

Prepared by and Return to:  
Village of Arlington Heights  
Legal Department  
33 S Arlington Heights Rd  
Arlington Heights, IL 60005

THIS SPACE FOR CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

Resolution No. 2022-\_\_\_\_\_

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF ARLINGTON HEIGHTS  
THIS 18th DAY OF JULY, 2022.

RESOLUTION APPROVING A  
FINAL PLAT OF SUBDIVISION

WHEREAS, on June 22, 2022, in Petition Number 22-003, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by Christopher and Tama Filpi to subdivide the property located at 318 W Mueller St, Arlington Heights, Illinois (the "Subject Property"); and

WHEREAS, the Plan Commission has found the final plat of subdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of subdivision would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. That the final plat of subdivision for Filpi Consolidation, prepared by Norman J. Toberman and Associates, Illinois registered land surveyors, dated March 30, 2022 with revisions through May 3, 2022, is hereby approved for the property legally described in Exhibit A, attached hereto.

SECTION 2. The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION 3. The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Cook County Clerk. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 18th day of July, 2022.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

FINALPLAT:Filpi Consolidation

## EXHIBIT A

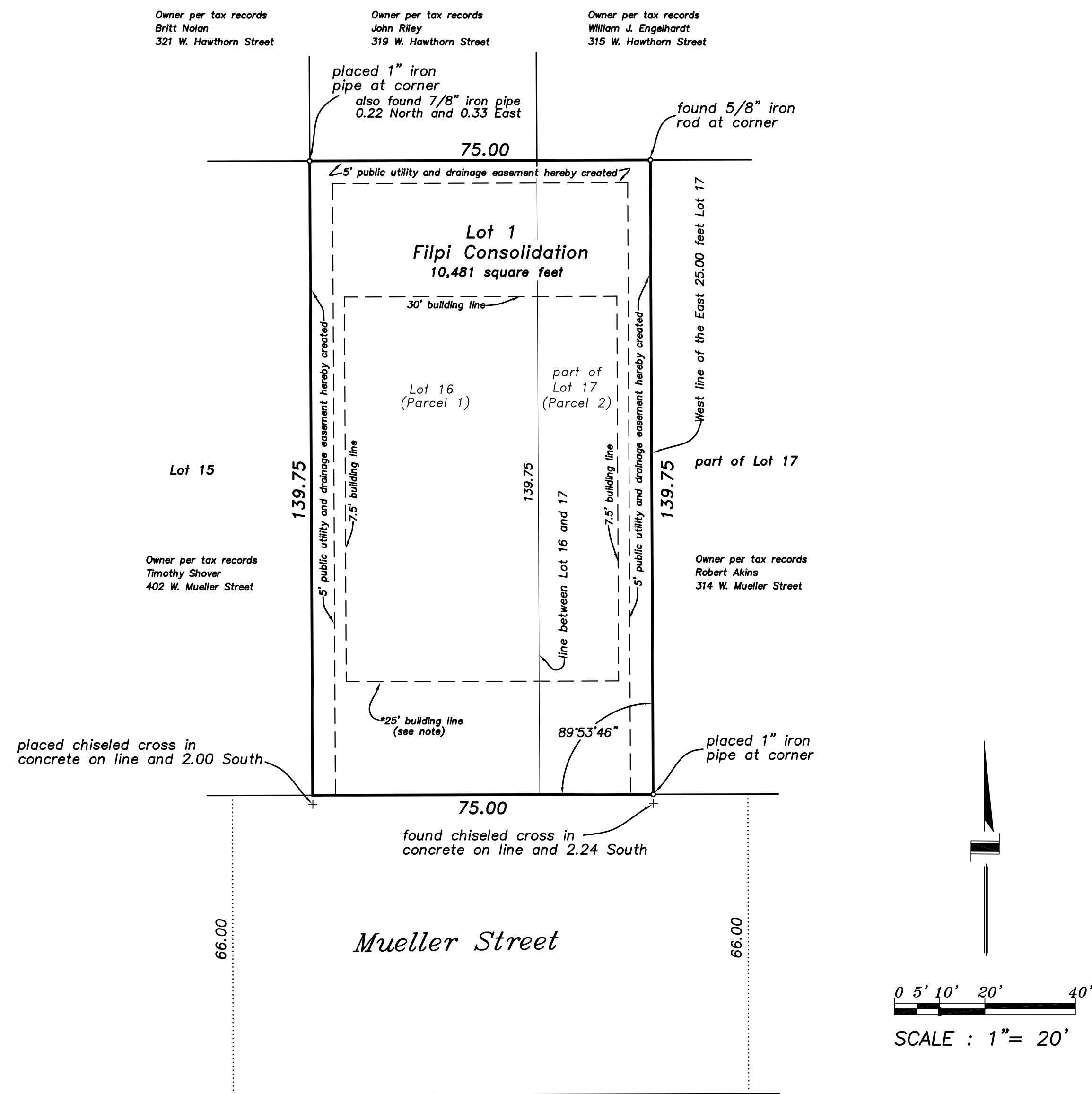
Lot 16 and Lot 17 (except the East 25 feet) in Block 8 in E.P. Mueller's Altenheim Subdivision being a subdivision of the East 28 acres more or less of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 03-30-230-015-0000, 03-30-230-021-0000

commonly described as 318 W Mueller St, Arlington Heights, Illinois.

# FILPI CONSOLIDATION

## A FINAL PLAT OF SUBDIVISION OF



### PARCEL 1:

LOT 16 IN BLOCK 8 IN E.P. MUELLERS ALTENHEIM SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 318 WEST MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS

P.I.N. 03-30-230-015-0000

### PARCEL 2:

LOT 17 (EXCEPT THE EAST 25.00 FEET) IN BLOCK 8 IN E.P. MUELLERS ALTENHEIM SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 318 WEST MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS

P.I.N. 03-30-230-021-0000

### DEED OF DEDICATION

State of Illinois } ss.  
County of Cook }

We, the undersigned, Christopher A. Filpi and Tama S. Filpi, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as Filpi Consolidation, an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, 5 feet in width, as shown on this plat and marked "Easement" reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Further, we hereby certify that this subject property does fall within Elementary & Junior High School District-#25, High School District-#214 and Harper Community College District-#512.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022

Christopher A. Filpi, Owner

Tama S. Filpi, Owner

### NOTARY CERTIFICATE

State of Illinois } ss.  
County of Cook }

I, \_\_\_\_\_ a notary public in and for said County in the State aforesaid, does hereby certify that Christopher A. Filpi and Tama S. Filpi personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the sole owners, who appeared before me this day in person & acknowledged that they signed and delivered said instrument of their 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., 2022

Notary Public

My commission expires on \_\_\_\_\_

### VILLAGE OF ARLINGTON HEIGHTS CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11 - 12, AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

### PLAN COMMISSION CERTIFICATE

APPROVED BY AT PLAN COMMISSION MEETING HELD ON: \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_

PLAN COMMISSION CHAIRMAN

SECRETARY

### VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON: \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_

VILLAGE PRESIDENT

VILLAGE CLERK

### VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } ss.  
COUNTY OF COOK }

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

VILLAGE COLLECTOR

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS } ss.  
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF ARLINGTON HEIGHTS, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

Village Engineer

### SURVEYOR'S CERTIFICATE

State of Illinois } ss.  
County of Cook }

I, David R. Bycroft, an Illinois Professional Land Surveyor in compliance with the laws of the State of Illinois and do hereby certify that this Plat correctly represents a survey completed by me on March 30, 2022 and that all monuments and markers shown hereon actually exist, and that I have accurately shown the materials they are made of.

I do further certify that iron pipes have been placed at all corners and curve control points in accordance with the Arlington Heights Subdivision and Development Code; that the property is within the corporate limits of the Village of Arlington Heights which has adopted an official comprehensive plan.

I do further certify that according to FEMA Map 17031C0203J, Map revised August 19, 2008, the subject property is situated within Zone X, which are areas determined to be outside the 0.2% annual chance floodplain.

dated at Arlington Heights, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

by \_\_\_\_\_  
as Illinois Professional Land Surveyor No. 2846

Prepared by:

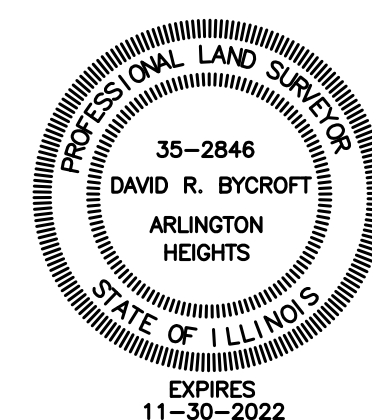
Norman J. Toberman and Associates

115 South Wilke Road

Suite 301

Arlington Heights, Illinois 60005

(847) 439-8225



Design Firm #184-005910

Expires April 30, 2023

Revised May 3, 2022

### SEND TAX BILL TO:

Name: Christopher A. Filpi  
318 West Mueller Street  
Arlington Heights, Illinois 60004

\*Note: The actual required front yard building setback line may be less than or greater than 25 feet as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.3(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements.

# FILPI CONSOLIDATION

## A FINAL PLAT OF SUBDIVISION OF

**SURFACE WATER STATEMENT**

STATE OF ILLINOIS }  
 COUNTY OF COOK } ss.

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

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

\_\_\_\_\_  
 ILLINOIS REGISTERED PROFESSIONAL ENGINEER

\_\_\_\_\_  
 OWNER OR ATTORNEY

**COUNTY CLERK CERTIFICATE**

State of Illinois }  
 County of Cook } ss.

I, \_\_\_\_\_ County Clerk of Cook County, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at \_\_\_\_\_, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2022

By \_\_\_\_\_  
 County Clerk

This plat submitted for recording by: (name) \_\_\_\_\_  
 (address) \_\_\_\_\_

**PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS**

EASEMENTS ARE RESERVED FOR & GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING, BUT NOT LIMITED TO: WIDE OPEN WEST CABLE, COMCAST CABLE, ATT/SBC COMMUNICATIONS, COMMONWEALTH EDISON/EXCELRON AND NORTHERN ILLINOIS GAS CO. AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS DEFINED AS PUBLIC UTILITY EASEMENTS ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RE-CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG UNDER AND THROUGH SAID VINDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM AND 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 EASEMENT, 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 AND SAID GRANTEE SHALL REPLACE AND RESTORE THE SURFACE TO ITS EXISTING CONDITION AT ANY TIME IN THE FUTURE THAT SAID SURFACE IS DISTURBED BY GRANTEE IN THE COURSE OF REPAIRING, MAINTAINING AND OPERATING SAID UTILITIES. WHERE A PUBLIC UTILITY EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE AS TO DESIGN AND LOCATION AND ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

**WIDE OPEN WEST,LLC CABLE CERTIFICATE**

**Easement Approved & Accepted**

STATE OF ILLINOIS )  
 COUNTY OF COOK ) S.S.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 TITLE: \_\_\_\_\_

**ATT/SBC COMMUNICATIONS CERTIFICATE**

**Easement Approved & Accepted**

STATE OF ILLINOIS )  
 COUNTY OF COOK ) S.S.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 TITLE: \_\_\_\_\_

**COMMONWEALTH EDISON/EXCELRON CERTIFICATE**

**Easement Approved & Accepted**

STATE OF ILLINOIS )  
 COUNTY OF COOK ) S.S.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 TITLE: \_\_\_\_\_

**COMCAST CABLE CERTIFICATE**

**Easement Approved & Accepted**

STATE OF ILLINOIS )  
 COUNTY OF COOK ) S.S.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 TITLE: \_\_\_\_\_

**NORTHERN ILLINOIS GAS COMPANY CERTIFICATE**

**Easement Approved & Accepted**

STATE OF ILLINOIS )  
 COUNTY OF COOK ) S.S.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 TITLE: \_\_\_\_\_