

APPROVING A FINAL PLAT OF THE STOCKMAN RESUBDIVISION TO COMBINE LOT 17 AND LOT 18 IN THE WOODLAWN ACRES SUBDIVISION – 802 WOODLAWN DRIVE, DEKALB, ILLINOIS (LOUIS AND RACHELLE STOCKMAN).

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, Louis and Rachelle Stockman (the “Applicant”) filed a petition with the City requesting approval of a final plat of resubdivision for a minor subdivision entitled “Final Plat of Stockman Resubdivision” for the property commonly known as 802 Woodlawn Drive and 901 Sycamore Road (Lots 17 and 18 in the Woodlawn Acres Subdivision), DeKalb, Illinois, and legally described in the attached and incorporated Exhibit A (the “Property”); and

WHEREAS, on April 1, 2024, the City’s Planning and Zoning Commission met and recommended approving the “Final Plat of Stockman Resubdivision”; and

WHEREAS, the City’s corporate authorities find that it is in the City’s best interests to adopt and approve “Final Plat of Stockman Resubdivision” for the protection of the public health, morals, 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 true, material, adopted and incorporated as Section 1 to this Ordinance.

SECTION 2: The City’s corporate authorities adopt and approve the “Final Plat of Stockman Resubdivision” dated March 28, 2024, attached and incorporated as Exhibit B (the “Final Plat”). The City’s corporate authorities further authorize and direct the City’s officers to sign the Final Plat and take such further actions as may be necessary to effectuate the Final Plat.

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 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 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 at a Regular meeting thereof held on the 8th day of April 2024 and approved by me as Mayor on the same day. Passed on First Ready by a 7-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, Verbic, Walker. Barnes. Nay: None.




COHEN BARNES, Mayor

ATTEST:

Ruth A. Scott, Executive Assistant

EXHIBIT A

LOTS 17 AND 18 IN WOODLAWN ACRES, BEING A SUBDIVISION OF A PART OF THE
SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE
THIRD PRINCIPAL MERIDIAN

ord 2024-020

FINAL PLAT OF
STOCKMAN RESUBDIVISION

A RESUBDIVISION OF LOTS 17 AND 18 IN WOODLAWN ACRES, BEING A
SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ADDRESS: 802 WOODLAWN DRIVE & 901 SYCAMORE ROAD, DEKALB, ILLINOIS 60115
PIN: 08-14-401-012 & 08-14-401-013

2024004255

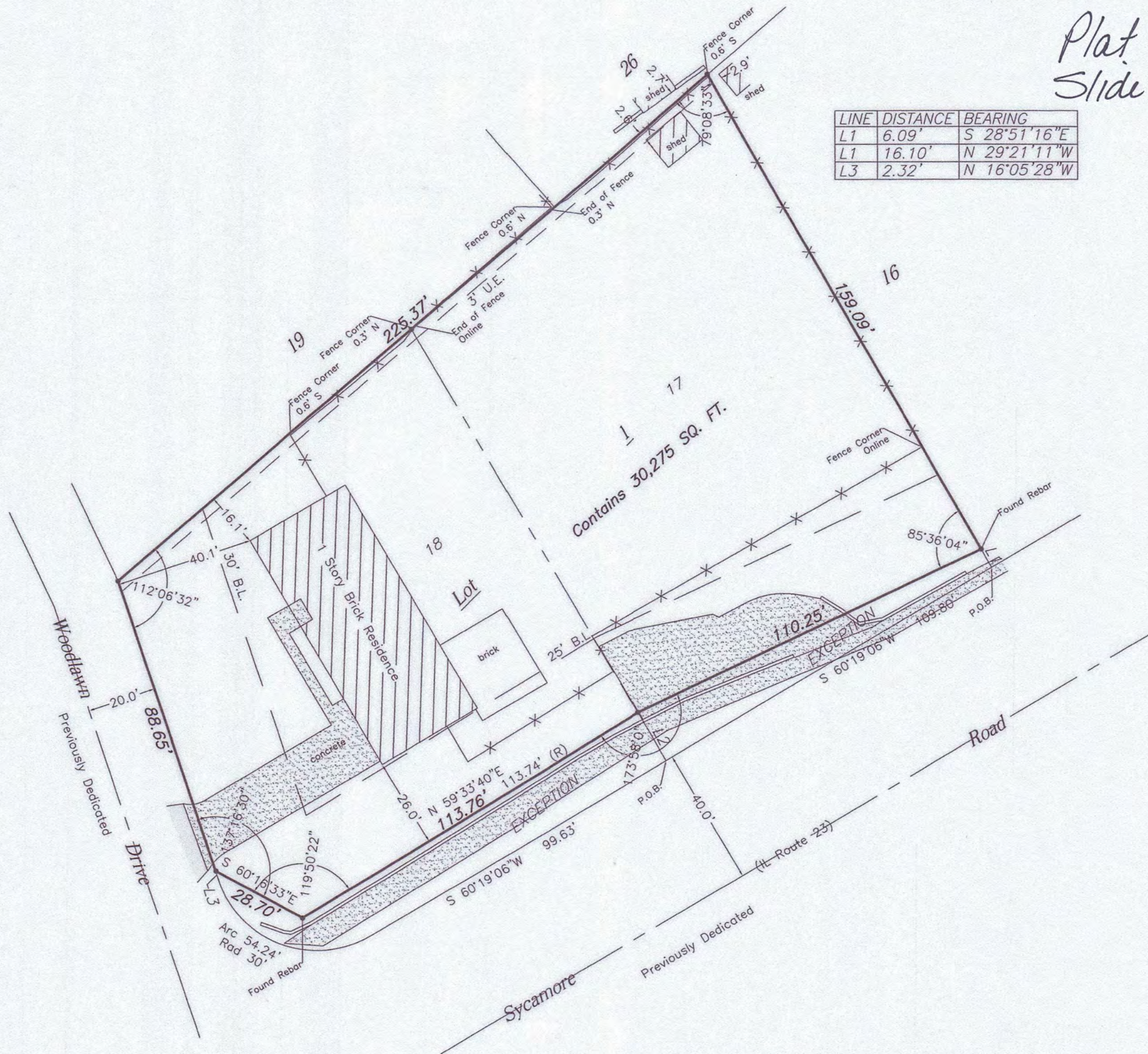
TASHA SIMS
RECORDER - DEKALB COUNTY, IL
RECORDED: 6/20/2024 03:16 PM
REC FEE: 95.00 RHSPS FEE: 18.00
PAGES: 2

"KEEP IN FILE"

Plat Cabinet 11
Slide # 76-B

-----LEGEND-----
• Boundary of property surveyed
o Found iron pipe
U.E. Utility easement
B.L. Building line
P.O.B. Point of beginning
(R) Record distance

EASEMENTS AND BUILDING SETBACK LINES ARE PER THE
RECORDED PLAT OF WOODLAWN ACRES, RECORDED IN BOOK
"G" OF PLATS, PAGE 140 AS DOCUMENT NO. 213915 DATED
JUNE 28, 1948.



THE EXISTING ACCESS ALONG IL-23 (SYCAMORE RD) IS PROHIBITED FOR DEVELOPMENT TO
FACILITATE MOTOR VEHICLE ACCESS TO ANY CURRENT OR FUTURE FACILITIES WITHIN LOT 1
OR ANY SUCCESSIVE SUBDIVISIONS THEREOF. THE EXISTING ACCESS INSTALLATION OR
ANY PERMITTED ALTERATION TO IT SHALL NOT EVER CONNECT TO ANY INTERNAL DRIVES
OR CIRCULATION FOR PRIMARY OR ACCESSORY STRUCTURES AND THEIR USES. WHILE
THE EXISTING ACCESS IMPROVEMENTS MAY REMAIN AS CURRENTLY INSTALLED AS THE
DATE OF THIS PLAT, THEY SHALL NOT BE EXPANDED UPON OR RECONSTRUCTED, AND
SHALL BE UPON CONCLUSION OF THEIR USEFUL LIFE REMOVED AND THE AREA RESTORED
TO PARKWAY OR PLANTINGS ALLOWABLE PER CODE AT SUCH TIME. THE EXISTING
ACCESS SHALL NOT BE USED FOR STORAGE, PARKING, OR PEDDLERS, BUT MAY BE
UTILIZED INTERMITTENTLY FOR INFREQUENT MAINTENANCE OF PROPERTY TASKS DURING THE
LIFECYCLE OF THE CURRENT INSTALLATION.

STATE OF ILLINOIS)
COUNTY OF DEKALB)SS

THIS IS TO CERTIFY THAT LOUIS A. STOCKMAN AND RACHELLE L. STOCKMAN 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 "STOCKMAN RESUBDIVISION" 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 22nd DAY OF April, 2024.

Louis A. Stockman
LOUIS A. STOCKMAN
AKA LOUIS STOCKMAN
802 WOODLAWN DRIVE,
DEKALB, IL 60115

Rachelle L. Stockman
RACHELLE L. STOCKMAN
AKA RACHELLE STOCKMAN
802 WOODLAWN DRIVE,
DEKALB, IL 60115

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 1st DAY OF April, 2024.

Max Maxwell
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 8th
DAY OF April, 2024. (Ord 2024-020)

BY: *Allen Barnes* ATTEST: *Ruth A. Scott*
ALLEN BARNES RUTH A. SCOTT
MAYOR EXECUTIVE ASSISTANT

STATE OF ILLINOIS)
COUNTY OF DEKALB)SS

I, *Megan E. West*, A NOTARY PUBLIC IN AND FOR THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LOUIS A. STOCKMAN AND
RACHELLE L. STOCKMAN WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS
WHOSE NAME IS 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 22nd DAY OF April, 2024.

Megan E. West
NOTARY PUBLIC



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 LOTS 17 AND 18 IN WOODLAWN
ACRES, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED IN BOOK "G" OF PLATS, PAGE 140, IN DEKALB COUNTY,
ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER
OF SAID LOT 17; THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 17,
SAID LINE HAVING A BEARING OF SOUTH 60 DEGREES 19 MINUTES 06 SECONDS WEST, A
DISTANCE OF 109.80 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID LOT 17;
SAID LINE HAVING A BEARING OF NORTH 29 DEGREES 21 MINUTES 11 SECONDS WEST, A
DISTANCE OF 16.10 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE HAVING A
BEARING OF NORTH 65 DEGREES 31 MINUTES 47 SECONDS EAST, A DISTANCE OF 110.25
FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 17; THENCE SOUTHEASTERLY,
ALONG SAID EASTERLY LINE, SAID LINE HAVING A BEARING OF SOUTH 28 DEGREES 51
MINUTES 18 SECONDS EAST, A DISTANCE OF 6.09 FEET TO THE POINT OF BEGINNING;
ALSO EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF
SAID LOT 18; THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 18, SAID
LINE HAVING A BEARING OF SOUTH 60 DEGREES 19 MINUTES 06 SECONDS WEST, A
DISTANCE OF 99.63 FEET TO A POINT; THENCE NORTHWESTERLY ON THE WESTERLY OF
SAID LOT 18, A DISTANCE OF 54.24 FEET ON A CURVE CONCAVE TO THE NORTH, HAVING
A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 103 DEGREES 35 MINUTES 25 SECONDS
AND THE LONG CHORD OF SAID CURVE BEARS NORTH 67 DEGREES 53 MINUTES 11
SECONDS WEST, A CHORD DISTANCE OF 47.15 FEET TO A POINT; THENCE
NORTHWESTERLY ON A LINE HAVING BEARING NORTH 16 DEGREES 05 MINUTES 28
SECONDS WEST, A DISTANCE OF 2.32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A
LINE HAVING A BEARING OF SOUTH 60 DEGREES 16 MINUTES 33 SECONDS EAST, A
DISTANCE OF 28.70 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE HAVING A
BEARING OF NORTH 59 DEGREES 33 MINUTES 40 SECONDS EAST, A DISTANCE OF 113.74
FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 18; THENCE SOUTHEASTERLY ON
SAID EASTERLY LINE, SAID LINE HAVING A BEARING OF SOUTH 29 DEGREES 21 MINUTES
11 SECONDS EAST, A DISTANCE OF 16.10 FEET TO THE POINT OF BEGINNING.

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 SAID PROPERTY IS LOCATED IN ZONE "X", AREA OF
MINIMAL FLOOD HAZARD, AS SET FORTH ON FLOOD INSURANCE RATE MAP NO.
17037C0253E, HAVING AN EFFECTIVE DATE OF JANUARY 2ND, 2009.

DATED AT DEKALB, ILLINOIS THIS 15TH DAY OF APRIL, 2024.

Leslie Aaron Doogs
LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2024



COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)SS

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
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 20th
DAY OF June, 2024.

Tasha Sims
TASHA SIMS
COUNTY CLERK



COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB
COUNTY, AFORESAID ON THIS 20th DAY OF June, 2024,
AT 3:16 O'CLOCK P.M. AND RECORDED IN PLAT CABINET 11, AT SLIDE
NO. 76-B, AS DOCUMENT NO. 2024004255.

Tasha Sims
TASHA SIMS
DEKALB COUNTY RECORDER



SCALE 1"=30'

FOR: LOUIS & RACHELLE STOCKMAN
JOB NO. 17231

2024004255

11/76-B

JADE Hanna Surveyors
155 N 3rd Street
DeKalb, IL 60115
(815) 756-2189
info@hannasurveyors.com
License No. 184006622