



Town of Cortland

Agenda Request

(SUBMIT FORM TO THE TOWN CLERK NO LATER THAN ONE WEEK BEFORE THE SCHEDULED MEETING)

ALL REQUESTS ARE SUBJECT TO THE APPROVAL OF THE MAYOR

☐ RESOLUTION ☒ ORDINANCE ☐ INFORMATION ☐ OTHER

DATE PREPARED: 09/20/23

FOR MEETING ON: 09/25/23

DESCRIPTION/TITLE: ORDINANCE APPROVING THE PLAT OF ROBINSON FARM SUBDIVISION PUD UNIT 3
RESUBDIVISION LOT 208

REQUIRED ACTION: MOTION FOR BOARD APPROVAL AND AUTHORIZATION FOR MAYOR TO EXECUTE (ACTION ITEM)

STAFF RECOMMENDATION: ENGINEER RECOMMENDS THE BOARD APPROVE THE ORDINANCE

STATEMENT OF SUMMARY: A SINGLE-FAMILY ATTACHED BUILDING IS UNDER CONSTRUCTION. THE REQUIREMENTS
OF TOWN CODE AND THE PUD AGREEMENT HAVE BEEN MET IN REGARDS TO THE PLAT.

AGENDA PLACEMENT:

☐ BOARD REVIEW OF PENDING BUSINESS ☒ NEW BUSINESS ☐ CONCERNS ☐ STAFF REPORTS
☐ COMMITTEE OF THE WHOLE ☐ PRESIDENT'S REPORT ☐ CONSENT AGENDA ☐ UNFINISHED BUSINESS
☐ PUBLIC HEARING

Prepared by: BCW

Approved by:

Date

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robinson farm subdivision pud unit 3 resubdivision lot 208.doc

**TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS**

**TOWN OF CORTLAND
ORDINANCE NO. 2023-XX**

**AN ORDINANCE APPROVING THE FINAL PLAT FOR ROBINSON
FARM P.U.D. UNIT 3 RESUBDIVISION OF LOT 208
IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS
(WORTHINGTON PROPERTIES, LTD.)**

**ADOPTED BY THE
MAYOR AND BOARD OF TRUSTEES
OF THE TOWN OF CORTLAND**

This ____ day of _____, 2023

Effective date: _____, 2023

Published in pamphlet form by the authority of the Mayor and Board of Trustees of the Town of Cortland,
DeKalb County, Illinois, this ____ day of _____, 2023.

ORDINANCE 2023-XX

AN ORDINANCE APPROVING THE FINAL PLAT FOR ROBINSON
FARM P.U.D. UNIT 3 RESUBDIVISION OF LOT 208 IN THE TOWN OF
CORTLAND, DEKALB COUNTY, ILLINOIS
(WORTHINGTON PROPERTIES, LTD.)

WHEREAS, the Town of Cortland (the “Town”) has adopted a Subdivision Ordinance (Title 10 of the Town Code) in accordance with the provisions of Illinois Compiled Statutes, to regulate the division of land and specify the minimum requirements for public improvements on land in the Town of Cortland; and

WHEREAS, WORTHINGTON PROPERTIES, LTD., an Illinois corporation, is the owner of the property described in the subdivision plat attached hereto as Exhibit A, and made a part hereof by this reference, has petitioned the Town for approval of the Final Plat of Robinson Farm P.U.D. - Unit 3 Resubdivision of Lot 208 (the “Plat of Resubdivision” or “Plat”) in accordance with the requirements of the Special Use Permit for Planned Residential Development granted by the Town Board in Ordinance No. 2003-13; and

WHEREAS, the territory included on this Plat of Re-subdivision is part of a planned residential development previously approved by the corporate authorities of the Town and this Plat is in conformance with all necessary requirements set forth in Title 10, Land Subdivisions, of the Cortland Town Code, subject to any further directions from Town staff regarding technical compliance.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS AS FOLLOWS:

SECTION ONE: That the Final Plat of Robinson Farm P.U.D. – Unit 3 Resubdivision of Lot 208, attached hereto and made a part hereof by this reference, is hereby approved in the form set forth on Exhibit A, prepared by Taurus Engineering, LLC, subject to any necessary ministerial corrections directed by Town staff.

SECTION TWO: That the Mayor and Town Clerk are hereby authorized and directed to execute the Final Plat upon presentment of such proper and sufficient documents as may be necessary to comply with the requirements of Title 10, Land Subdivisions, of the Town Code.

Intentionally left blank

SECTION THREE: That the Town Clerk is hereby authorized and directed to record said plat with the DeKalb County Recorder of Deeds after the plat is properly executed by all of the officers of the Town.

Presented, Passed, Recorded and Published on this _____ day of _____, 2023.

Vote among the Trustees of said Town:

AYES:

NAYS:

ABSENT:

APPROVED:

Mark Pietrowski, Mayor

ATTEST:

Cheryl Aldis, Town Clerk

EXHIBIT A

ROBINSON FARM P.U.D. – UNIT 3 RESUBDIVISION OF LOT 208

(see next page attached)

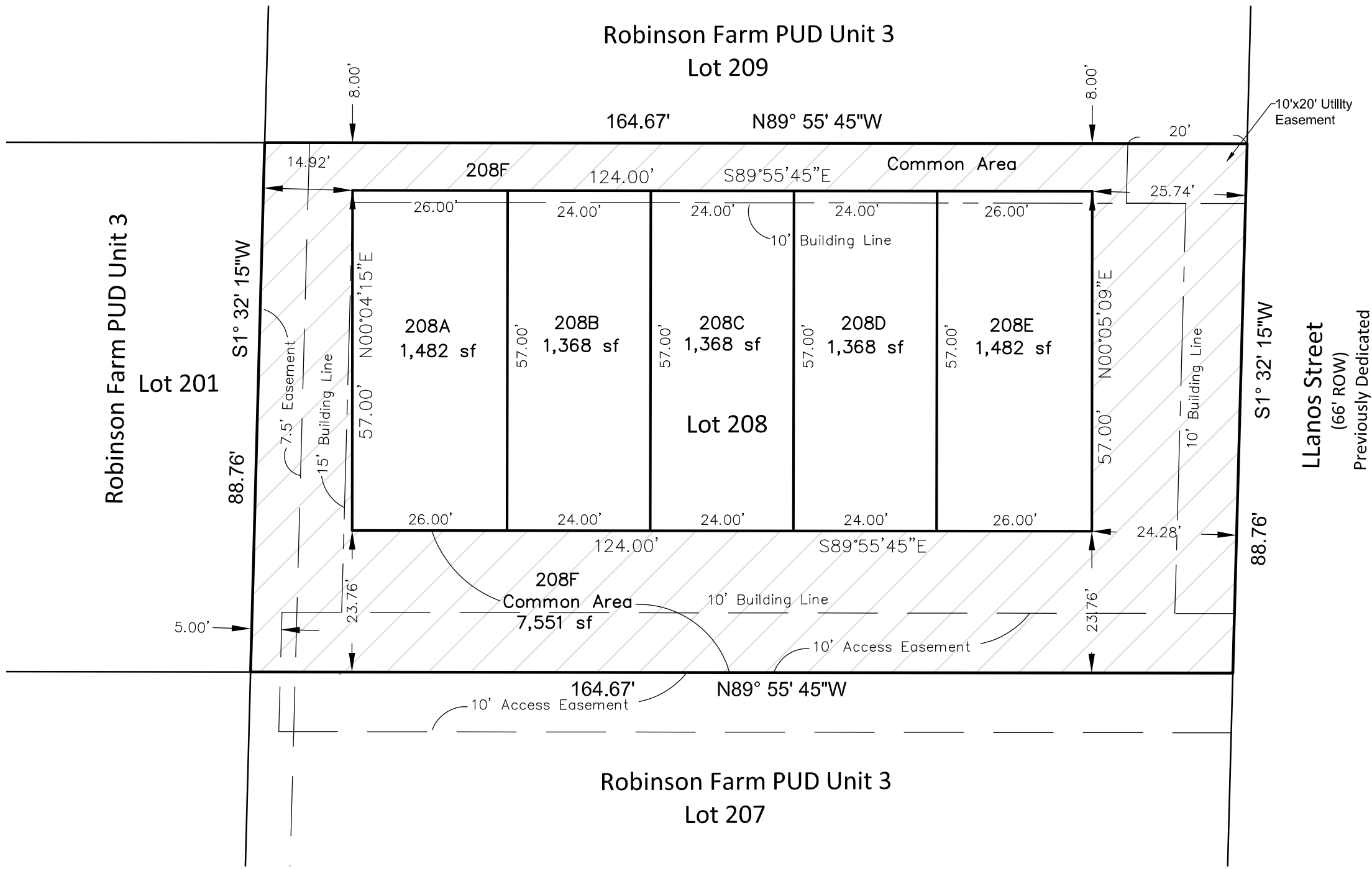
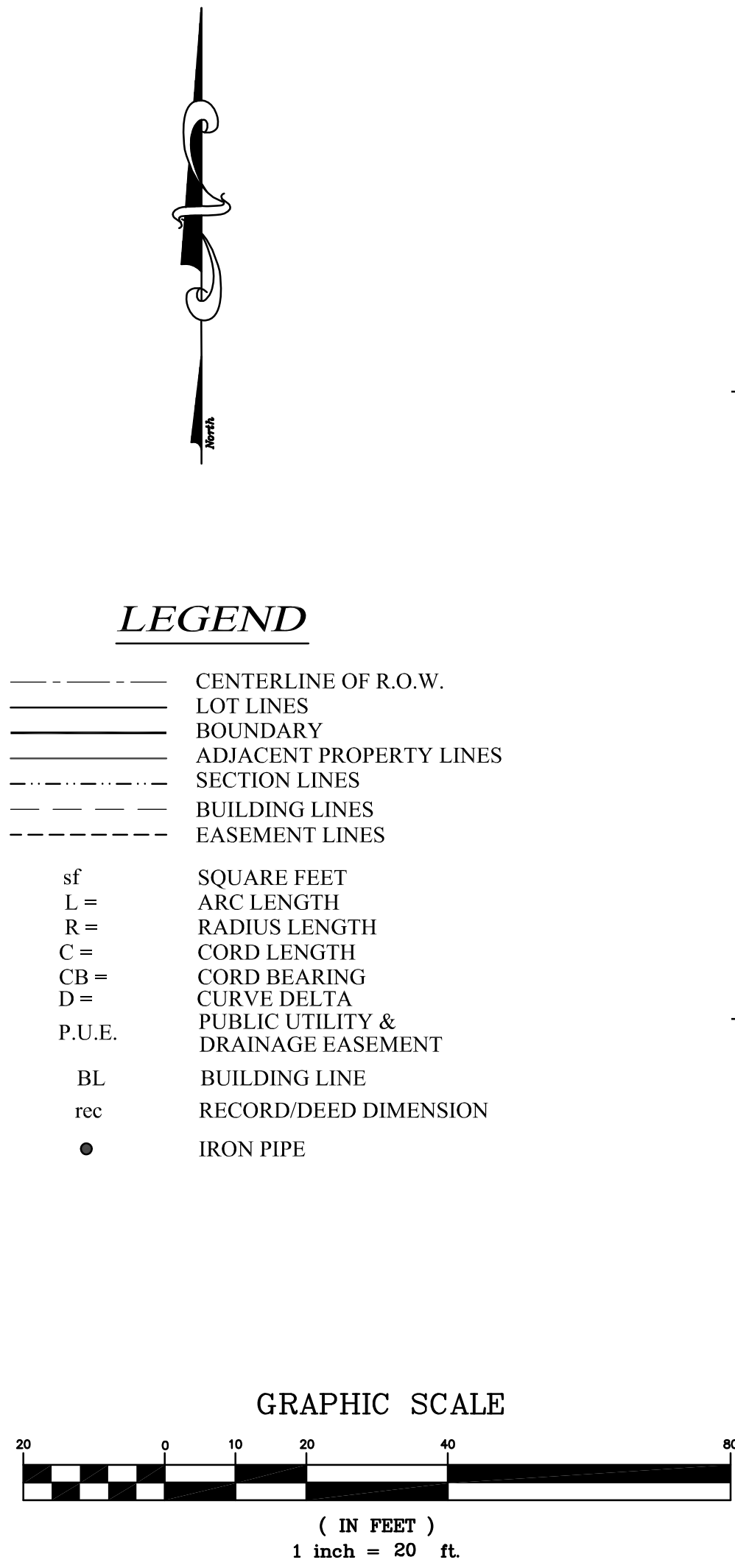
Final Plat

Robinson Farm PUD Unit 3 Resubdivision

of Lot 208

Exhibit "A"

being a resubdivision of Lot 208 in Robinson Farm PUD - Unit 3 Resubdivision a Planned Unit Development recorded July 17, 2018, in Plat Cabinet 10, Slide #183-C, as document number 2018006869, in the Northeast Quarter of Section 29, Township 40 North, Range 5 East of the Third Principal Meridian, DeKalb County, Illinois.



UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF CORTLAND, ILLINOIS (TOWN) AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH THE AREA MARKED "UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING WATER, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID TOWN, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE TOWN OF CORTLAND AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

ACCESS EASEMENT PROVISIONS

AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY PROVIDED FOR THOSE AREAS DESIGNATED ON THE PLAT AS ACCESS EASEMENTS. SAID EASEMENT IS GRANTED TO ALL LOTS WHICH ACCESS ONTO SAID EASEMENT. THE COMMON DRIVEWAY CONTAINED IN SAID EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR IF ONE IS NOT ESTABLISHED OR IN EXISTENCE BY ALL OF THE OWNERS OF LOTS WHICH ACCESS SAID EASEMENT AND ALL OWNERS AND SUCCESSOR OWNERS AGREE TO MUTUALLY MAINTAIN THE EASEMENT PREMISES AND EQUALLY SHARE THE MAINTENANCE EXPENSES.

TOWN OF CORTLAND ACCEPTANCE RESOLUTION

State of Illinois)
County of DeKalb) ss

WHEREAS, _____ Owners of the land shown hereon have caused same to be subdivided and plotted as shown, and

WHEREAS, the said land lies within the corporate limits of the Town of Cortland, Illinois, DeKalb County, Illinois.

NOW, THEREFORE, BE IT RESOLVED by the Town of Cortland that the plat hereon be accepted and approved subject to the provisions of all applicable ordinances of the Town of Cortland.

Approved this _____ day of _____, A.D. 2023.

Mayor Mark Pietrowski Jr.

Town Clerk, Cheryl L. Aldis

COUNTY CLERK'S CERTIFICATE

State of Illinois)
County of DeKalb) ss

I, Tasha Sims, County Clerk of DeKalb County, in the State of Illinois, do hereby certify that I have examined the records and have found no delinquent general taxes, no unpaid current general taxes, no delinquent special assessments or unpaid current special assessments against the tract of land described and plotted hereon.

This _____ day of _____, A.D. 2023.

By: _____
Tasha Sims, DeKalb County Clerk

COUNTY RECORDER'S CERTIFICATE

State of Illinois)
County of DeKalb) ss

This plat was filed for record in the Recorder's office of DeKalb County, aforesaid on this _____ day of _____, 2023 at _____ o'clock _____ M. and recorded in plat cabinet _____, at slide No. _____ as Document No. _____

Tasha Sims
DeKalb County Recorder

ENGINEER'S AND OWNER'S DRAINAGE CERTIFICATE

State of Illinois)
County of DeKalb) ss

Pursuant to paragraph 2 of 765 ILCS 205/2 (formally chapter 109, section 2 of the Illinois revised statutes), we hereby certify 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 such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into water retention areas, public use areas or drains which the subdivider has the right to use, and that such surface water will not be deposited on the property of adjoining lands in such concentration as may cause damage to the adjoining property because of construction of the subdivision.

Dated at _____ this _____ day of _____, 2023.

Raymond G. Ulreich
Illinois Professional Engineer No. 062-040213

Dated at _____ this _____ day of _____, 2023.

Owner: George Caravelli, Worthington Properties LTD

TOWN ENGINEER CERTIFICATE

State of Illinois)
County of DeKalb) ss

I, _____, do hereby certify that the required improvements have been installed or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at Cortland, Illinois, this _____ day of _____, A.D. 2023.

_____, P.E. No. _____

Brandy Williams
Town Engineer

OWNER'S CERTIFICATE

State of Illinois)
County of Kane) ss

This is to certify that Worthington Properties LTD an Illinois Corporation, is the owner of a portion of the property described in the foregoing surveyor's certificate and has caused the same to be surveyed and subdivided as indicated on the attached plat for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title of Robinson Farm P.U.D. Unit 3 Resubdivision of Lot 208, in the Town of Cortland, DeKalb County, Illinois, and further certify that to the best of our knowledge and belief, all lots shown hereon lie within DeKalb School District #428 in the State of Illinois.

Dated this _____ day of _____, A.D. 2023.

By: _____
George Caravelli

Its: President

Worthington Properties, LTD
460 Briargate Dr., Suite 500
South Elgin, IL 60177

NOTARY PUBLIC CERTIFICATE

State of Illinois)
County of Kane) ss

I, the undersigned, a notary Public in and for said County in the State aforesaid, do hereby certify that George Caravelli who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as President appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D., 2023.

Notary Public

My commission expires _____

SURVEYOR'S CERTIFICATE

State of Illinois)
County of DuPage) ss

This is to certify that I, Raymond G. Ulreich, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property:

Lot 208 in Robinson Farm PUD - Unit 3 Resubdivision a Planned Unit Development recorded July 17, 2018, in Plat Cabinet 10, Slide #183-C, as document number 2018006869, in the Northeast Quarter of Section 29, Township 40 North, Range 5 East, of the Third Principal Meridian, in the Town of Cortland, DeKalb County, Illinois, containing a total area of 14,615 square feet more or less, as shown hereon, which is a true and correct representation of said property. All distances are shown in feet and decimals thereof.

I further certify that the Property shown on the Plat hereon drawn is within the corporate limits of the Town of Cortland which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 Article 11 of the Illinois Municipal Code as heretofore and hereafter amended.

I, further certify that a part of the property covered by this subdivision is located within Zone X, which is not a Special Flood Hazard Area as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. 17037 C0275E dated January 2, 2009.

This is also to certify that upon completion of construction, concrete monuments, as shown and iron pipes at all lot corners and points of change in alignment will be set.

All measurements are shown in feet and decimal parts of a foot.

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Bartlett, Illinois, this _____ day of _____, A.D. 2023.

Illinois Professional Land Surveyor Number 2674

