

**RESOLUTION NO. R-2020-50**

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF  
A PLAT OF RESUBDIVISION FOR THE 126 SOUTH 13TH AVENUE PROPERTY**

**WHEREAS**, the Village of Maywood is the owner of property located on the west side of 13th Avenue, south of St. Charles Road, commonly known as 126 South 13th Avenue, Maywood, Illinois (the "Subject Property"), with a current legal description of:

LOTS 267, 268 AND 269 IN MADISON STREET ADDITION, A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: PIN 15-10-231-041-0000

COMMONLY KNOWN AS: 126 SOUTH 13TH AVENUE, MAYWOOD, IL 60153

**WHEREAS**, the Village Planner and Zoning Officer, Edgar Lara, submitted a memo to Village Manager Willie Norfleet, dated August 18, 2020, which recommended approval of the subdivision of the Subject Property, stating that, if the Subject Property were to be evenly subdivided, both new parcels would be large enough for a single family home or a two family home while maintaining conformity to the current R-3 zoning district, and the new parcels would also meet all minimum requirements regarding minimum lot width and minimum lot depth; and

**WHEREAS**, the Village of Maywood, in anticipation of the redevelopment of the Subject Property in the future, finds it advisable to subdivide the Subject Property; and

**WHEREAS**, in accordance with the authority set forth in Section 151.03 (Subdivision Plats) of the Maywood Village Code and 65 ILCS 5/11-15-1 (Approval of Maps and Plats; Prerequisite to Recording), the President and Board of Trustees of the Village of Maywood, having reviewed the Plat of Resubdivision for the Subject Property attached hereto as Exhibit "A" and made a part hereof, and having found it to be in conformity with the ordinances of the Village, find that approval of the Plat is in the best interests of the Village, its residents, property owners, business owners and the public.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2:** The President and Board of Trustees of the Village of Maywood approve the Plat of Resubdivision for the Subject Property, as prepared by S.H. Campbell. A copy of the Plat is attached hereto as Exhibit "A" and made a part hereof.

**SECTION 3:** The President and Board of Trustees authorize and direct the Village President, Village Clerk and Village Treasurer, and any other necessary Village official, or their designees, to sign the attached Plat.

**SECTION 4:** A certified copy of this Resolution and the original of the attached Plat of Resubdivision for the Subject Property shall be recorded with the Office of the Cook County Recorder of Deeds by the Village, at the property owner's cost, after all of the required signatures are placed on the Plat.

**SECTION 5:** This Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 1<sup>st</sup> day of September, 2020, pursuant to a roll call vote as follows:

**AYES:** Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

**NAYS:** None

**ABSENT:** None

**APPROVED** by me this 1<sup>st</sup> day of September, 2020 and attested to by the Village Clerk this same day.

\_\_\_\_\_  
Edwenna Perkins, Village President

**ATTEST:**

\_\_\_\_\_  
Viola Mims, Village Clerk

**Exhibit "A"**

**PLAT OF RESUBDIVISION**

**126 SOUTH 13TH AVENUE**

(attached)

# BATELLI'S 13TH AVENUE RESUBDIVISION

PROPERTY INDEX NUMBER:  
15-10-231-041

LOTS 287, 288 AND 289 IN MADISON STREET ADDITION, BEING A SUBDIVISION  
OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SEND FUTURE TAX BILLS TO:  
15W 319 CONCORD STREET  
ELMHURST, IL 60126

### OWNER CERTIFICATION

THIS IS TO CERTIFY THAT BP OPPORTUNITY INVESTMENTS LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT, AS IT'S OWN FREE AND VOLUNTARY ACT AND DEED, I DO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, SAID PROPERTY IS LOCATED IN SCHOOL DISTRICT NUMBER 88 AND COMMUNITY HIGH SCHOOL DISTRICT NUMBER 208 AND TRITON COMMUNITY COLLEGE DISTRICT NUMBER 300.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
OWNER

### SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS RESUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE RESUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS RESUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

### NOTARY FOR OWNER

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE CERTIFICATE AS HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

\_\_\_\_\_  
NOTARY PUBLIC

I FIND NO DEFERRED INSTALLMENTS OR UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND DESCRIBED HEREON,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

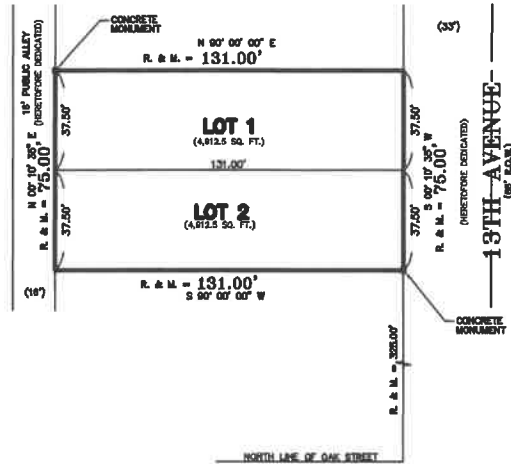
\_\_\_\_\_  
CITY COLLECTOR

NOTE: R. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY  
BEARINGS SHOWN HEREON ARE MEASURED

CLIENT: GREG BATELLI  
JOB ADDRESS: 128 S. 13TH AVENUE, MAYWOOD, IL  
JOB NO. 20-10-008



8432 SOUTH 84TH AVENUE TEL: (708) 594-5370  
HICKORY HILLS, IL 60457 FAX: (708) 594-5369



### VILLAGE BOARD

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

THIS IS TO CERTIFIED THAT THIS PLAT OF RESUBDIVISION WAS SUBMITTED FOR APPROVAL TO THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS. AND WAS REVIEWED AND DULY APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES AT A SPECIAL MEETING.  
HELD ON \_\_\_\_\_

DATED AT \_\_\_\_\_

BY: \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, SCOTT H. CAMPBELL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3132, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED TRACT OF LAND AND THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY"

THIS PLAT REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP NUMBER 17031C0388J EFFECTIVE AUGUST 19, 2008. I ALSO HEREBY DESIGNATE THE VILLAGE OF MAYWOOD TO RECORD THIS PLAT OF SUBDIVISION.

DATED AT HICKORY HILLS, ILLINOIS, THIS 13TH DAY OF OCTOBER, A.D. 2020



Illinois Professional Land Surveyor No. 3132  
License expires November 30, 2020

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

**CLERK'S CERTIFICATE**

I, Viola Mims, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Resolution now on file in my Office, entitled:

**RESOLUTION NO. R-2020-50**

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF  
A PLAT OF RESUBDIVISION FOR THE 126 SOUTH 13TH AVENUE PROPERTY**

which Resolution was passed by a roll call vote of the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 1<sup>st</sup> day of September, 2020, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 1<sup>st</sup> day of September, 2020.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

**AYES:** Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington,  
M. Lightford and N. Booker

**NAYS:** None

**ABSENT:** None

I do further certify that the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 2<sup>nd</sup> day of September, 2020.

\_\_\_\_\_  
Viola Mims, Village Clerk

[SEAL]