

SAM BURNOSKI 1106 LEWIS STREET DEKALB, IL 60115

ACKNOWLEDGMENT

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

I, AFORESAID, DO HEREBY CERTIFY THAT _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____ IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME, THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____, DEKALB COUNTY, ILLINOIS.

NOTARY PUBLIC _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

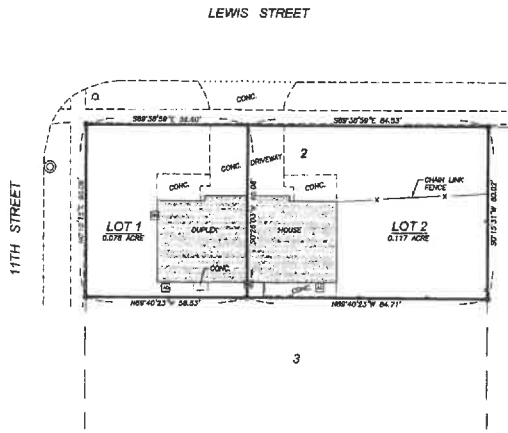
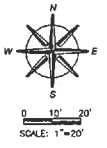
THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS THIS ____ DAY OF _____, 20____.

MAX MAXWELL, CHAIRPERSON

FINAL PLAT OF "BURNOSKI SUBDIVISION"

BEING A RE-SUBDIVISION LOCATED IN SECTION TWENTY-THREE (23), TOWNSHIP FORTY (40) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF DEKALB, DEKALB COUNTY, ILLINOIS

2023



COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

I, TASHA SIMS, COUNTY CLERK IN AND FOR DEKALB COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND FOUND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON.

THIS ____ DAY OF _____, 20____.

TASHA SIMS, COUNTY CLERK

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF DEKALB))

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY.

AFORESAID ON THIS ____ DAY OF _____,

20____ AT ____ O'CLOCK ____ M. AND DULY RECORDED IN PLAT CABINET ____ SLIDE NO. ____ AS DOCUMENT NO. ____.

TASHA SIMS, COUNTY RECORDER

LEGEND

- BOUNDARY OF SURVEY
WOLLEBURY FOUND
STONE ROAD
SET SURVEY MAIL
W/PT STIP. PLY STI
SHEDDED "Y"
P.O. NUMBER
P.O. LINE
SECTION LINE
ROCK OF 1/4" L&C
FORCE LINE
READING STRICH (YES)
RECORD EMBLEM (YES)
(011.88)
(0101.78)
(0101.72)
(0101.72)
RECORD ANGLE
(0101.72)
RECORD BEARING

wendler logo and contact information: wendler engineering/surveyors, inc. 1048 Professional Campus Plaza No. 104-00094

FINAL PLAT SAM BURNOSKI



2023001356

TASHA SIMS
RECORDER - DEKALB COUNTY, IL
RECORDED: 3/1/2023 01:54 PM
REC FEE: 75.00

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 2023-012

APPROVING A SPECIAL USE PERMIT TO ALLOW THE RESUBDIVISION OF AN "RC-1" RESIDENTIAL CONSERVATION DISTRICT ZONED LOT INTO TWO SINGLE-FAMILY ATTACHED LOTS IN ACCORDANCE WITH CHAPTER 23 "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 5.03.06, AND APPROVAL OF THE FINAL PLAT OF THE BURNOSKI SUBDIVISION LOCATED AT 1104-1106 LEWIS STREET, DEKALB, ILLINOIS (SAMUEL BURNOSKI).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 27th day of February 2023.

WITNESS my hand and the official seal of said City this 1st day of March 2023.



RUTH A. SCOTT, Executive Assistant/Recording Secretary

Prepared by and Return to:

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



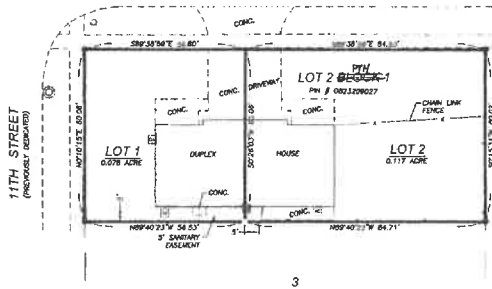
FINAL PLAT
OF

"BURNOSKI SUBDIVISION"

BEING A RE-SUBDIVISION OF LOT 2, BLOCK 1 OF ELLWOOD SCHOOL SUBDIVISION, LOCATED IN SECTION TWENTY-THREE (23), TOWNSHIP FORTY (40) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF DEKALB, DEKALB COUNTY, ILLINOIS

2023

LEWIS STREET
(PREVIOUSLY DESIGNATED)



SURVEYOR'S CERTIFICATE

I, PATRICK T. HUBERT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, AND AT THE REQUEST OF THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE LAND HEREON TO BE HEREINAFTER KNOWN AS "BURNOSKI SUBDIVISION", BEING A RE-SUBDIVISION LOCATED IN THE CITY OF DEKALB, FURTHER LOCATED IN SECTION TWENTY-THREE (23), TOWNSHIP FORTY (40) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEING ALL OF LOT TWO (2), BLOCK ONE (1) OF ELLWOOD SCHOOL SUBDIVISION AS RECORDED IN BOOK "R" OF PLATS, PAGE 15, IN THE DEKALB COUNTY RECORDER'S OFFICE, DEKALB, ILLINOIS.

I ALSO CERTIFY THAT THE LAND CONTAINED WITHIN THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS OF THE CITY PLAN.

I ALSO CERTIFY THAT NO PART OF THE LAND CONTAINED WITHIN THIS SUBDIVISION IS LOCATED IN ANY SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATING MAP 17012, PANEL 244E, REVISED JANUARY 2, 2009.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FOREGOING PLAT IS IN COMPLIANCE WITH 765 ILCS 205.2 OF THE ILLINOIS COMPILLED STATUTES; THAT ALL MONUMENTS AND MARKERS EXIST AS SHOWN HEREON; AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT AS SHOWN HEREON. DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. BEARINGS OR ANGLES ARE IN DEGREES, MINUTES AND SECONDS. DISTANCES ALONG CURVED LINES ARE ARC DISTANCES UNLESS OTHERWISE NOTED. ANGLES TO CURVED LINES ARE ANGLES TO THE CHORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 30 DAY OF JUNE A.D., 2023.

Patrick T. Hubert
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 354-0228
MY LICENSE EXPIRES NOVEMBER 30, 2024.



CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF DEKALB)

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 THE 21st DAY OF February, 2023.

BY: Ch. De...
MAYOR - Charles De...
(PLEASE SIGN & PRINT)

ATTEST: Ruth A. Scott
EXECUTIVE ASSISTANT - Ruth A. Scott
(PLEASE SIGN & PRINT)



SCHOOL DISTRICT STATEMENT

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

DEKALB COMMUNITY SCHOOL DISTRICT #428
901 S. 4TH STREET
DEKALB, ILLINOIS 60115

SAMUEL BURNOSKI
1106 LEWIS STREET
DEKALB, IL 60115

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT SAMUEL BURNOSKI IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED BY THE ATTACHED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY APPROVE, RECOGNIZE AND ADOPT THE SAME UNDER THE TITLE AND TITLE OF "BURNOSKI SUBDIVISION".

DATED AT DEKALB, ILLINOIS THIS 12 DAY OF JUN, 2023.

SAMUEL BURNOSKI
1106 LEWIS STREET
DEKALB, IL 60115



ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF DEKALB)

I, Margaret McNeil, a Notary Public in and for the County and State of Illinois, do hereby certify that Samuel Burnoski personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed and delivered the plat as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 12 DAY OF JUN, 2023, DEKALB COUNTY, ILLINOIS.
Margaret McNeil
NOTARY PUBLIC



ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF DEKALB)

I, Samuel Burnoski, a Notary Public in and for the County and State of Illinois, do hereby certify that Samuel Burnoski personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 12 DAY OF JUN, 2023, DEKALB COUNTY, ILLINOIS.

Samuel Burnoski
NOTARY PUBLIC



CITY PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS THIS 21st DAY OF February, 2023.

Max Maxwell

MAX MAXWELL, CHAIRPERSON



COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)

I, TASHA SIMS, COUNTY CLERK IN AND FOR DEKALB COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND FOUND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON.

THIS 13th DAY OF July, 2023.

Tasha Sims
TASHA SIMS, COUNTY CLERK

CITY ENGINEER CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF DEKALB)

ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING STREETS, SIDEWALKS, STORM SEWERS, WATERMANS, AND DRAINAGE STRUCTURES HAVE BEEN BUILT, AS REQUIRED, OR HAVE BEEN PROVIDED FOR BY BOND CONTRACT OR AN EQUIVALENT LETTER OF CREDIT TO MY APPROVAL.

APPROVED THIS 10th DAY OF July, 2023.

BY: Zachary Gill
ZACHARY GILL
CITY ENGINEER, CITY OF DEKALB - Zac Gill



2023004623

TASHA SIMS
REC'D: 11:11 AM
REC. FEE: \$5.00 REPLY FEE: \$20.00
PAGE: 1

"KEEP IN FILE"

Plat Cabinet 11
Slide # 56-c

2023004623

11/56-c

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY,

AFORSAID ON THIS 13th DAY OF July,

2023 AT 10:33 O'CLOCK A.M. AND DULY RECORDED IN PLAT

CABINET 11, SLIDE NO. 56-c AS DOCUMENT NO.

2023004623

Tasha Sims
TASHA SIMS, COUNTY RECORDER



LEGEND

- 1. EXCLUSION OF SURVEY
- 2. EASEMENT
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT
- 11. EASEMENT
- 12. EASEMENT
- 13. EASEMENT
- 14. EASEMENT
- 15. EASEMENT
- 16. EASEMENT
- 17. EASEMENT
- 18. EASEMENT
- 19. EASEMENT
- 20. EASEMENT

wendler
wender engineering services, inc.
civil-structural-surveying
www.wendlereng.com | PH: 815.288.2281
1818 Parkview Dr., Naperville, IL 60563
P.O. Box 500, Naperville, IL 60563

DATE: 06/21/2023
JOB NO: 220203
DRAWN BY: [Signature]
CHECKED BY: [Signature]
FILE NO: 220203
DATE OF PLOT: 06/21/2023
DATE OF RECORD: 06/21/2023

FINAL PLAT
FOR
SAMUEL BURNOSKI

08-23-209-027

wendler



wendler engineering services, inc.
civil • structural • surveying

"KEEP IN FILE"

Plat Cabinet 11

Slide # 56-C

2023004623

July 12, 2023

DeKalb County Recorder's Office
110 East Sycamore Street
Sycamore, IL 60178

Dear Recorder:

This letter will serve as my authorization to allow Mr. Samuel Burnoski of DeKalb, Illinois to present for recording the Final Plat of "Burnoski Subdivision", located in Section 23, Township 40 North, Range 4 East of the 3rd Principal Meridian, City of DeKalb, DeKalb County.

* 1106 Lewis St
DeKalb, IL 60115

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of

JULY, 2023, A.D.

Patrick T. Hubert
Illinois Professional Land Surveyor
No. 35-4026

