

AN ORDINANCE AUTHORIZING APPROVAL OF THE “FINAL PLAT OF CALABRESE SUBDIVISION”, FOR THE PROPERTIES AT 2321 BROCKWAY, PALATINE, ILLINOIS, AND 4940 EMERSON AVENUE, PALATINE, ILLINOIS

WHEREAS, the City of Rolling Meadows is a home rule municipality with the power and authority conferred upon it by the Illinois Municipal Code and the Constitution of the State of Illinois; and

WHEREAS, the P & A Calabrese First Family Limited Partnership, through owners Peter and Amy Calabrese, (“Petitioner”), petitioned the City of Rolling Meadows for approval of the “Final Plat of Calabrese Subdivision”, a variation from Section 98-166 (h) to authorize west side lot lines on Lot 2 that are not at right angles to the street line (collectively referred to as “Petition”) for the properties at 2321 Brockway and 4940 Emerson, legally described in Ordinance Exhibit “A” (herein referred to as “Subject Property”); and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission on November 2, 2021; and

WHEREAS, on November 2, 2021, the Planning and Zoning Commission, by a unanimous 6-0 vote of the members present recommended approval of the Petition subject to conditions; and

WHEREAS, the City and Petitioner have conducted all required public hearings before the Planning and Zoning Commission of the City of Rolling Meadows for the Petition, and have otherwise satisfied all conditions precedent to the adoption of this Ordinance; and

WHEREAS, the City Council has reviewed the recommendation of the Planning and Zoning Commission of the City of Rolling Meadows, and finds that the proposed variation from the Subdivision Regulations will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City.

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

SECTION ONE: The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

SECTION TWO: The “Final Plat of Subdivision of Calabrese Subdivision”, latest revision dated November 30, 2021, and attached hereto as Ordinance Exhibit “B” is hereby approved.

SECTION THREE: Petitioner is granted approval of a variation from Section 98-166(h) from Chapter 98 “Subdivisions” to authorize west side lot lines on Lot 2 that are not at right angles to the street line.

SECTION FOUR: The approval and relief granted herein is subject to the following conditions:

- a. The site shall at all times remain in compliance with the Public Improvement Plans For Calabrese Subdivision Rolling Meadows, IL by P&A Calabrese Family Trust, prepared by Spies and Associates, Inc., latest revision dated November 30, 2021, and consisting of 6 sheets, attached hereto as Ordinance Exhibit C.

- b. The City shall not authorize a rental license or property transfer for the property at 2321 Brockway until all site improvements (including the new water service) are completed pursuant to permits obtained by the petitioner, and reviewed and accepted by the City, and an account is established with the City for sanitary service.

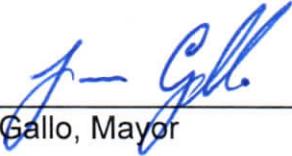
SECTION FIVE: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

PASSED BY THE CITY COUNCIL of the City of Rolling Meadows, at a regular meeting, held on the 11th day of January, 2022.

AYES: O'Brien, Vinezeano, Bisesi, Reyez, Sanoica, McHale, Budmats

NAYS: 0

ABSENT: 0



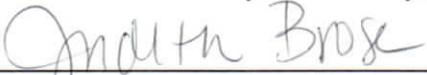
Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 12th day of January, 2022.



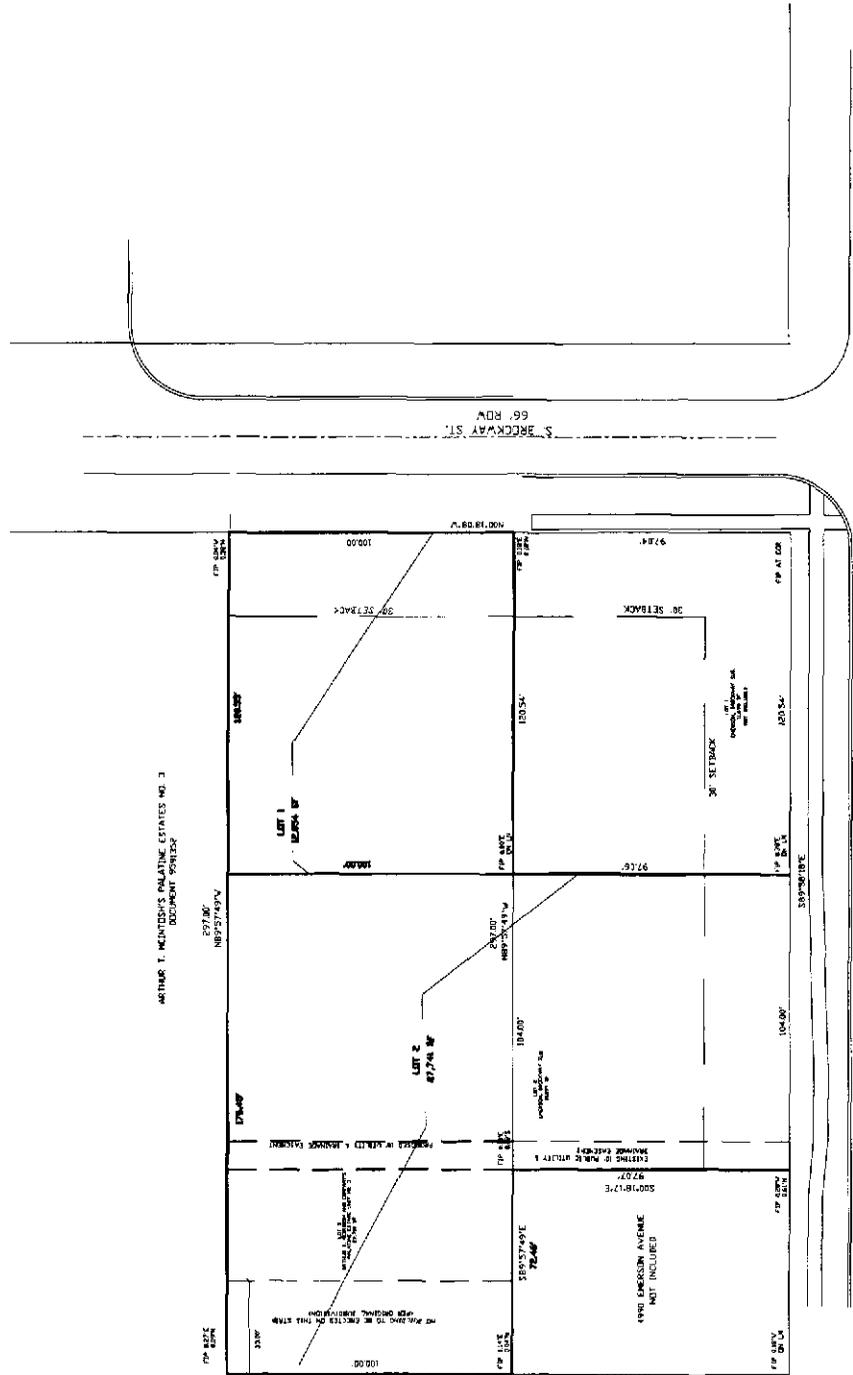
Judith Brose, Deputy City Clerk

Exhibit A

LOT 5 IN BLOCK 33 IN A.T. MCINTOSH & COMPANY'S PALATINE ESTATES NO. 3, A SUBDIVISION OF PARTS OF SECTION 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 1927 AS DOCUMENT NUMBER 9591352, TOGETHER WITH LOT 2 IN EMERSON, BROCKWAY SUBDIVISION BEING A SUBDIVISION OF THE EAST 224.54 FEET OF LOT 6 IN BLOCK 33 IN A.T. MCINTOSH AND COMPANY'S PALATINE ESTATES NO. 3, BEING A SUBDIVISION OF PARTS OF SECTION 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2003 AS DOCUMENT NO. 0030365517, ALL IN COOK COUNTY, ILLINOIS.

FINAL PLAT OF SUBDIVISION OF CALABRESE SUBDIVISION

BEING A SUBDIVISION OF LOT 1, BLOCK 1, PLAT OF MORTON & MARY, A SUBDIVISION OF LOT 1, BLOCK 1, PLAT OF MORTON & MARY, AS SHOWN ON THE PLAT OF MORTON & MARY, DOCUMENT NO. 86612925, RECORDED IN DECEMBER, 1986, IN DECATUR COUNTY, GEORGIA, AND BEING A SUBDIVISION OF LOT 1, BLOCK 1, PLAT OF MORTON & MARY, AS SHOWN ON THE PLAT OF MORTON & MARY, DOCUMENT NO. 86612925, RECORDED IN DECEMBER, 1986, IN DECATUR COUNTY, GEORGIA, AND BEING A SUBDIVISION OF LOT 1, BLOCK 1, PLAT OF MORTON & MARY, AS SHOWN ON THE PLAT OF MORTON & MARY, DOCUMENT NO. 86612925, RECORDED IN DECEMBER, 1986, IN DECATUR COUNTY, GEORGIA.



MORRISON SURVEYING CO., INC.
2710 N. G. ST., MORRIS, ILLINOIS 62450

SPILS & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

354 WEST CAMPUS DRIVE
MORRISON HEIGHTS, ILLINOIS 62450
PH 647.377.8868 FAX 647.377.8879

REVISIONS
FOR CITY RECORD
FOR COUNTY RECORD
FOR BELLVILLE RECORD

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5276
SCALE: 1"=20'
DATE: 05-25-21

PLAT OF SUBDIVISION
CALABRESE SUBDIVISION

SHEET NO. **1**
OF 2 SHEETS

JOSEPHINE C. SUBDIVISION
DOCUMENT 86612925

ARTHUR T. MONTGOMERY ESTATES NO. 3
DOCUMENT 86612925

EMERSON AVENUE
NOT INCLUDED

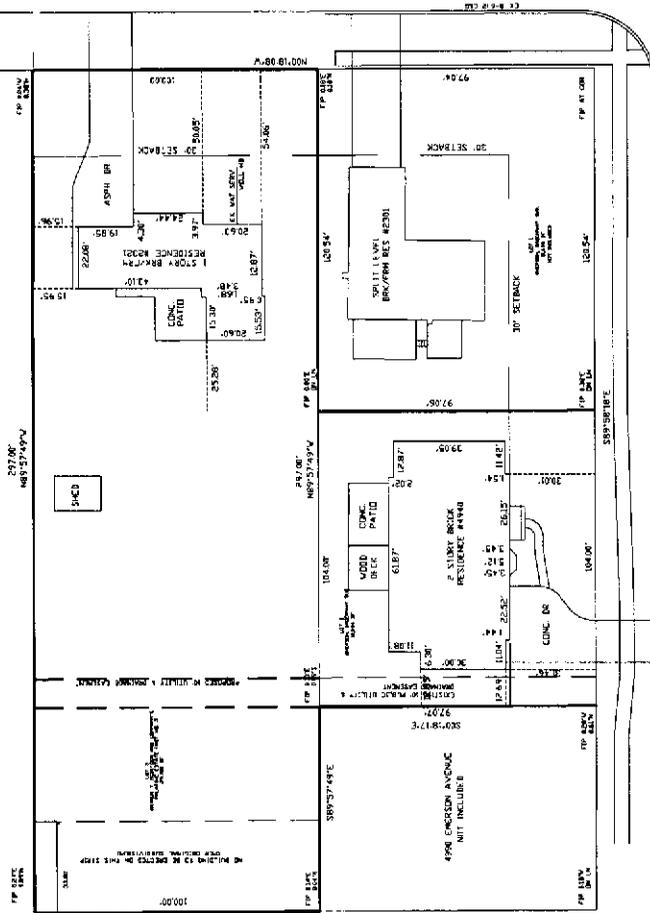
EMERSON AVE
55' RDV

S BROCKWAY ST.
66' RDV

PLAT OF SURVEY
MORRISON SURVEYING CO., INC.
 2770 N. W. 47th Avenue, Miami, FL 33155

THIS PLAT OF SURVEY IS A REVISION OF THE PLAT OF SURVEY FOR THE CALABRESE SUBDIVISION, TRACT 1, ZONED AS R-1, CITY OF MIAMI, FLORIDA, FILED FOR RECORD IN DECEMBER, 1988, AND IS SUBJECT TO THE REVISIONS SET FORTH IN THE REVISIONS SHEET ATTACHED HERETO. THIS PLAT OF SURVEY IS A REVISION OF THE PLAT OF SURVEY FOR THE CALABRESE SUBDIVISION, TRACT 1, ZONED AS R-1, CITY OF MIAMI, FLORIDA, FILED FOR RECORD IN DECEMBER, 1988, AND IS SUBJECT TO THE REVISIONS SET FORTH IN THE REVISIONS SHEET ATTACHED HERETO.

ARTHUR T. MCHENRY, CHAIRMAN, EMERALD ESTATES, INC.
 10000 N.W. 11th Street, Miami, FL 33157



EMERSON AVE.
 66' ROW

S. BROADWAY ST.
 66' ROW



Mark Robinson, Inc.
 14000 SW 11th Street, Suite 100, Miami, FL 33157
 Date: 05.28.21
 14000 SW 11th Street, Suite 100, Miami, FL 33157

SPIES & ASSOCIATES, INC.
 534 WEST CAMPUS DRIVE
 ARLINGTON HEIGHTS, ILLINOIS 60004
 PH 847.577.8808 FIC 847.577.0228
 Civil Engineers - Land Surveys

REVISIONS

REV. DATE: 05-21-21
REV. BY: TJS
REV. DATE: 05-21-21

DRAWN BY: TJS	JOB NO. 5276
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 05-25-21

PLAT OF SURVEY
 CALABRESE SUBDIVISION

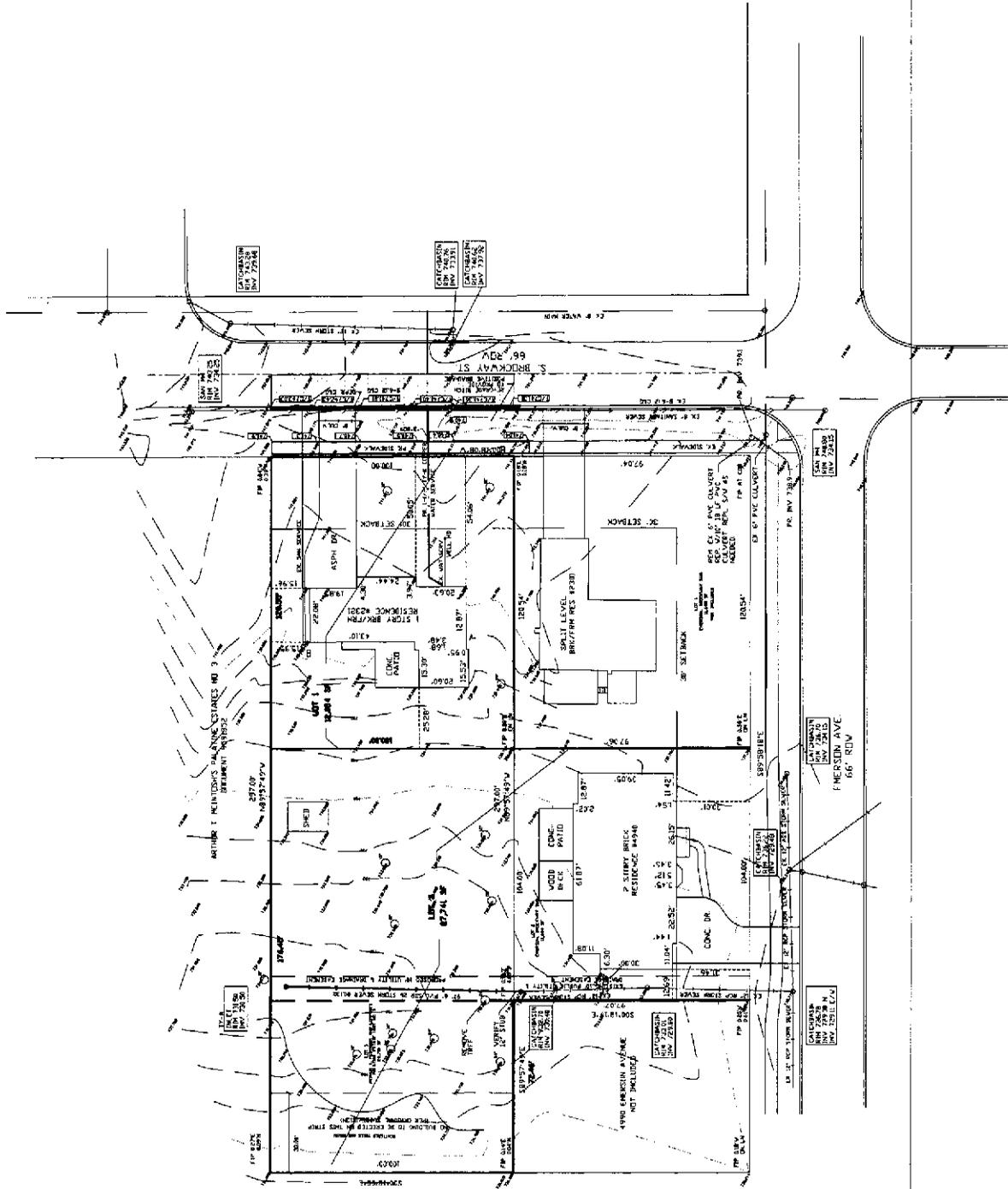
SHEET NO. 3
 OF 6 SHEETS





NOTES:

- 1) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE PROTECTED AND NOT TO BE MOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
- 2) ALL EXISTING UTILITIES TO BE MOVED SHALL BE MOVED TO THE LOCATION AND DEPTH SPECIFIED ON THIS PLAN.
- 3) ALL EXISTING UTILITIES TO BE MOVED SHALL BE MOVED TO THE LOCATION AND DEPTH SPECIFIED ON THIS PLAN.
- 4) ALL EXISTING UTILITIES TO BE MOVED SHALL BE MOVED TO THE LOCATION AND DEPTH SPECIFIED ON THIS PLAN.
- 5) ALL EXISTING UTILITIES TO BE MOVED SHALL BE MOVED TO THE LOCATION AND DEPTH SPECIFIED ON THIS PLAN.



SHEET NO.
4
OF 6 SHEETS

**SITE DEVELOPMENT PLAN
CALABRESE SUBDIVISION**

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

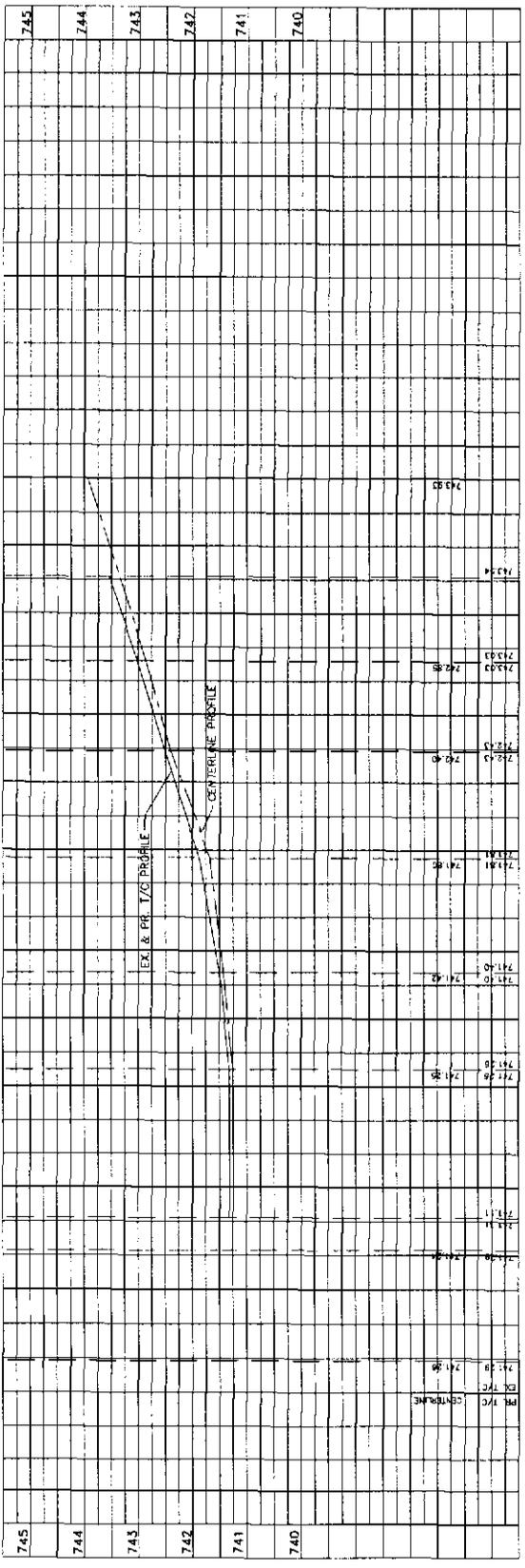
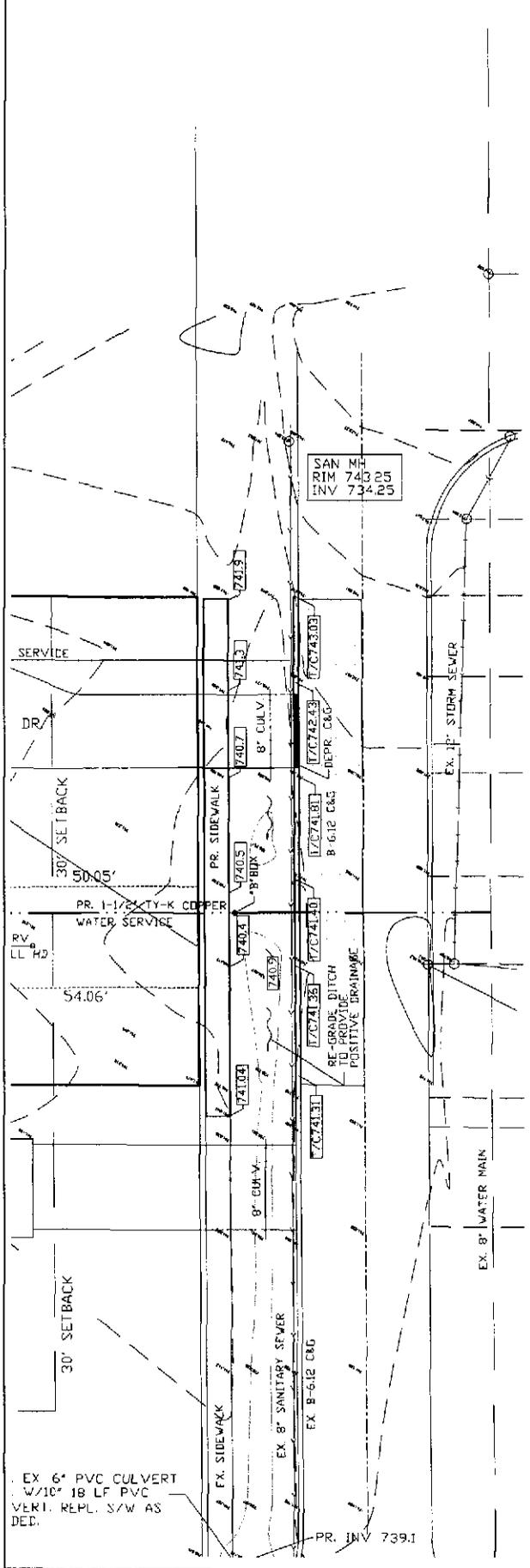
JOB NO. 5276
SCALE: 1"=20'
DATE: 05-25-21

REVISIONS

NO.	DATE	DESCRIPTION
1	05-25-21	FOR PERMITS
2	05-25-21	FOR PERMITS
3	05-25-21	FOR PERMITS

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ALLENDALE, CALIFORNIA 91024
PH 847.577.8808 FAX 847.577.8229



THIS SHEET IS PART OF A SET OF DRAWINGS FOR THE PROJECT OF THE CITY OF CHICAGO, ILLINOIS.

SHEET NO
5
OF 6 SHEETS

**S. BROCKWAY STREET PROFILE
CALABRESE SUBDIVISION**

JOB NO. 5276
SCALE: 1"=10'
DATE: 05-25-71

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

REVISIONS

REV. DATE	REV. BY	REV. DESCRIPTION
06-16-71	JL	ADD 1/2\"/>
06-16-71	JL	ADD 1/2\"/>
06-16-71	JL	ADD 1/2\"/>

SP
PIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847/571-8808 FAX 847/571-0225

EX 6" PVC CULVERT
W/10' 18 LF PVC
VERT. REPL. S/W AS
DED.

PR. INV 739.1

