



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

DATE: September 2, 2021

SUBJECT: Windsor Avenue – Plat of Dedication

Attached for Village Board consideration is a plat of dedication for a portion of the Windsor Avenue right-of-way.

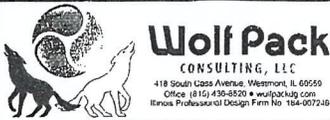
BACKGROUND

In 2017, the Village Board approved the Windsor Place Subdivision, a 12-lot single-family residential subdivision on the former Allied Drywall property. Public improvements constructed with the subdivision included improvement of the existing Windsor Avenue right-of-way, and creation of a cul-de-sac bulb at the east end of the street adjacent to the Lombard Post Office property. The creation of the cul-de-sac bulb required the developer to dedicate additional right-of-way to the Village.

Staff recently found that the additional right-of-way for the cul-de-sac bulb was not dedicated to the Village with the 2017 Windsor Place Subdivision plat. As such, the north side of the cul-de-sac bulb is still owned by the developer, D.R. Horton. D. R. Horton has therefore submitted a plat of dedication for the north portion of the cul-de-sac bulb. The dedication of this portion of right-of-way is consistent with the original intent of the Windsor Place Subdivision.

ACTION REQUESTED

Staff recommends that the Village approve the attached plat of dedication for the Windsor Avenue right-of-way.



● MONUMENT FOUND
 50' R RECORD DIMENSION
 50' M MEASURED DIMENSION
 P.U. & D.E PUBLIC UTILITY AND DRAINAGE EASEMENT

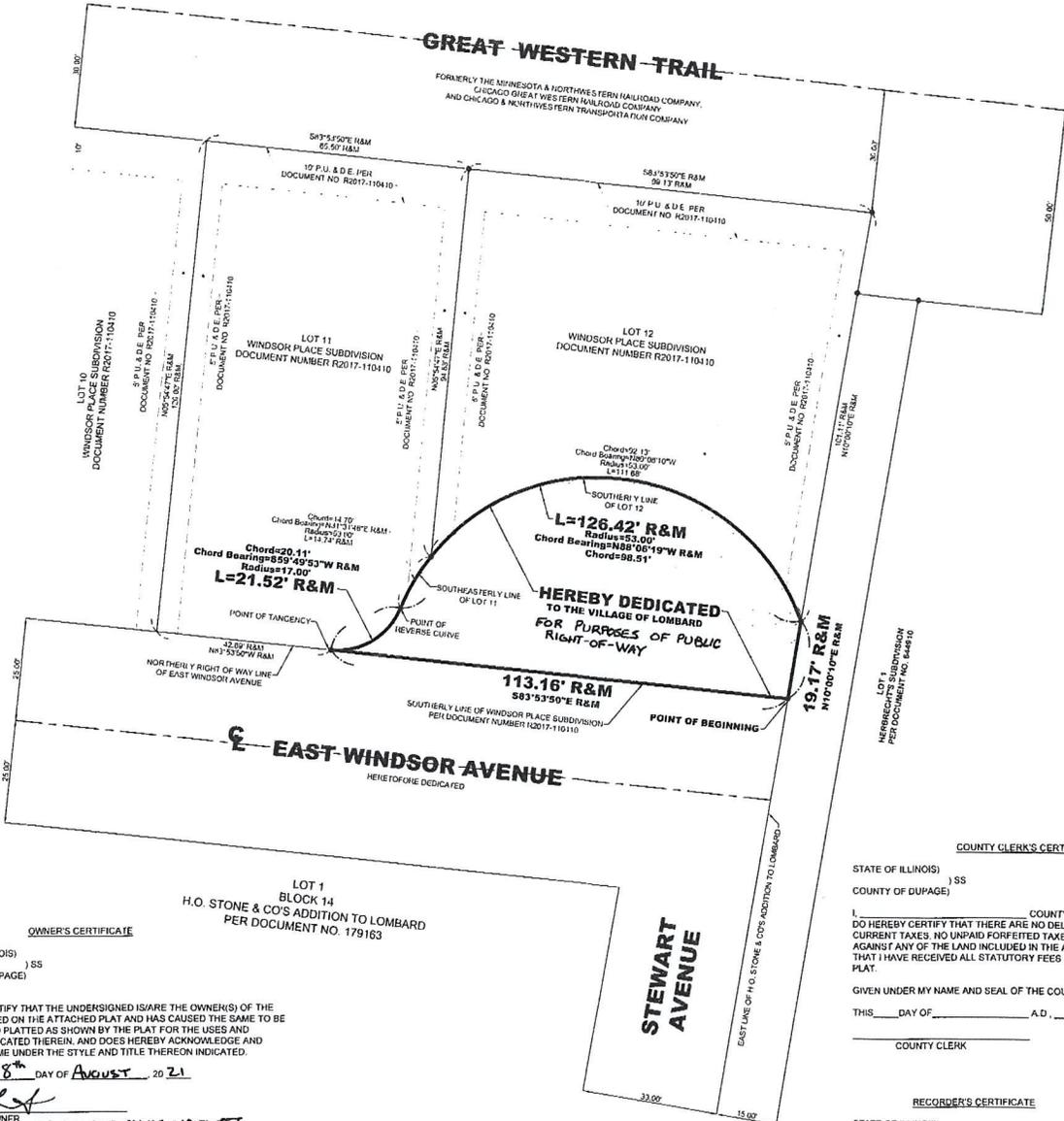
PLAT OF DEDICATION

PREPARED FOR
 D.R. HORTON
 750 EAST BUNKER COURT SUITE 500
 VERNON HILLS, ILLINOIS 60061
 (847) 392-9100

SUBMITTED BY AND RETURN TO
 VILLAGE OF LOMBARD
 255 EAST WILSON AVENUE
 LOMBARD, ILLINOIS 60148
 (630) 456-5124

PIN: 06-05-323-028-0000
 AREA = 3,949.52 SQUARE FEET

OF THAT PART OF WINDSOR PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2017 AS DOCUMENT NUMBER R2017-110410, DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF SAID WINDSOR PLACE SUBDIVISION, THENCE N10°00'10"E ALONG THE EASTERLY LINE OF SAID WINDSOR PLACE SUBDIVISION FOR A DISTANCE OF 19.17 FEET TO THE SOUTHEAST CORNER OF LOT 12 IN SAID WINDSOR PLACE SUBDIVISION; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, BEING THE SOUTHERLY LINE OF SAID LOT 12 AND THE SOUTHEASTERLY LINE OF LOT 11 IN SAID WINDSOR PLACE SUBDIVISION, HAVING AN ARC LENGTH OF 126.42 FEET, A RADIUS OF 53.00 FEET, A CHORD BEARING OF N88°09'19"W AND A CHORD DISTANCE OF 98.51' TO A POINT OF REVERSED CURVE ON THE SOUTHEASTERLY LINE OF SAID LOT 11; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, BEING THE SOUTHEASTERLY LINE OF SAID LOT 11, HAVING AN ARC LENGTH OF 21.52 FEET, A RADIUS OF 17.00 FEET, A CHORD BEARING OF S59°49'53"W AND A CHORD DISTANCE OF 21.52 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY LINE OF SAID LOT 11; ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF EAST WINDSOR PLACE, THENCE S83°53'50"E ALONG THE SOUTHERLY LINE OF SAID WINDSOR PLACE SUBDIVISION, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF EAST WINDSOR PLACE, FOR A DISTANCE OF 113.16 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS



OWNER'S CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
 DATED THIS 18th DAY OF AUGUST, 2021.
 BY: [Signature]
 AS VICE-PRESIDENT OF H.O. STONE & CO'S ADDITION TO LOMBARD PER DOCUMENT NO. 179163
 BY: _____
 OWNER

NOTARY'S CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 I, KARINA LEON, NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT [Signature] IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 18th DAY OF AUGUST, 2021.
 BY: [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10-30-23

VILLAGE BOARD CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.
 THIS ___ DAY OF ___ A.D. 20__
 VILLAGE PRESIDENT _____
 ATTEST: _____
 VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 I, _____ COLLECTOR FOR THE VILLAGE OF LOMBARD, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, NOR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
 DATED AT LOMBARD, ILLINOIS, THIS ___ DAY OF ___ A.D. 20__

 LOMBARD VILLAGE COLLECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS.
 THIS ___ DAY OF ___ A.D. 20__

 DIRECTOR OF COMMUNITY DEVELOPMENT

COUNTY CLERK'S CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
 GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.
 THIS ___ DAY OF ___ A.D. 20__

 COUNTY CLERK

RECORDER'S CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID, ON THIS ___ DAY OF ___ A.D. 20__
 AT ___ O'CLOCK ___ M.

 DUPAGE COUNTY RECORDER OF DEEDS



SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT I, MICHAEL NELSON AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-3095 HAVE PREPARED THE PLAT OF DEDICATION FOR THE PROPERTY DESCRIBED HEREON AND THIS PLAT ACCURATELY DEPICTS SAID PROPERTY.
 ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 I HEREBY AUTHORIZE AN AGENT OF THE VILLAGE OF LOMBARD, ILLINOIS, TO RECORD THIS PLAT OF SUBDIVISION WITH THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS.
 GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 5TH DAY OF AUGUST, 2021.

 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095
 PROFESSIONAL DESIGN FIRM LICENSE NO. 154.007248-010 EXPIRES 04/30/2023

