

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2024 - 14

ADOPTED BY
THE MAYOR AND
CITY COUNCIL
OF THE
CITY OF GENOA

AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT OF
RESUBDIVISION OF LOTS 41, 42 AND 43 OF UNIT 2 OF THE
DERBY ESTATES SUBDIVISION INTO TWO LOTS
NOW KNOWN AS SALINAS SUBDIVISION

Adopted April 17, 2024, by the Mayor and City Council of the City of Genoa,
DeKalb County, Illinois, and approved and published in pamphlet from this 17th
day of April, 2024.

CITY OF GENOA
ORDINANCE NO. 2024 - 14

AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT OF
RESUBDIVISION OF LOTS 41, 42 AND 43 OF UNIT 2 OF THE DERBY ESTATES
SUBDIVISION INTO TWO LOTS NOW KNOWN AS SALINAS SUBDIVISION

WHEREAS, the City of Genoa has been requested by a petition filed by Adam Salinas, Petitioner, and Richard Hoffman Development Inc., Owner, of the property commonly known as 1400, 1402 and 1404 Sir Barton Drive, to approve the final plat of resubdivision for the property that would create a two-lot subdivision known as Salinas Subdivision; and

WHEREAS, the Property currently are three single lots zoned Suburban Residential. Petitioner desires to divide the three lots into two lots by combining Lot 43 and half of Lot 42 and Lot 41 and the remainder half of Lot 42; and

WHEREAS, a public meeting was held by the Genoa Plan Commission, after due notice as required by law, and the Commission has recommended that approval of the final plat of resubdivision; and

WHEREAS, the Mayor and City Council have considered the recommendation of the Commission and concur with its findings.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the CITY or GENOA, DeKalb County, Illinois, as follows:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: The final plat of resubdivision prepared by JADE Hanna Surveyors with the latest revision date of January 23, 2024, attached hereto and incorporated herein as Exhibit A is hereby approved subject to the following documents and conditions:

1. All other City Code and ordinances not otherwise modified by the submitted plans and recommendations for approval will be satisfied pursuant to existing City Ordinances;
2. Final Plat of Salinas Subdivision is subject to review and amendments by Staff and the County Recorder's Office;
3. Verification that the utility easement to be vacated does not contain utilities dedicated under the original plat of the Derby Estates Subdivision and if utilities are within the easement, Petitioner shall be responsible to coordinate with the utility companies to move the utilities;
4. Petitioner shall receive signatures from utility companies that were dedicated a utility easement as they were dedicated a utility easement during the original platting of the Subdivision; and

5. A future site grading plan must be reviewed by Engineering and Public Works Director prior to approval of new home/construction permits for the lots within the final plat of resubdivision.

SECTION 3: That the City Clerk is hereby directed to file a copy of the fully executed Final Plat of Subdivision with the DeKalb County Clerk's Office and to record the original mylar Final Plat of Subdivision with the DeKalb County Recorder's Office.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

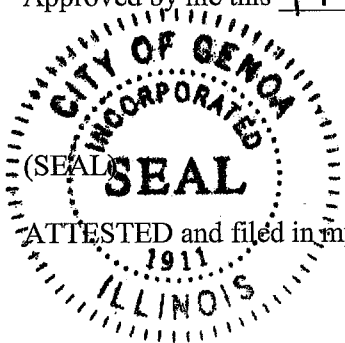
SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Alderman Name	Aye	Nay	Abstain	Absent
Pam Wesner	✓			
Christopher Pulley	✓			
Melissa Freund	✓			
Walter Stage	✓			
Courtney Winter	✓			
Kendra Braheny	✓			
Gary Roca	✓			
Gregg Hughes				✓
Mayor Jonathon Brust				

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 17th day of April, 2024.

Approved by me this 17th day of April, 2024.



ATTESTED and filed in my office this 17th day of April, 2024.

[Signature]
 Jonathon Brust, Mayor
 Chris Pulley, Mayor Pro Tem

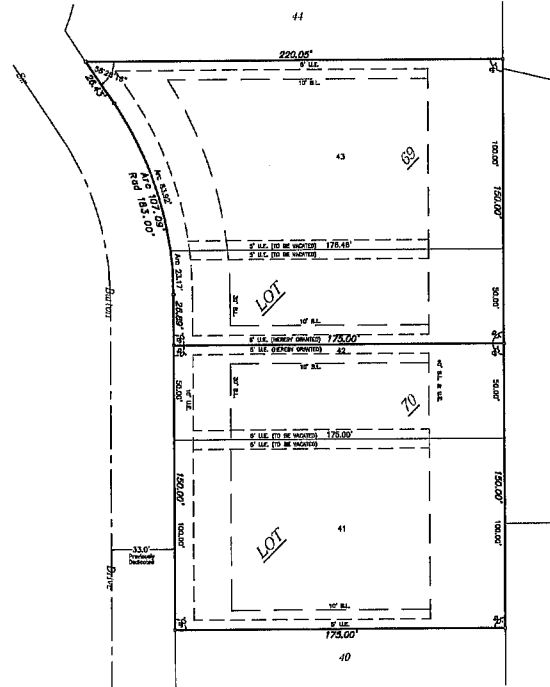
[Signature]
 Becca Stevenson, City Clerk

SALINAS RESUBDIVISION

A RESUBDIVISION OF LOTS 41, 42 AND 43 OF DERRY ESTATES UNIT TWO A SUBDIVISION OF PART OF SECTIONS 31 AND 32, ALL IN TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS.

PMS 03-31-231-003, 03-31-231-002 & 03-31-231-001

LOT 69 CONTAINS 28,071 SQ. FT.
LOT 70 CONTAINS 28,220 SQ. FT.



- LEGEND -----
- Boundary of property surveyed
 - Found iron pipe
 - Set iron pipe
 - B.L. Building line
 - U.E. Utility easement

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT AND EASEMENT VACATION WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF GENOA, DEKALB COUNTY, ON THIS _____ DAY OF _____, 202__.

RON SHEAHAN
CHAIRMAN

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT OF SUBDIVISION WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS ON THIS _____ DAY OF _____, 202__.

BY: JONATHAN BRUST MAYOR ATTEST: REBECCA STEVENSON CITY CLERK

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

I, _____, TREASURER FOR THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 202__.

BY: _____ CITY TREASURER
JANIS TURES

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

I, TASHA SIMS, COUNTY CLERK IN AND FOR 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 PLATTED HEREON THIS _____ DAY OF _____, 202__.

TASHA SIMS
COUNTY CLERK

COUNTY RECORDER 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 _____, 202__.
AT _____ O'CLOCK _____ M. AND RECORDED IN PLAT CABINET _____, AT SLIDE NO. _____, AS DOCUMENT NO. _____.

TASHA SIMS
DEKALB COUNTY RECORDER

SCALE 1"=30'



FOR: ADAM SALINAS
JOB NO. 17189

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT RICHARD L. HOFFMAN AS PRESIDENT OF RICHARD HOFFMAN DEVELOPMENT, INC., AN ILLINOIS CORPORATION, OF 535 BARSON ROAD, MONROE CENTER, IL 61052, IS THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CHOSEN THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ADOPT THE SAME UNDER THE STYLE AND TITLE OF "SALINAS RESUBDIVISION" IN THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS AND TO THE BEST OF THEIR KNOWLEDGE AND BELIEF SAID PROPERTY IS WITHIN GENOA-KINGSTON COMMUNITY SCHOOL DISTRICT #424.

DATED AT DEKALB, ILLINOIS, THIS _____ DAY OF _____, 202__.

RICHARD L. HOFFMAN AS PRESIDENT OF
RICHARD HOFFMAN DEVELOPMENT, INC., AN
ILLINOIS CORPORATION, OF 535
BARSON ROAD, MONROE CENTER, IL 61052

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT RICHARD L. HOFFMAN AS PRESIDENT OF RICHARD HOFFMAN DEVELOPMENT, INC., AN ILLINOIS CORPORATION, OF 535 BARSON ROAD, MONROE CENTER, IL 61052, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID PERSON.

GIVEN MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 202__.

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT I LESLIE ARON DOOS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833, HAVE SURVEYED AND SUBDIVIDED OF LOTS 41, 42 AND 43 IN DERRY ESTATES UNIT TWO ACCORDING TO THE PLAT THEREOF RECORDED ALONG 327A, 328S IN THE DEKALB COUNTY RECORDER'S OFFICE IN PLAT CABINET 8 AT SLIDE # 180-D, AS DOCUMENT NO. 2020017263, IN THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF, THAT THE PROPERTY HEREON DESCRIBED IS WITHIN THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS AND THAT THE PROPERTY IS LOCATED IN ZONE "2" AS SET FORTH ON FLOOD INSURANCE RATE MAP NO. 17037C0175E, HAVING AN EFFECTIVE DATE OF JANUARY 2, 2008.

DATED AT DEKALB, ILLINOIS THIS 11TH DAY OF APRIL, 2024.

LESLIE ARON DOOS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2024

JADE Hanna Surveyors
155 N 3rd Street
Genoa, IL 60115
(615) 758-2188
info@hannasurveyors.com
License No. 184006822