

**APPROVING A PLAT OF EASEMENT VACATION AND A PLAT OF ROADWAY DEDICATION FOR THE PROPERTY LOCATED AT 1240 NORMAL ROAD, DEKALB, ILLINOIS (DR. LEROY MITCHELL ELEMENTARY SCHOOL).**

**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**, Northern Illinois University (the "Owner") is the owner of property located at 1240 Normal Road, DeKalb, IL 60115, PIN: 08-15-127-004 (the "Property"); and

**WHEREAS**, the Owner has petitioned the City to approve: (1) a plat of easement vacation for a water main easement on the Property per the attached and incorporated Exhibit A (the "Plat of Easement Vacation"); and (2) a plat of roadway dedication to the City for public road purposes on the Property per the attached and incorporated Exhibit B (the "Plat of Roadway Dedication"); and

**WHEREAS**, the City's corporate authorities find that approving the Plat of Easement Vacation and the Plat of Roadway Dedication are in the City's best interests 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, approve, and authorize: (1) the Plat of Easement Vacation; (2) the Plat of Roadway Dedication; (3) the City's respective officers to execute and attest the Plat of Easement Vacation and the Plat of Roadway Dedication; and (4) the City Manager to take all necessary acts to effectuate the Plat of Easement Vacation and the Plat of Roadway Dedication.

**SECTION 3:** This Ordinance 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 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 13<sup>th</sup> day of January 2025 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Perkins, Powell, Verbic, Barnes. Nay: None. Absent: Walker. Second Reading waived by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Perkins, Powell, Verbic, Barnes. Nay: None. Absent: Walker.



  
COHEN BARNES, Mayor

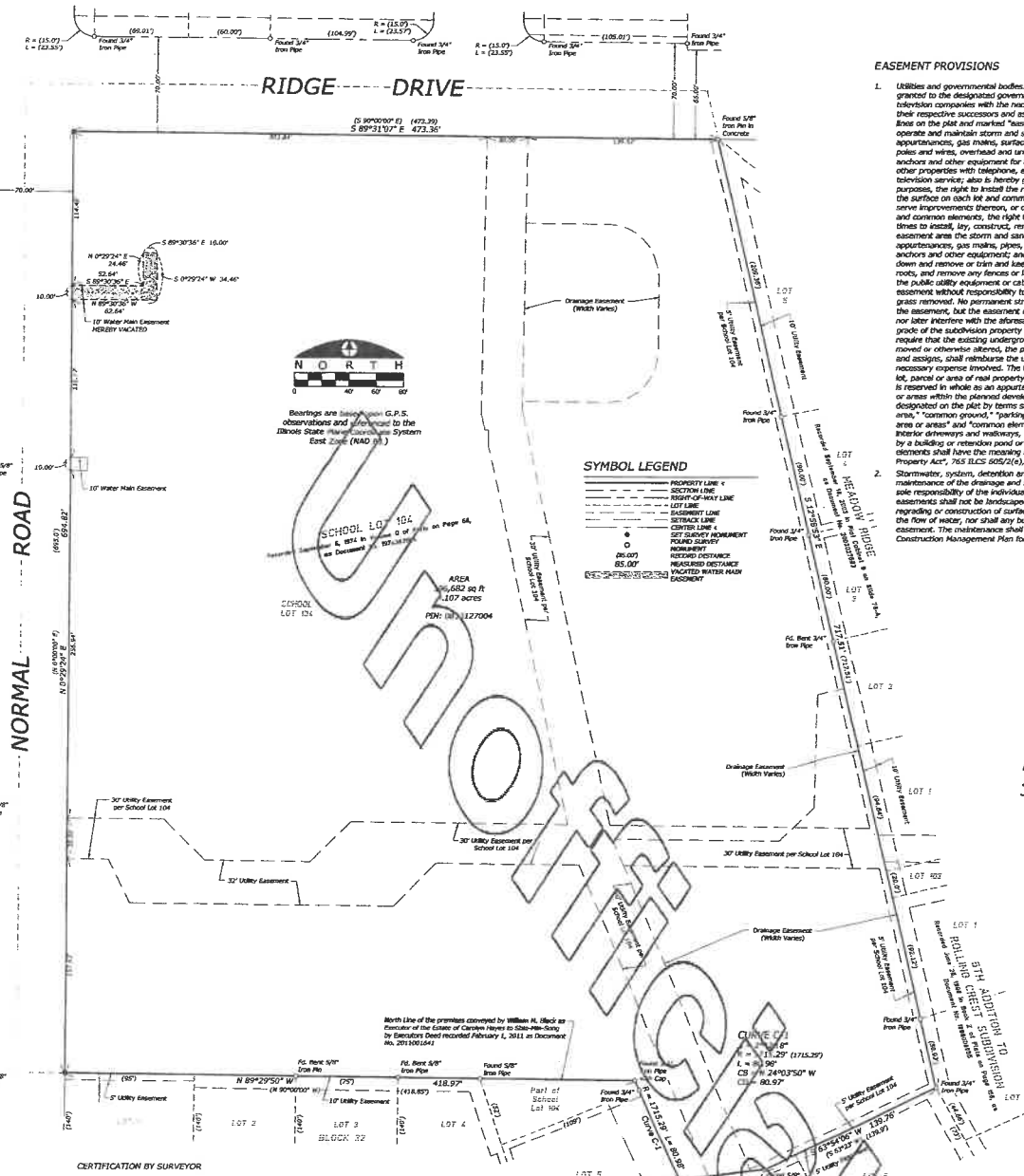
ATTEST:  
  
Ruth A. Scott, Executive Assistant

# PLAT OF EASEMENT VACATION

OF  
PART OF SCHOOL LOT 104, BEING A PART OF THE NORTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, DEKALB COUNTY, ILLINOIS

ARC DESIGN  
RESOURCES INC.

1501 NORTH HAWKWAY  
LOVES PARK, IL 61111  
PHONE: (815) 484-4300  
FAX: (815) 484-4301  
www.arcdesign.com  
Design Firm License No. 194-001334



## EASEMENT PROVISIONS

1. Utilities and governmental bodies: Easements are hereby reserved for, and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchisees and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "reservement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water mains, water main appurtenances, gas mains, surface drainage facilities, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary bracing, guy, anchors and other equipment for the purpose of serving the subdivision and other properties with telephone, electric and other utility service or cable television service; also is hereby granted the right to use the streets for said purposes, the right to install the required service connections over or under the surface on each lot and common area or areas and common elements to serve improvements thereon, or on adjacent lots and common area or areas and common elements, the right to enter upon the subdivided property at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers and water mains, water main appurtenances, gas mains, pipes, conduits, cables, poles, wires, bracing, guy, anchors and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs, saplings and roots, and remove any fences or landscape plantings that interfere with any of the public utility equipment or cable television equipment installed on the easement without responsibility to replace same, other than to replace any grass removed. No permanent structures, trees or berms shall be placed on the easement, but the easement may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted. If the grade of the subdivision property must be so altered or if private service lines require that the existing underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns, shall reimburse the utility or cable television company for the necessary expense involved. The term common area or areas is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outdoor" common elements, "open area," "common grounds," "parking and common area." The terms "common area or areas" and "common elements" include real property surfaced with interior driveways and walkways, but exclude real property physically occupied by a building or extension used for mechanical equipment. The term common elements shall have the meaning set forth for such term in the "Condominium Property Act", 605 ILCS 905/2(1), as amended from time to time.
2. Stormwater, system, detention areas and drainage easements: The maintenance of the drainage and stormwater detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easements shall not be landscaped, altered, or encroached upon by filling, grading or construction of surface improvements that obstruct or restrict the flow of water, nor shall any buildings or structures be erected within this easement. The maintenance shall be in accordance with the approved Post Construction Management Plan for the Plat.

2025003340

TASHA SIMS  
RECORDED - DEKALB COUNTY, IL  
RECORDED - DEKALB COUNTY, IL  
REC. FEE: \$6.00 REPS. FEE: \$1.00  
PAGES: 1

"KEEP IN FILE"

Plat Cabinet 11  
Slide # 94-A

## CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS  
COUNTY OF DEKALB

We, Arc Design Resources, Inc., an Illinois Professional Design Firm, Number 184-001334 do hereby declare that we have prepared the Plat herein drawn for the purpose of vacating certain easements as shown, and that this plat is a correct representation of said easements. All dimensions are in feet and decimal parts thereof, no angles or distances shown hereon may be assumed by scaling.

Given under my hand and seal the 25th day of October, 2024.

*Lee S. Simon*

Lee S. Simon  
Illinois Professional Land Surveyor No. 3436  
Arc Design Resources, Inc.  
1501 North Highway  
Loves Park, IL 61111  
(815) 484-4300

My current license expires: 11/30/2026



## CERTIFICATION BY OWNER

STATE OF ILLINOIS  
COUNTY OF DEKALB

I, the owner, hereby certify that I have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided, and mapped as presented on this Plat. I further certify that there are no liens or encumbrances on the property contained in this plat. I further certify that the parcel hereon shown is located in DeKalb County and is not subject to any other claim.

Owner:  
Northern Illinois University  
1425 W. Lincoln Highway  
DeKalb, IL 60115  
By: *John Heckmann*  
John Heckmann  
Assn. Vice President

## CERTIFICATION BY NOTARY PUBLIC

STATE OF ILLINOIS  
COUNTY OF DEKALB

On the 29 day of October, 2024, before me, Deborah A. Gomez, Notary Public, personally appeared John Heckmann, who presented to me in the face of satisfactory evidence to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Illinois that the foregoing paragraph is true and correct.

Witness my hand and official seal.

*Deborah A. Gomez*  
Deborah A. Gomez  
Notary Public

## CERTIFICATION BY CITY ENGINEER

STATE OF ILLINOIS  
COUNTY OF DEKALB

Plat approved by the City Engineer of the City of DeKalb on this 28th day of October, 2024.

*Jeffrey G. City Engineer*  
Jeffrey G. City Engineer

## CERTIFICATION BY COUNTY RECORDER

STATE OF ILLINOIS  
COUNTY OF DEKALB

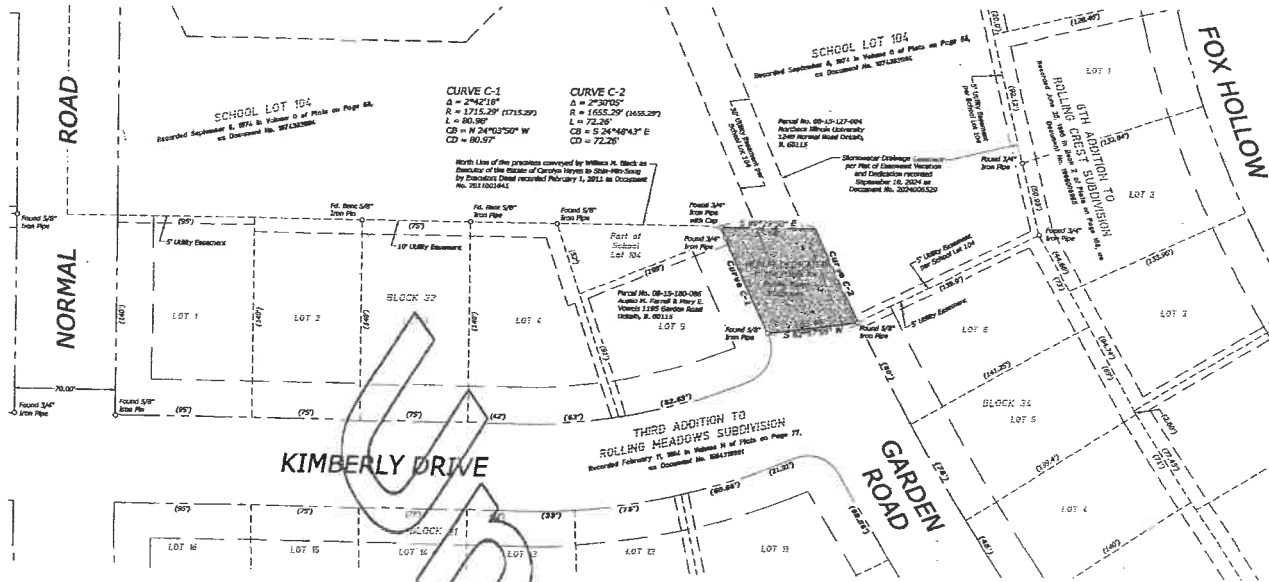
This instrument No. 2025003340 in Plat Cabinet 11, Slide No. 94-A was filed for record in the Recorder's Office of DeKalb County, Illinois on the 28th day of May, 2025 at 2:31 o'clock P.M. to Document No. 2025003340.

*Tasha Sims*  
Tasha Sims - County Clerk & Recorder



# PLAT OF ROADWAY DEDICATION

OF  
PART OF SCHOOL LOT 104, BEING A PART OF THE NORTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, DEKALB COUNTY, ILLINOIS



## SURVEYOR'S CERTIFICATE

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

I, Lee S. Sprecher, hereby certify that, at the request of the owner, I have surveyed the following described property and that this plat was prepared for the purpose of dedicating said property to the City of DeKalb, Illinois, for the use of the Public Right of Way and that this Plat of Dedication accurately depicts said property.

A parcel of land being part of School Lot 104 the plat of which was recorded September 6, 1974 in Volume 9 of Plats on Page 66, as Document No. 1974382094 in the Recorder's Office of DeKalb County, Illinois, more particularly described as follows:

Beginning at the Northwest corner of Lot 6 in Block 34 as designated upon Third Addition to Rolling Meadows Subdivision, being a subdivision of part of the North half of Section 15, Township 40 North, Range 4 East of the Third Principal Meridian, the plat of which subdivision was recorded February 11, 1964 in Volume 14 of Plats on Page 77, as Document No. 319991 in the Recorder's Office of DeKalb County, Illinois, thence South 82 degrees 57 minutes 59 seconds West along the Northern line of a public road designated Garden Road as designated upon said Third Addition to Rolling Meadows Subdivision, a distance of 63.46 feet to the Eastern line of Lot 5 in Block 32 of said Third Addition to Rolling Meadows Subdivision, thence Northwesterly along the Eastern line of said Lot 5 along a circular curve to the right whose radius is 1715.29 feet and whose center lies to the East, the long chord of which curve bears North 24 degrees 03 minutes 50 seconds West, a chord distance of 80.97 feet to the Northeast corner of said Lot 5, thence South 89 degrees 29 minutes 50 seconds East, a distance of 65.68 feet; thence Southeast along a circular curve to the left whose radius is 1655.29 feet and whose center lies to the East, the long chord of which curve bears South 24 degrees 48 minutes 43 seconds East, a chord distance of 72.26 feet to the Point of Beginning, containing 4,600 square feet, 0.106 acres, more or less, all being situated in the County of DeKalb and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Dimensions along circular curves are chord distances pin to pin. Iron pins 5/8-inch in diameter and 4 feet long have been found or set at all points marked on the plat with a solid dot, and iron pins 5/8-inch in diameter and 3 feet long have been found or set at all other lot corners.

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal this 25th day of October, 2024.

*Lee S. Sprecher*  
Lee S. Sprecher  
Illinois Professional Land Surveyor No. 1436  
ARC DESIGN RESOURCES, INC.  
5251 234TH PARKWAY  
LOUIS PARK, IL 61111  
(615) 484-0300

My current license expires: 11/30/2026

## OWNERS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) 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. I/we further certify that there are no liens or encumbrances on the property contained in this plat. I/we further certify that the parcel identified above is located in DeKalb Community Unit School District 428.

Owner  
Northern Illinois University  
1435 W. Lincoln Highway  
DeKalb, IL 60115

By: *John Heckmann* John Heckmann Vice President  
Owner Representative  
Printed Name Title

## NOTARY PUBLIC CERTIFICATE

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

I, Deborah A. Gomez, a Notary Public for the County of DeKalb, in the State of Illinois, do hereby certify that

*John Heckmann* known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and personally 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 29 day of October, 2024.

*Deborah A. Gomez*  
Notary Public



## LEGEND

---	EXISTING LOT LINE
---	BOUNDARY LINE
---	MEASURED DISTANCE
---	RECORD DIRECTION/DISTANCE
---	SECTION LINE
---	CENTER LINE
---	SURVEY MONUMENT FOUND
---	SURVEY MONUMENT NOT FOUND OR NOT MARKED
---	SETBACK LINE
---	SEGMENT LINE

2025003341

TASHA SIMS  
RECORDER - DEKALB COUNTY, IL  
RECORDED: 10/25/2024 10:11 PM  
REC. FEE: \$4.00 INDEX FEE: \$1.00  
PAGE: 1

"KEEP IN FILE"  
Plat Cabinet 11  
Side # 94-A

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) S.S.  
I, Tasha Sims, County Clerk in and for DeKalb County, do hereby certify that this was approved by the Mayor and the City Council of the City of DeKalb, Illinois, on this 13th day of January, 2025 (ord 2025-002)

By: *Cohen Barnes* Mayor  
Printed Name  
Attest: *Ruth A. Scott* County Clerk  
Printed Name

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) S.S.  
I, Tasha Sims, County Clerk in and for DeKalb County, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes or special assessments, no unpaid forfeited taxes, and no redemptible tax sales against any of the property described herein.  
In witness thereof, I have hereunto set my hand and seal of the County of DeKalb this 29th day of October, 2024.  
Tasha Sims - County Clerk

## COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) S.S.  
This instrument No. 2025003341 in Plat Cabinet 11 Side No. 94-A was filed for record in the Recorder's Office of DeKalb County, Illinois on the 29th day of October, 2024 at 2:51 P.M. as Document No. 2025003341  
Tasha Sims / OS  
Tasha Sims - County Recorder

