

**A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT OF SUBDIVISION  
(Final Plat of Resubdivision for Consolidation of James Bielarz’s Property)**

**WHEREAS**, James Bielarz (“Applicant”), submitted a final plat of subdivision for the property located at 4280-4290 Kirchoff Road, Rolling Meadows, Illinois, and

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on the Preliminary and Final Plat of Resubdivision for Consolidation for James Bielarz’s Property, said hearing having been held on July 7, 2020, at the City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois; and

**WHEREAS**, on July 7, 2020, at its regular meeting, the Planning and Zoning Commission reviewed the Plat and recommended approval to the City Council; and

**WHEREAS**, the City Council has reviewed the recommendations of the Planning and Zoning Commission and now determines it would be in the best interests of the City of Rolling Meadows to approve the Plat, subject to conditions outlined herein.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Rolling Meadows, Illinois:

**Section 1.** The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Resolution.

**Section 2.** The Plat, a copy of which is attached hereto as Exhibit “A”, is hereby approved.

**Section 3.** The Plat is subject to the “Required Changes”, defined in Exhibit “B”.

**Section 4.** The approvals granted herein are also subject to the following conditions:

- a. Corrections and conditions of approval are also outlined in Exhibit “B” as attached.

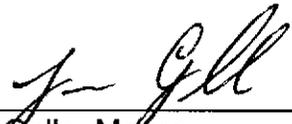
- b. The Final Plat of Resubdivision for Consolidation for James Bielarz shall become null and void unless it is provided in mylar form to the City for signatures, and recorded in the Office of the Cook County Recorder not later than six months after the date of City Council approval.
- c. No work shall begin until permits have been issued by the City. This includes connection to the water service and any other expansions, additions, or other improvements that may be planned for the future.
- d. Resolution 06-R-53 is hereby null and void where it grants exception for the lot width of Lot 2 (4280 Kirchoff Road). The Resolution is valid where it applies to Lot 3 (4270 Kirchoff Road).

YEAS: Bisesi, D'Astice, Sanoica, Cannon, Budmats, O'Brien, Vinezeano

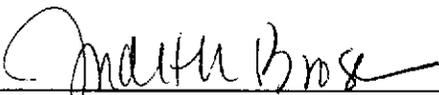
NAYS: 0

ABSENT: 0

Passed and Approved this 28<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Joe Gallo, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

**Exhibit A**

**Final Plat of Resubdivision for Consolidation of James Bielarz's Property**

# JAMES BIELARZ'S PLAT OF CONSOLIDATION

OF PART OF THE EAST-HALF OF THE SOUTHWEST-QUARTER OF SECTION TWENTY-SIX, TOWNSHIP FORTY-TWO NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

**PLANNING AND ZONING COMMISSION CERTIFICATE**

STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF ROLLING MEADOWS, ILLINOIS

**CITY ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }  
I, THE CITY ENGINEER OF ROLLING MEADOWS, ILLINOIS, HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ABOVE PLAT AND THE SAME CITY ENGINEER'S CERTIFICATE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED AT ROLLING MEADOWS, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }  
REVIEWED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY COUNCIL OF THE CITY OF ROLLING MEADOWS

BY \_\_\_\_\_ (MAYOR)

ATTEST \_\_\_\_\_ (CITY CLERK)

**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND SHOWN ON THE ATTACHED PLAT, AND HAS CHANGED THE SAME TO BE SHOWN AS SHOWN AND PLATTED AS SHOWN IN THE BOOK HEREBY REFERRED TO, AND HAS HEREBY ACKNOWLEDGED AND ADOPTED THE SAME UNDER THE STATUTE AND TITLE THEREIN INDICATED.

DATE: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

OWNER

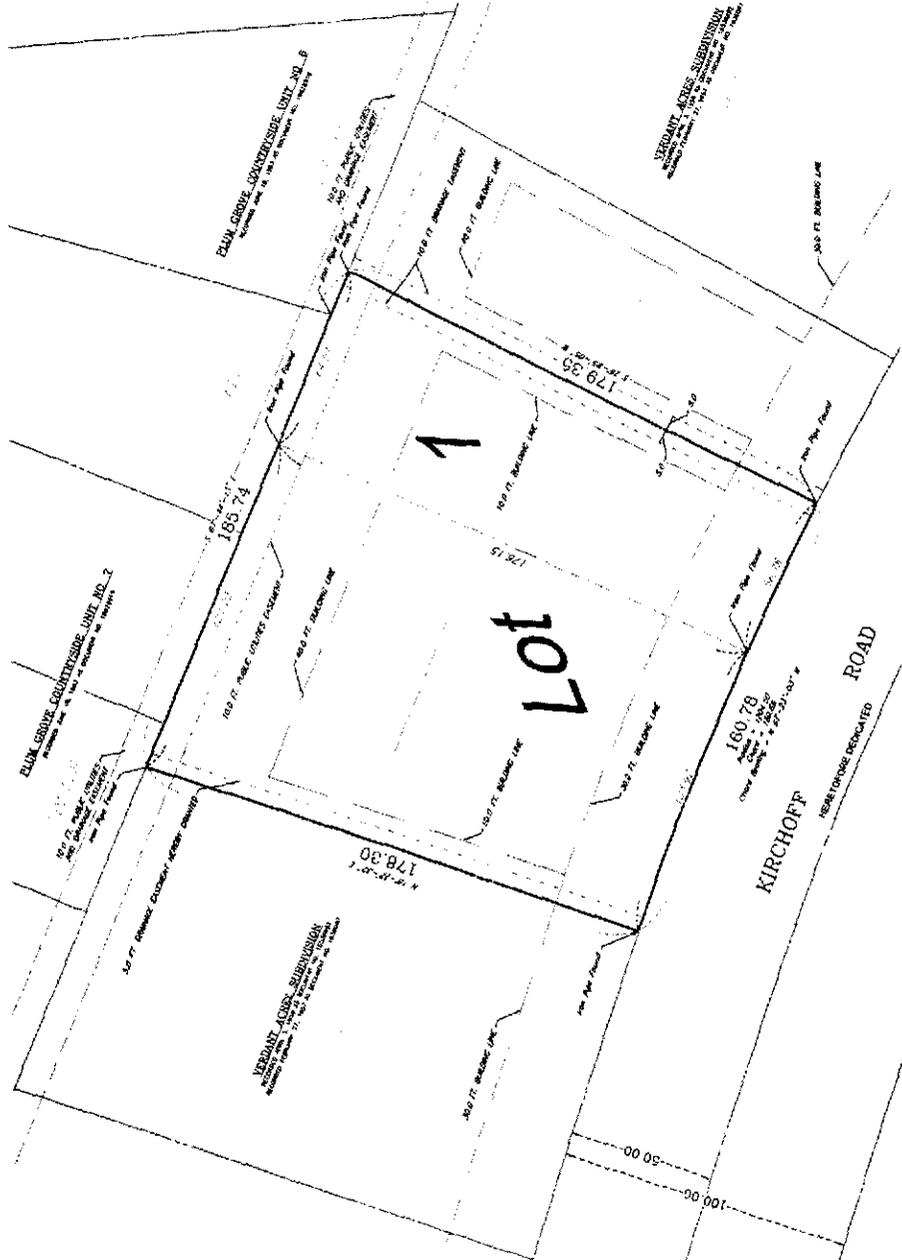
ADDRESS

SCHOOL DISTRICT

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_  
I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }

THIS IS TO CERTIFY THAT PAUL N. MARCHEL, AN ASHORE PROFESSIONAL I SURVEYOR, HAS PLANNED FROM THE RECORD PROCEEDINGS DESCRIBED HEREIN THE SURVEY AND THE SUBDIVISION OF THE EAST-HALF OF THE SOUTHWEST-QUARTER OF SECTION TWENTY-SIX, TOWNSHIP FORTY-TWO NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE ATTACHED PLAT, AND HAS CHANGED THE SAME TO BE SHOWN AS SHOWN AND PLATTED AS SHOWN IN THE BOOK HEREBY REFERRED TO, AND HAS HEREBY ACKNOWLEDGED AND ADOPTED THE SAME UNDER THE STATUTE AND TITLE THEREIN INDICATED.

COMMISSIONER OF LANDS AND SURVEYS, STATE OF ILLINOIS  
PAUL N. MARCHEL  
1375 MARSHALL STREET  
ROSELLE, ILLINOIS 60442



**SHEET: 1 OF 1**

SCALE: ONE INCH = TWENTY FEET  
ORDER NO: 11-15487  
ORDERED BY: MR. JAMES BIELARZ

CONTRACT NO. 11-15487  
DATE OF ORDER: 11/15/07  
DRAWN BY: JAMES BIELARZ  
CHECKED BY: JAMES BIELARZ  
DATE OF REVISION: 11/15/07

Surveying with the help of  
Mr. James Bielarz  
4200 Grand Tower  
Chicago, Illinois, U.S.A.

## Exhibit B

### Required Changes to the Final Plat

#### Required Changes to the Final Plat are identified as follows:

1. A five (5) foot easement for drainage along the west side of the consolidated lot is required. The building setbacks should also be updated to show the setbacks of the new consolidated lot, rather than the old ones.
2. 4290 Kirchoff Rd. does have a connection to the City's sanitary sewer system. However, staff is unable to determine when this was done, and cannot locate a permit for the connection. As such, there are some outstanding questions that will need to be addressed prior to permitting, including the status of the former septic field. These questions can be resolved during permitting, however the City's files will be updated and the owner will be responsible for both water and sewer bills moving forward.

#### Required Conditions of Approval for the Final Plat are identified as follows:

1. The two narrow lots were created, certain public improvements were required, including the installation of water and sewer stubs, as well as drainage improvements to help the property drain properly. As seen on the Plat of Survey attached as Exhibit 3, there is an 8" PVC storm line that is parallel to the rear property line of Lot 2 (east side of new Lot 1). This storm is not located in an easement and is intended to be a private line maintained by the property owner. Including this condition in the resolution approving the plat will make it clear to both owner and City who is responsible for the maintenance of this pipe.
2. The new line and b-box that was installed to serve the western lot is sized at 1.5". At the time of permitting, the Building Code official will review and determine the sufficiency of that line. If modifications are required, they will be at the owner's expense pursuant to a duly issued permit.
3. The intent of this process is to allow the owner to connect to an existing water supply. This will require the extension of a service line from the b-box, located on the east side of the new lot. As digging can damage existing trees, a condition is included that encourages minimizing impact with existing trees, or if necessary that certain precautions be taken. Again, this will be reviewed more thoroughly during permit review, but provides an opportunity for the City to review and comment at that time.
4. Property owners with properties served by wells who are desiring to connect to a public water service have a choice to abandon the well if it will not be used, or keep the well for limited use for outdoor irrigation. If the well is abandoned, there are requirements for how the services are removed and how the well is capped. If the well is kept for outdoor irrigation purposes only, the City requires all connections to the house be removed to avoid possible cross contamination with the City's water supply. This condition provides notice and time for the owner to decide what to do with the well, and to prepare necessary plans.

5. The vacant lot being added formerly contained a house that has since been demolished. That house was served by a curb cut onto Kirchoff. As this curb cut is no longer necessary, and there is no driveway there, the owner is responsible for paying for the cost to restore the depressed curb with a standard barrier curb to match the existing conditions.