

APPROVING THE FINAL PLAT OF THE ALGUS SUBDIVISION - 200 PEACE ROAD, DEKALB, ILLINOIS (MEROE CAPITAL PARTNERS).

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, Mereo Capital Partners (the "Applicant") filed a petition with the City requesting approval of a final plat entitled "Final Plat of Aligus Subdivision" for property commonly known as 200 Peace Road (Lot 55 of the M.D. Shipman's Farm Subdivision), DeKalb, Illinois 60115 and legally described in the attached and incorporated Exhibit A (the "Property"); and

WHEREAS, on June 17, 2024, the City of DeKalb Planning and Zoning Commission met and recommended approving the "Final Plat of Aligus Subdivision" attached and incorporated as Exhibit B (the "Final Plat of Aligus Subdivision"); and

WHEREAS, the City's corporate authorities find that approving the Final Plat of Aligus Subdivision 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 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 Aligus Subdivision dated June 12, 2024 attached and incorporated as Exhibit B.

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 should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law 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 24th day of June 2024 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, Powell, Verbic, Walker, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, Powell, Verbic, Walker, Barnes. Nay: None.




COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant

EXHIBIT A

The Property is legally described as follows:

Lot 55 of the Plat of M.D. Shipman's Farm of part of Section 24, Township 40 North, Range 4, East of the Third Principal Meridian, DeKalb County, Illinois (excepting therefrom that part of said Lot 55 lying Southwesterly of the Northerly right of way line of Federal Aid Route 7, said Northerly line being a line 60 feet normally distance Northerly of, parallel and concentric with the centerline of said Federal Route 7):

also excepting therefrom the following:

A parcel of land in Lot 55 of the Plat of M.D. Shipman's Farm, recorded in Book D of Plats at Page 15 in the Recorder's Office of DeKalb County, Illinois described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 24; thence Northerly on the West line of said Southeast Quarter, said line having a bearing of North 0 degrees 16 minutes 38 seconds East, a distance of 231.70 feet to a point in the center line public highway designated F.A. Route 567 (Illinois Route 38); thence Southeasterly on said center line, said line having a bearing of South 75 degrees 35 minutes 44 seconds East, a distance of 720.37 feet to a point of curvature; thence Southeasterly on said center line, a distance of 338.49 feet on a tangential curve concave to the Southwest having a radius of 3015.71 feet, a central angle of 6 degrees 25 minutes 52 seconds and the long chord of said curve bears South 72 degrees 22 minutes 48 seconds East, a chord distance 338.32 feet to a point in the Southerly extension of the Easterly line of lot 55 of said Plat of M.D. Shipman's Farm; thence Northeasterly on said Southerly extension of the Easterly line of lot 55 of said Plat of M.D. Shipman's Farm, said line having a bearing of North 11 degrees 55 minutes 28 seconds East, a distance of 60.72 feet to the Point of Beginning of the hereinafter described parcel of land, said point being in the Northerly right-of-way line of said F.A. Route 567 (Illinois Route 38); thence Northwesterly on said Northerly right-of-way line, a distance of 335.82 feet on a non-tangential curve concave to the Southwest having a radius of 3075.71 feet, a central angle of 6 degrees 15 minutes 21 seconds and the long chord of said curve bears North 72 degrees 28 minutes 05 seconds West, a chord distance of 335.65 feet to a point of tangency; thence Northwesterly on said Northerly right-of-way line, said line having a bearing of North 75 degrees 35 minutes 42 seconds West, a distance of 161.21 feet to the Westerly line of said Lot 55; thence Northwesterly on the Westerly line of said Lot 55, said line having a bearing of North 12 degrees 26 minutes 21 seconds West, a distance of 22.41 feet to a point;

thence Southeasterly on a line having a bearing of South 75 degrees 35 minutes 44 seconds East, a distance of 171.33 feet to a point; thence Southeasterly on a line having a bearing of South 70 degrees 47 minutes 26 seconds East, a distance of 332.98 feet to a point; thence Southeasterly on a line having a bearing of South 69 degrees 23 minutes 43 seconds East, a distance of 2.92 feet to a point in the Easterly line of said Lot 55; thence Southwesterly on said Easterly line of Lot 55, said line having a bearing of South 11 degrees 55 minutes 28 seconds West, a distance of 10.12 feet to the Point of Beginning, all being situated in DeKalb County, Illinois.

NOW DESCRIBED AS:

A parcel of land being part of Lot 55 as designated upon the Plat of M.D. Shipman's Farm, being a part of Section 24, Township 40 North, Range 4 East of the Third Principal Meridian, the plat of which was recorded October 19, 1906 in Book D of Plats on Page 15 in the Recorder's Office of DeKalb County, Illinois, more particularly described as follows:

Beginning at the Northwest corner of said Lot 55; thence South 78 degrees 40 minutes 58 seconds East along the Northerly line of said Lot 55, a distance of 1097.41 feet to the Northeast corner thereof; thence South 11 degrees 55 minutes 39 seconds West along the Easterly line of said Lot 55, a distance of 1371.63 feet to the Northeast corner of the premises conveyed by Harris Bank Woodstock F/K/A The State Bank of Woodstock to People of the State of Illinois, Department of Transportation by Trustee Deed recorded August 12, 1996 as Document No. 96011195 in said Recorder's Office; thence North 68 degrees 22 minutes 46 seconds West along the Northerly line of said premises so conveyed, a distance of 2.82 feet; thence North 70 degrees 48 minutes 16 seconds West along the Northerly line of said premises so conveyed, a distance of 333.03 feet; thence North 75 degrees 34 minutes 00 seconds West along the Northerly line of said premises so conveyed, a distance of 171.35 feet to a point in the Westerly line of said Lot 55; thence North 12 degrees 25 minutes 51 seconds West along the Westerly line of said Lot 55, a distance of 1437.84 feet to the Point of Beginning, all being situated in the County of DeKalb and the State of Illinois.

EXHIBIT B

OWNER
Herasco Real Estate Partners LLC
200 Peace Road
DeKalb, IL 60115

FINAL PLAT OF ALGUS SUBDIVISION

BEING A RE-SUBDIVISION OF PART OF LOT 55 OF THE PLAT OF M.D. SHIPMAN'S FARM IN PART OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS

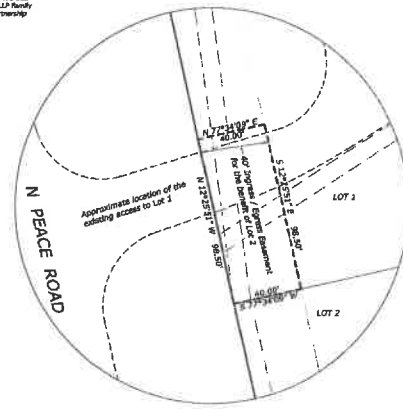
191 56
PLAT OF
M.D. SHIPMAN'S FARM
Recorded October 10, 1906 in Book 0 of Plats on Page 10 of 55
Document No. 25970



ARC DESIGN
RESOURCES INC.
5225 220TH PARSONS
LITTLE ROCK, IL 61111
PHONE: 815-464-4358
FAX: 815-464-4359
www.arcdesign.com
Design Firm License No. 164-001334



VICINITY MAP

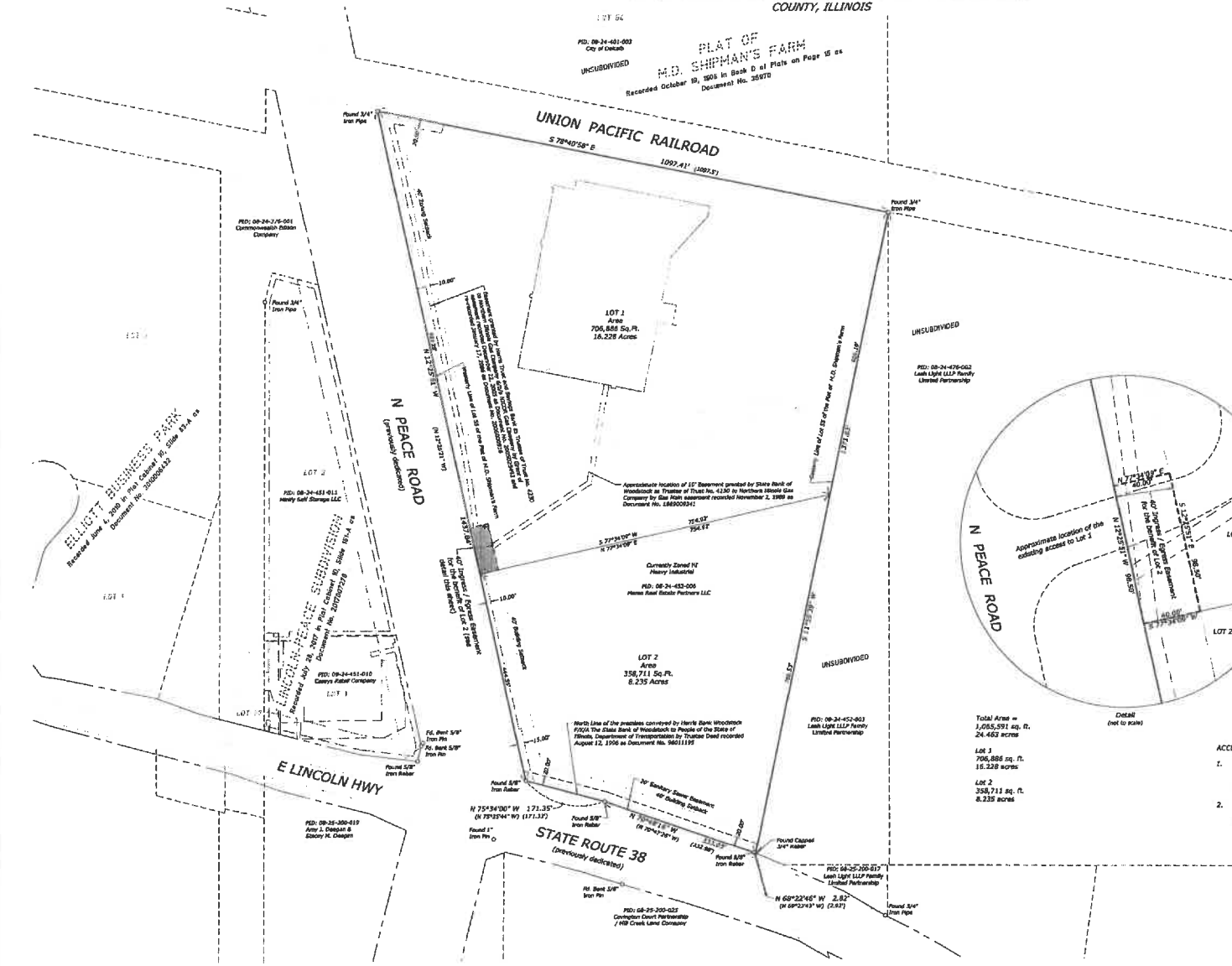


LEGEND

---	EXISTING LOT LINE
---	BOUNDARY LINE
N 20°37'40" W 28.32' (93.37' W)	MEASURED DISTANCE/DIRECTION
---	SECTION LINE
---	CENTER LINE
○	SURVEY MONUMENT FOUND
●	SURVEY MONUMENT SET
□	RETRICK LINE
---	EXISTING BASEMENT LINE
---	PROPOSED BASEMENT LINE

- ACCESS NOTES:**
- Access to Lot 2 shall be via the proposed access easement on Lot 1 as shown and utilize the existing driveway on Peace Road, and shall be restricted to agricultural purposes. No other driveway use will be allowed without the approval of the City of DeKalb and Illinois Department of Transportation, relating to a change in land use application.
 - Access to Illinois Route 38 is subject to all permitting requirements, review and approval of the Illinois Department of Transportation. The only permitted access will be a right in - right out and shall be located at the southeast corner of Lot 2.

Total Area =
1,655,391 sq. ft.
24.463 acres
Lot 1
706,886 sq. ft.
16.238 acres
Lot 2
358,711 sq. ft.
8.235 acres



CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) SS

I, Lee S. Sprecher, hereby certify that, at the request of the owners, I have surveyed and subdivided according to the attached Final Plat of Aplus Subdivision...

Lot 55 of the Plat of M.D. Shipman's Farm of part of Section 24, Township 40 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois (excepting therefrom that part of said Lot 55 lying Southwesterly of the Northernly right of way line of Federal Aid Route 7)...

A parcel of land in Lot 55 of the Plat of M.D. Shipman's Farm, recorded in Book D of Plats at Page 15 in the Recorder's Office of DeKalb County, Illinois described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 24, thence Northernly on the West line of said Southeast Quarter, said line having a bearing of North 0 degrees 16 minutes 38 seconds East, a distance of 271.70 feet to a point in the center line public highway designated P.A. Route 567 (Horseshoe Route 36)...

NOW DESCRIBED AS:

A parcel of land being part of Lot 55 as designated upon the Plat of M.D. Shipman's Farm, being a part of Section 24, Township 40 North, Range 4 East of the Third Principal Meridian, the plat of which was recorded October 15, 1906 in Book D of Plats on Page 15 in the Recorder's Office of DeKalb County, Illinois, more particularly described as follows:

Beginning at the Northwest corner of said Lot 55; thence South 78 degrees 40 minutes 28 seconds East and along the Northernly line of said Lot 55, a distance of 1027.41 feet to the Northwest corner of said Southeast Quarter 35 minutes 30 seconds West along the Easternly line of said Lot 55, a distance of 1371.63 feet to the Northeast corner of the premises surveyed by Harris Stahl, Woodstock F.P.O. The State Bank of Woodstock to the People of the State of Illinois, Department of Transportation by Transfer Deed recorded August 17, 1998 as Document No. 96011195 in said Recorder's Office; thence North 63 degrees 23 minutes 46 seconds West along the Northernly line of said premises as conveyed, a distance of 153 feet thence North 70 degrees 48 minutes 16 seconds West along the Northernly line of said premises as conveyed, a distance of 333.03 feet; thence North 75 degrees 24 minutes 50 seconds West along the Northernly line of said premises as conveyed, a distance of 171.33 feet to a point in the Westernly line of said Lot 55; thence North 12 degrees 22 minutes 31 seconds West along the Westernly line of said Lot 55, a distance of 1437.84 feet to the Point of Beginning, all being situated in the County of DeKalb and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Iron pins 3/4-inch in diameter and 4 feet long have been found or set at all points marked on the plat with a steel one, and iron pins 3/8-inch in diameter and 3 feet long have been found or set at all other lot corners.

I hereby certify that no part of the property covered by this plat is located within any regulated flood zones according to the Flood Insurance Rate Map 17037C0275E with an effective date of January 2, 2009.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that the parcel identified above is located in DeKalb Community School District 428. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal this 26th day of June, 2024.

Lee S. Sprecher, Illinois Professional Land Surveyor No. 3436, Arc Design Resources, Inc., 5231 Zenith Parkway, Loves Park, IL 61121, (815) 484-4300. My current license expires: 11/30/2024.



FINAL PLAT OF ALGUS SUBDIVISION

BEING A RE-SUBDIVISION OF PART OF LOT 55 OF THE PLAT OF M.D. SHIPMAN'S FARM IN PART OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS

OWNERS CERTIFICATE

STATE OF PENNSYLVANIA) COUNTY OF MONTGOMERY) S.S.

As owner/s, I/we hereby certify that I/we have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided, and mapped as presented on this Plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the Easement Provisions hereon.

By: J.F. O'Hare, J.P. O'Hare, Co-President. Signature, Printed Name, Title.

SCHOOL DISTRICT STATEMENT

Pursuant to Section 1.005 of the Plat Act, 765 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 School District 428, 901 S. 4th Street, DeKalb, Illinois 60115

Nemo Real Estate Partners LLC, By: J.P. O'Hare, Name: J.F. O'Hare, Title: Co-President.

NOTARY PUBLIC CERTIFICATE

STATE OF Pennsylvania) COUNTY of Montgomery) S.S.

Jennifer Spott, a Notary Public for the County of DeKalb in the State of Illinois, do hereby certify that John F. O'Hare 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 severally acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26 day of July, A.D., 2024.

Signature of Jennifer Spott, Notary Public.

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DEKALB) S.S.

All required public improvements including streets, sidewalks, sanitary sewers, storm sewers, water mains 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 9th day of August, A.D. 2024.

By: Zachary Gill PE, City Engineer, City of DeKalb.

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DEKALB) S.S.

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 17th day of June, 2024.

By: Lisa Howell, Chair of the Plan Commission.



SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DEKALB) S.S.

This is to certify that the attached plat was approved by the Kishwaukee Water Reclamation District, DeKalb County, Illinois, on this 8th day of August, A.D., 2024.

By: Dennis J. Collins, President, and Mark C. Goshorn, President.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DEKALB) S.S.

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 lands embraced within the annexed Plat of Aplus Subdivision.

In witness thereof, I have hereunto set my hand and seal of the County of DeKalb this 26th day of August, 2024.

Tasha Sims, County Clerk.

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DEKALB) S.S.

This instrument was filed for record in the Recorder's Office of DeKalb County, Illinois on this 26th day of August, 2024 at 2:07 o'clock P.M., and duly recorded in Plat Cabinet 11, Slide No. 79-C, Document No. 2024006189.

Tasha Sims, County Recorder.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DEKALB) S.S.

This is to certify that the attached plat was approved by the Mayor and the City Council of the City of DeKalb, DeKalb County, Illinois on this 24th day of June, A.D., 2024.

By: Cohen Barnes, Mayor, and Ruth A. Scott, Executive Assistant.

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) COUNTY OF WINNEBAGO) S.S.

We hereby state that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into water retention areas, or other works which the subdivision has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

By: J.P. O'Hare, Professional Professional Engineer, dated 06-26-2024.

By: J.F. O'Hare, Owner/Attorney, dated 7/22/24.

This Plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 2007, as amended. A plat that meets the requirements contained in the Department's Policy on Permits for Access Driveways to State Highways will be required by the Department.

Dated this 8th day of August, A.D., 2024.

Tasha Thompson, P.E., Illinois 2 Engineer.

