



**MEMORANDUM**

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

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

**MEETING DATE:** June 15, 2017

**SUBJECT:** **PC 17-15, 345, 351 and 435 W. Roosevelt Road, Mariano's Plat of Resubdivision – UPDATED 6/6/17**

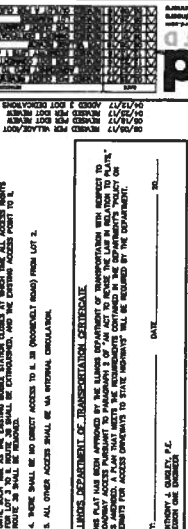
The above-referenced matter was considered by the Plan Commission on May 22, 2017, at which time the Plan Commission recommended approval of the plat presented by the petitioner. As a result of ongoing discussions with Illinois Department of Transportation (IDOT), the petitioner has since revised the plat to include an additional conveyance to IDOT adjacent to the driveway entering the east end of the site from Roosevelt Road. The petitioner's request for deviations for lot area and lot width for Lot 2, which were considered by the Plan Commission, are unaffected by the revision.

The revised plat is attached for consideration by the Village Board.



# PLAT OF SUBDIVISION MARIANO'S RESUBDIVISION

BEING A RESUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 39 NORTH, RANGE 11, EAST OF  
ILLINOIS.



**ACCESS NOTES**

1. THERE SHALL BE AT LEAST ONE (1) DIRECT VEHICULAR ACCESS FROM LOT 1 TO A PUBLIC HIGHWAY.
2. THERE SHALL BE AT LEAST ONE (1) DIRECT VEHICULAR ACCESS FROM LOT 2 TO A PUBLIC HIGHWAY.
3. LOT 3 SHALL BE ACCESSIBLE TO A PUBLIC HIGHWAY BY A DRIVEWAY OR DRIVEWAY ACCESS FROM LOT 2 TO A PUBLIC HIGHWAY.
4. THERE SHALL BE NO DIRECT ACCESS TO A PUBLIC HIGHWAY FROM LOT 2.
5. ALL OTHER ACCESS SHALL BE AS A RESULT OF CONVEYANCE.

**ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE**

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND IS SUBJECT TO THE PROVISIONS OF THE ILLINOIS VEHICULAR ACCESS ACT, CHAPTER 240, ILLCS, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT. THE DEPARTMENT HAS DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S PLAT REVIEW ACT AND THAT THE ACCESS TO THE PUBLIC HIGHWAY FROM EACH LOT IS AS SHOWN ON THIS PLAT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ANTHONY J. QUAY, P.E.  
ILLINOIS DEPARTMENT OF TRANSPORTATION

**LOT DEDICATION LEGAL DESCRIPTION**

LANDS STATE WITHIN IN CONVEYANCE

THAT PART OF LOT 1 IN MARCO'S SUBDIVISION AND ONLY SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, CONTAINED AS FOLLOWS:

... (Detailed description of lot boundaries and area) ...

**ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE**

THE APPROVED DEPARTMENT TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ANTHONY J. QUAY, P.E.  
ILLINOIS DEPARTMENT OF TRANSPORTATION

**FOR REVIEW ONLY**

FOR REVIEW ONLY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 032-03282  
LOUISE CARMEL NOVEMBER 19, 2018  
LOUISE CARMEL APRIL 10, 2019

**NEIGHBORHOOD AGREEMENT**

THE NEIGHBORHOOD AGREEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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ILLINOIS DEPARTMENT OF TRANSPORTATION

**DEED**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT MARIANO LANDS 1, LLC, AS THE GRANTOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT, HAS BEEN SUCCESSFULLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS, AND THAT THE SAME HAVE BEEN SUCCESSFULLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MARIANO LANDS 1, LLC  
BY: \_\_\_\_\_ ITS MANAGER

DEED

PRINTED NAME AND TITLE

**SCHOOL DISTRICT STATEMENT**

IN WITNESS WHEREOF, I, THE SUPERVISOR OF THE COUNTY OF DUPAGE, ILLINOIS, HAVE CAUSED THIS DEED TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS, AND THAT THE SAME HAVE BEEN SUCCESSFULLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DEED

PRINTED NAME AND TITLE

**SCHOOL DISTRICT STATEMENT**

IN WITNESS WHEREOF, I, THE SUPERVISOR OF THE COUNTY OF DUPAGE, ILLINOIS, HAVE CAUSED THIS DEED TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS, AND THAT THE SAME HAVE BEEN SUCCESSFULLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DEED

PRINTED NAME AND TITLE

**MORTGAGE CONSENT**

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN INSTRUMENT DATED \_\_\_\_\_ AND RECORDED IN THE RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_

PRINTED NAME AND TITLE

ATTEST: \_\_\_\_\_

PRINTED NAME AND TITLE

**MORTGAGEE NOTICE PUBLIC**

PLEASE BE ADVISED THAT THE COUNTY AND STATE APPROVED TO HEREBY CERTIFY THAT THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN INSTRUMENT DATED \_\_\_\_\_ AND RECORDED IN THE RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_

PRINTED NAME AND TITLE

ATTEST: \_\_\_\_\_

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