

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

\_\_\_\_\_ Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
\_\_\_\_\_ Recommendations of Boards, Commissions & Committees (Green)  
  X   Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: August 9, 2017 (B of T) Date: August 17, 2017

TITLE: 345 W. Roosevelt Rd. (Mariano's)

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Please find attached staff's recommendation relative to approving a Plat of Easement for watermain and fire hydrants on the property located at 345 W. Roosevelt Rd. and known as Mariano's.

Staff recommends approval of this request.

Please place this item on the August 17, 2017 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

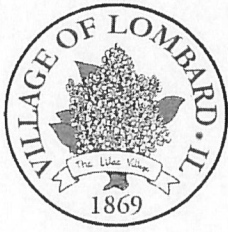
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_

Finance Director X \_\_\_\_\_ Date \_\_\_\_\_

Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**MEETING DATE:** August 17, 2017

**SUBJECT:** **Motion to Approve a Plat of Easement – 345 W. Roosevelt Rd (Mariano's)**

The construction of the Mariano's project required that new fire hydrants and associated watermain be constructed on private property. In addition, the fire suppression water services are fed from this same watermain. Village Code requires that the Village own and maintain the new watermain, fire hydrant, and service valves.

### ACTION REQUESTED

The attached Plat of Easement was prepared and signed by the property owner. Please request the Board of Trustees to approve the Plat of Easement by motion at their August 17, 2017 meeting. Please call either Jana Bryant or myself if you have any questions.

WJH/JB: jd

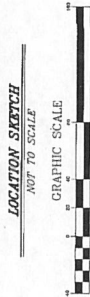
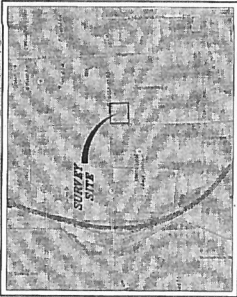
cc: Carl Goldsmith, Director of Public Works  
Brian Jack, Utilities Superintendent

DATE	01/11/11
DRAWN	JLW
CHECKED	JLW
APPROVED	JLW

**Manhard CONSULTING LTD**  
 2727 Ridgebrook Parkway • Suite 200 • Skokie, IL 60076  
 847-234-7100 • Fax 847-234-7101 • www.manhard.com  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Structural Engineers • Electrical Engineers • Mechanical Engineers • Energy Engineers

PLAT OF EASEMENT  
 LOMBARD, ILLINOIS  
 MARIANO'S DEVELOPMENT

SHEET  
**1 OF 2**  
 PLANLOT



**SURVEYED AREA**  
 TOTAL AREA = 47,288 SQUARE FEET (1.0747 ACRES)

**EASEMENT AREA**  
 42,797 SQ. FT. (0.968 ACRES)

CURRENT PLAT:  
 08-18-2008-022  
 08-19-2008-023  
 08-19-2008-013

THIS SURVEY PREPARED FOR:  
 BRADFORD REAL ESTATE COMPANIES  
 CHICAGO, ILLINOIS 60606

PREPARED BY:  
 MANHARD CONSULTING LTD  
 CHICAGO, ILLINOIS 60076

GRANTEE:  
 VILLAGE OF LOMBARD

**LEGEND**

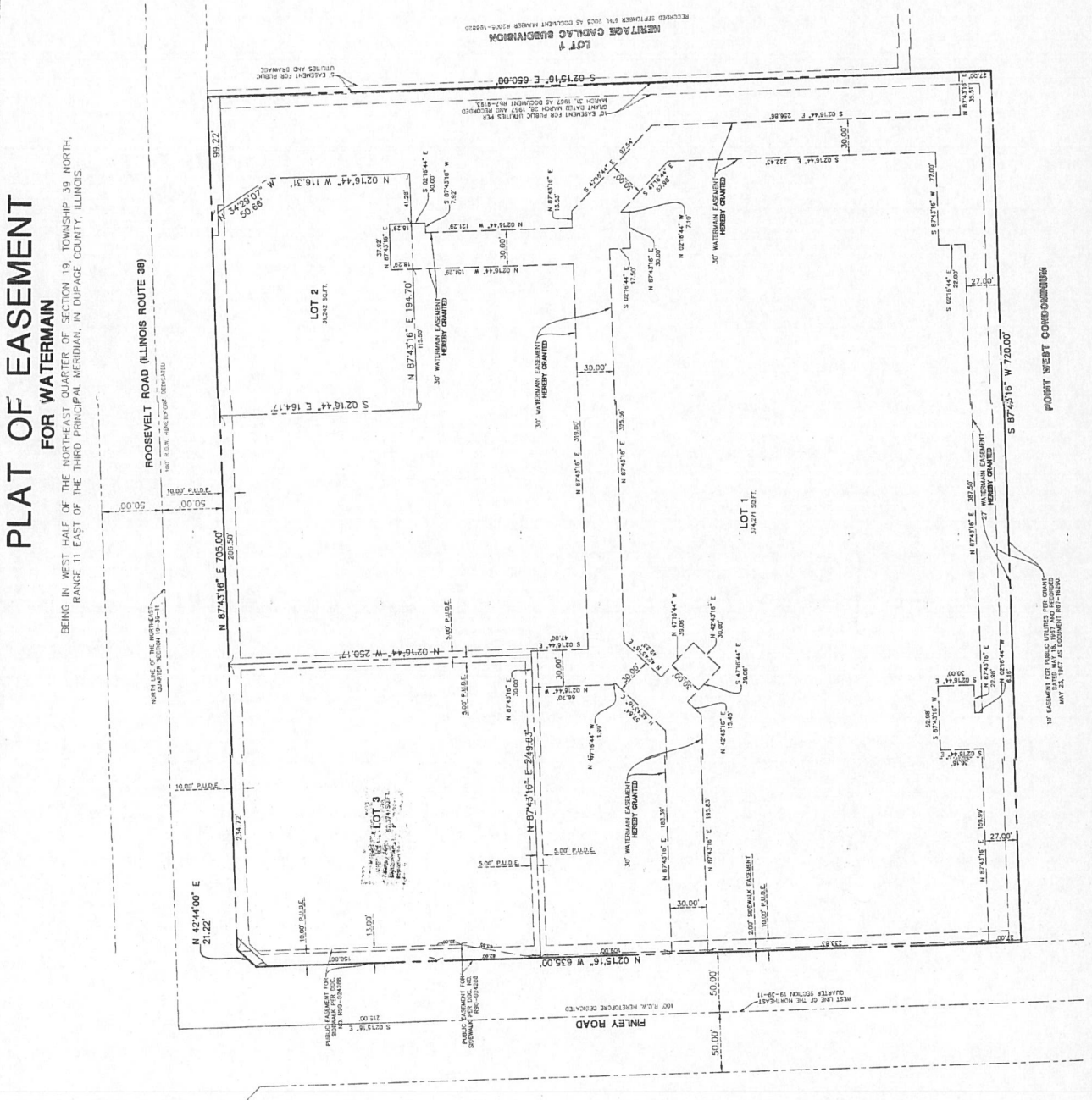
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT LINE
- PUBLIC UTILITY & DRAINAGE CENTER

RESL.  
 PUBS.  
 H. HIGHWAY  
 L. LOT  
 S. SECTION  
 T. TOWNSHIP

**GENERAL NOTES**

1. EASEMENTS ARE SHOWN IN THIS PLAT AND RECORD PLACES THEREOF.
2. NO DIMENSION SHALL BE AFFIXED TO ANY EASEMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, PROVISIONS, RESTRICTIONS OR OTHER INSTRUMENTS AND RECORDS, LOCAL ORDINANCES, ORDINANCES, ORDINANCES OF OTHER INSTRUMENTS AND RECORDS, LOCAL ORDINANCES, ORDINANCES, ORDINANCES OF OTHER INSTRUMENTS AND RECORDS, LOCAL ORDINANCES, ORDINANCES, ORDINANCES OF OTHER INSTRUMENTS AND RECORDS.
4. DIMENSIONS ARE SHOWN BEFORE CORRECTIONS BY DATE AND INDICATELY REPORT ANY DIMENSIONS TO BE CORRECTED.
5. THIS SURVEY IS SHOWN WITH CORRECTIONS TO THE ORIGINAL SURVEY AND THIS SURVEY IS NOT TO BE CONSIDERED AS A PART OF THE ORIGINAL SURVEY.
6. EASEMENTS ARE SHOWN TO BE SUBJECT TO RECORD.

SUBMITTED BY AND MADE TO:  
 THE VILLAGE OF LOMBARD  
 OFFICE OF PUBLIC UTILITIES  
 (815) 331-2700



**PLAT OF EASEMENT FOR WATERMAIN**

BEING IN WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Roosevelt Road (Illinois Route 38)

FINLEY ROAD

PURVIS WEBB CORPORATION

IF EASEMENT FOR PUBLIC UTILITIES PRE-EXISTED AS OF DATE OF THIS PLAT AND IS NOT SHOWN HEREON, IT IS HEREBY GRANTED.

RECORDED BY MANHARD THE DATE IS ACCORDANT TO RECORD BOOK NO. 18,123

PLAT OF EASEMENT  
FOR WATERMAN

BEING IN WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE  
STATE OF ILLINOIS ) S.S.  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT BRUNSON LOMBARD 1, LLC IS THE LEGAL OWNER OF  
THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAS GRANTED THE SINGLE  
EASEMENT DESCRIBED HEREON TO THE GRANTEE AND HAS CAUSED THE SINGLE  
EASEMENT TO BE RECORDED IN THE PUBLIC RECORDS OF DUPAGE COUNTY,  
ILLINOIS.

DATED THIS 16<sup>TH</sup> DAY OF JULY, A.D. 2017

PRINTED NAME: Chris W. Jones

OWNER/OWNER'S SPOUSAL PARTNER

NOTARY PUBLIC  
STATE OF ILLINOIS ) S.S.  
COUNTY OF COOK )

Christina Jones D. Berling, A NOTARY PUBLIC IN AND FOR THE COUNTY  
OF ILLINOIS, DO HEREBY CERTIFY THAT

THE GRANTEE, BRUNSON LOMBARD 1, LLC, WHO IS PERSONALLY  
KNOWN TO ME, HAS COME INTO MY OFFICE AND REQUESTED THAT I  
PREPARE AND RECORD THIS INSTRUMENT AS A FREE AND VOLUNTARY  
CONTRACT, APPLICABLE BEFORE ME, THIS DAY IN PERSON AND ACKNOWLEDGED  
THAT THEY DO SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND  
VOLUNTARY CONTRACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 16<sup>TH</sup> DAY OF  
JULY, A.D. 2017

Christina Jones D. Berling  
NOTARY PUBLIC

MORTGAGEE CONSENT  
I, THE UNDERSIGNED, MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED  
10/15/2013 AND RECORDED IN THE RECORDS OFFICE OF DUPAGE  
COUNTY, ILLINOIS, ON THIS 16<sup>TH</sup> DAY OF July, A.D. 2017, AS DOCUMENT  
NUMBER 2013-02195 HEREBY CONSENT TO THE SUBDIVISION STATED HEREIN.

DATED: July 11, A.D. 2017

BY: Bright Munk  
Bright Munk  
MORTGAGEE'S NAME AND ADDRESS  
WILMARTH BANK  
PA J. LAMALLE  
DALLAS, TX 75201

PRINTED NAME AND TITLE  
Kim Curchesman AVP

MORTGAGEE'S NOTARY PUBLIC  
STATE OF IL ) S.S.  
COUNTY OF COOK )

Maria Jones D. Berling  
RESIDES IN THE COUNTY AND STATE ABOVE SAID, HERBY CERTIFY THAT  
Bright Munk AND Sincerely Curchesman  
OF Dallas Texas WHO ARE PERSONALLY KNOWN TO ME TO BE THE  
SAME AS THE NAMES AND ADDRESSES SET FORTH IN THE MORTGAGE  
INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE GRANT AND PURPOSES HEREIN SET  
FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 16<sup>TH</sup> DAY OF July, A.D. 2017

Maria Jones D. Berling  
NOTARY PUBLIC

WATERMAN EASEMENT PROVISIONS

EASEMENTS FOR WATERMAN ARE RESERVED FOR THE VALUE OF EASEMENT, REGISTERED  
ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO  
CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN, OPERATE, WALK, STROT, STUTTER,  
HYDRANTS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES  
TOGETHER WITH RIGHT OF ACCESS, HEREON, AND THROUGH SAID INDICATED EASEMENT,  
WATER OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT,  
TOGETHER WITH RIGHT OF ACCESS, HEREON, AND THROUGH SAID INDICATED EASEMENT,  
CUT DOWN AND TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS WITHOUT  
WITH THE OPERATION OF THE WATERMAN. NO PERMANENT BALDINGS AND/OR  
STRUCTURES SHALL BE PLACED ON SAID OTHER PURPOSES THAT DO NOT THEN OR  
LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS. OTHER PUBLIC OR PRIVATE  
HEALTH REGULATIONS, HOWEVER SAID LIABILITY MAY NOT SHARE SAID WATERMAN  
EASEMENT WITHOUT THE WRITTEN CONSENT OF THE VILLAGE OF LOMBARD.

RECORDER'S CERTIFICATE  
STATE OF ILLINOIS ) S.S.  
COUNTY OF DUPAGE )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN  
THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER

VILLAGE PRESIDENT AND CLERK CERTIFICATE

STATE OF ILLINOIS ) S.S.  
COUNTY OF DUPAGE )

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF  
LOMBARD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

PRESIDENT

VILLAGE CLERK

SURVEYOR'S CERTIFICATE  
STATE OF ILLINOIS ) S.S.  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT MR. MANHARD CONSULTING LTD. HAVE SURVEYED AND  
EXAMINED AS SHOWN HEREON, AND THAT THE PLAT SHOWN HEREON IS A TRUE AND  
CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL, THIS 10<sup>TH</sup> DAY OF JULY A.D., 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 03P-003602  
LICENSE EXPIRES NOVEMBER 30, 2010  
EXPIRES APRIL 30, 2017

