Village of Carol Stream

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS MONDAY, JANUARY 11, 2021, At 6:00 P.M.

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON MEETING TO BE HELD ELECTRONICALLY

I. Roll Call: Present: Absent:

II. <u>Approval of Minutes</u>: December 14, 2020

III. Public Hearing:

Presentation:

20-0030 - **Badway RE Investments, LLC – 27W371 North Avenue** *Plat of Subdivision*

IV. Old Business:

V. New Business:

VII. Report of Officers:

VI. Adjournment:

Regular Meeting – Plan Commission/Zoning Board of Appeals Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois

All Matters on the Agenda may be Discussed, Amended and Acted Upon December 14, 2020.

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:02 p.m. and directed Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 7 Commissioners Christopher, Petella, Battisto, Tucek, Morris (having technical

issues) and Chairman Parisi, Commissioner Meneghini (arrived 7:27 p.m.)

Absent: 0

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning

and Permitting Assistant and a representative from County Court Reporters.

MINUTES:

Commissioner Battisto moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on October 26, 2020.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Tucek, Morris and Parisi

Nays: 0

Abstain: 2 Commissioners Petella, Battisto

Absent: 1 Commissioner Meneghini

The motion passed by majority vote.

MINUTES:

Commissioner Battisto moved and Commissioner Christopher seconded the motion to approve the minutes of the Special Workshop held on November 23, 2020.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Battisto, Tucek, Morris and Parisi

Nays: 0

^{*}All persons remotely called in at meeting unless noted otherwise.

Abstain: 1 Commissioner Petella

Absent: 1 Commissioner Meneghini

The motion passed by majority vote.

PUBLIC HEARING:

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Christopher moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Battisto, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Meneghini

The motion was passed by unanimous vote.

Chairman Parisi read a statement regarding conducting the meeting electronically per the Governor's Disaster Proclamation reissued November 13, 2020, and the Governor's Executive Orders. Public comments will be addressed at the appropriate time. Mr. Farace added no emails or public comments have been submitted prior to the meeting.

Chairman Parisi asked for questions or comments pertaining to the declaration. There were none.

20-0027- My Property Holdings, LLC (Crash Champions) / 125 Stark Drive - Special Use Permit for an Auto Repair Storage Garage, Zoning Map Amendment from B-2 to B-3, Setback Variation, Fence Code Variation and Gary Avenue Corridor Review

Chairman Parisi swore in Matt Ebert, Mark Kehoskie, Jorge Herrera, Gabe Garcia and Quinten Hoogenboom representatives of Crash Champions, 125 Stark Dr., Carol Stream, IL.

Mr. Kehoskie stated that he is requesting approval of a map amendment from B-2 to B-3, a special use permit for an auto repair storage garage and two variance requests, one to reduce the required corner side yard from 100 feet to 64 feet, and one to allow a fence to be located in the front yard. Additionally, the petitioner hopes to receive approval under the Gary Avenue corridor review. The petitioner believes it meets the findings of fact as identified by the Village Code for each request.

Chairman Parisi asked for questions or comments from the public. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is seeking approval of a rezoning request from B-2 (general retail district designation) to B-3 (service district). B-3 is designed to provide more diversified business types which by the nature of their use place a greater impact on the land and the surrounding uses which are both commercial and industrial, with unincorporated properties to the North and West. Staff is supportive of the upgrades being proposed to both the building and the site itself and is comfortable to rezone the property to B-3.

Mr. Farace stated staff is also supportive of the special use for an auto repair storage garage request to have the vehicles stored on the property in conjunction with automotive repair or body work. The building is just under 15,000 square feet and will be renovated with some additional repair equipment and installation of spray booths inside as well as a detail area and office space. There will also be a 6,500 square foot addition on the south side to include the body shop extension, office and restroom space, and lobby or entrance. Façade and landscape upgrades were also proposed. The property has more than enough parking to meet the needs or demands of our code requirements. Based on the abundance of parking and upgrades being proposed, staff can support the special use request.

Mr. Farace mentioned the building setback along Stark Drive which is the same within the B-3 District as it would be along Gary Avenue because it is technically a front yard or corner side yard. Due to the building addition proposed, the 100 feet setback would be reduced to 64 feet. Usually larger buildings like shopping centers are setback farther from the roadway, but this building will still be set back a decent distance from Stark Drive. There will be landscaping and the drive aisle and parking itself in between the right of way along Stark Drive and the building. Staff feels comfortable with supporting the variation request in this instance.

Mr. Farace stated the fence variation is to allow a fence to be located in the front of the building where the storage area will be located for vehicles needing service. The fence is decorative, will have stone panels in between PVC posts and those posts will have decorate caps. It will be stylish and be 200 feet away from the roadway itself. This has been allowed at other locations, however, because there is no back area on this property, there is not any other location for vehicles to be stored. Given the distance from the roadway and the fact it will be a nicely designed fence, staff feels comfortable supporting the variation to allow a fence to be located in front of the building.

Mr. Farace stated the Gary Avenue corridor review encapsulates everything, building and site design, landscaping, fencing and signage. Site design has no substantial changes other than modifying the parking area on the south side due to the addition. An elongated landscape island centrally located on the property as well as landscaping along the foundation of the building and the perimeter of the property all meet our requirements along Gary Avenue. In regards to architectural design, the masonry on the existing building will be stained a grayish color with additional charcoal brick with stainless metal panels on the addition will be installed. The fence will be nicely designed and there will be a monument style sign along both Gary Avenue and Stark Drive that also meets our requirements of being more decorative. Although staff recommends landscape around the base of the sign located on Gary Avenue, we are supportive of all requests for the project and are recommending approval.

Chairman Parisi asked for questions from the Commission.

Commissioner Tucek commented about the Aldi sign and then asked if it was disrupted by the trail project moving forward and if the new sign is going where the old sign was located?

Mr. Farace stated he believed they are in similar locations which would be fine and the skeleton of the existing sign is still in place.

Chairman Parisi recommended the fencing be changed from a faux-stone with PVC (which is more of a residential type), to a corrugated metal fence for a more homogenous look for architectural purposes.

Mr. Garcia stated metal looks good for the first few years and requires a lot of maintenance and upkeep. He mentioned there will be quite a bit of plantings and landscaping in front of the fence.

Mr. Ebert asked if they would have to come back to the Plan Commission in regards to the fence.

Chairman Parisi recommended they do not have to come back to Plan Commission but staff should decide on the final fence product.

Chairman Parisi asked Mr. Kehoskie or Mr. Ebert if he was comfortable with the trash enclosure location in the front yard and recommended it be relocated to the north.

Mr. Kehoskie noted the trash enclosure Chairman Parisi is referring to is not Crash Champions.

Mr. Farace stated the dumpster is for the restaurant property which was built on an out lot.

Chairman Parisi asked for any other questions or comments from the Commission and Commissioner Tucek agreed with Chairman Parisi's assessment of the fence. Commissioners Christopher, Meneghini, Morris, Petella and Battisto had no questions or comments.

Chairman Parisi asked for a motion to recommend approval for Case No. 20-0027. Commissioner Petella moved and Commissioner Tucek seconded the motion with a condition about the fence matching the building material.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Battisto, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 1 Commissioner Meneghini

Absent: 0

The motion was passed by majority vote.

This case will go before the Village Board of Trustees on either Monday, December 21, 2020, at 6:00 PM or Monday, January 4, 2021, at 6:00 PM for formal approval, and staff will let the applicant know the exact date.

20-0028 – Grunt Style, LLC / 400 E. Fullerton Avenue – Special Use Permit for Retail Sales in the Industrial District

Chairman Parisi swore in the petitioner, Rick Posey, COO of Grunt Style, 400 E. Fullerton Avenue, Carol Stream, IL.

Mr. Posey requested approval for Grunt Style to open an outlet store, customer services and production facility. They sell a broad selection of printed t-shirts, hoodies, hats, masks, premium apparel.

Chairman Parisi has asked for any questions from the general public. There were none.

Mr. Farace stated special use is being requested at the Grunt Style location of 400 E. Fullerton Avenue. The company will be occupying 1,200 square feet for their outlet store. There is enough parking to meet their demand and staff recommends approval of their request.

Chairmain Parisi asked if there were any questions from the Commission.

Commissioner Petella asked if there would be washroom facilities toward the front of the building since he didn't see them on the blueprint.

Mr. Posev stated there will be restroom facilities.

Commissioners Christopher, Meneghini, Morris, Tucek, Battisto and Chairman Parisi had no questions or comments.

Chairman Parisi asked for a motion to approve Case No. 20-0028. Commissioner Meneghini moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, Morris, and

Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote

This case will go before the Village Board of Trustees either on Monday, December 21, 2020, at 6:00 PM or Monday, January 4, 2021, at 6:00 PM for formal approval, and staff will let the applicant know the exact date.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace asked if the PC/ZBA meeting on December 28, 2020 could be cancelled.

Chairman Parisi asked for a motion to cancel the meeting on December 28, 2020:

Commissioner Christopher moved and Commissioner Meneghini seconded the motion to cancel the December 28, 2020 meeting.

Ayes: 7 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, Morris, and

Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

ADJOURNMENT:

At 7:49 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, Morris, and

Chairman Parisi

Nays:	0
Abstain:	0
Absent:	0
The motion v	was passed by unanimous vote.
	FOR THE COMBINED BOARD
Recorded ar	nd transcribed by,
Patty Battag Planning and Minutes app	lia d Permitting Assistant roved by Plan Commission on thisday of, 20
	Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

January 11, 2021

TO:

Chairman and Plan Commissioners

FROM:

Community Development Department

CASE MANAGER:

Tom Farace, Planning & Economic Development Manager

ACTION REQUESTED:

The applicant is requesting approval of the following:

 Plat of Subdivision in accordance with Section 7-2-6 of the Subdivision Code

APPLICANT/ CONTACT:

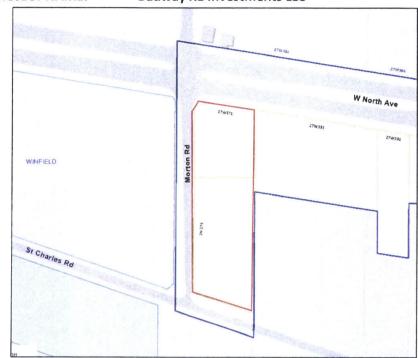
Mr. John A. Badway Badway RE Investments LLC 311 Harrison Street West Chicago, IL 60185



CASE #: 20-0030

LOCATION: 27W371 North Avenue

PROJECT NAME: Badway RE Investments LLC



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION		
Subject Property	B-2 General Retail District	Corridor Commercial (T42 Restaurant)	Corridor Commercial		
North	Unincorporated DuPage County R-2 Single-Family Residence District	Local Commercial (Trine Construction)	Local Commercial		
South	Unincorporated DuPage County R-3 Single-Family Residence District	Open Space (Glasshagel Fields)	Open Space		
East	B-3 Service District	Corridor Commercial (Chicago Motor Cars)	Corridor Commercial		
West	Village of Winfield SC-PD St. Charles Road Corridor Planned Development District	Industrial (Industrial Building)	Industrial		

The property, outlined in red in the above map, is located at the southeast corner of North Avenue and Morton Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The north lot in the subdivision is designated for corridor commercial uses and the south lot in the subdivision is designated for industrial uses according to the Village's 2016 Comprehensive Plan.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, cover letter from Mr. Badway dated October 21, 2020, and Plat of Subdivision (Exhibit A).

BACKGROUND:

The applicant requests approval of a plat of subdivision for property at the southeast corner of North Avenue and Morton Road that was improperly subdivided in 2007. The subject property was subject to the terms of a pre-annexation agreement entered into by the previous owner and the Village of Carol Stream in 1996. Among the terms of the pre-annexation agreement was that any development of the property, including subdivision, was subject to review and approval by the Village.

The applicant, who is the current owner of the north lot (Lot 1), entered into an agreement in the mid-2000s to subdivide and sell the southern portion of the property (Lot 2) to a developer. The development proposal included annexing the entire subject property into the Village and subdividing the property into two lots. Lot 1 would be 1.31 acres and include the existing restaurant building and associated parking, and Lot 2 would be 2.27 acres and include a proposed office/warehouse building.

The entire property was annexed into the Village in 2017, but the office/warehouse project never moved forward. In addition, the developer erroneously recorded the two-lot plat of subdivision with the DuPage County Recorder of Deeds in 2007 (known as Kyle's Corner Subdivision; Exhibit A), without proper review and approval by the Village of Carol Stream and signatures by Village officials on the plat. The recording of the subdivision plat was discovered years later, and the applicant now requests approval of the plat to facilitate the sale of Lot 1.

Staff Analysis

PLAT OF SUBDIVISION

As mentioned, the plat of subdivision was already recorded with DuPage County in 2007. For subdivisions such as this, the review process is largely a technical, document review exercise. There are no issues related to neighborhood layout, impact fee donations or infrastructure improvements, as is the case with residential subdivisions. In accordance with the Village's customary process for these types of subdivisions in most circumstances, staff presents the plat of subdivision to the PC/ZBA for a review and recommendation. It should be noted that a separate plat of easement will be reviewed by the Village Board which denotes the granting of additional utility easements.

Recommendation

Staff recommends approval of the plat of subdivision for Badway RE Investments LLC (Kyle's Corner Subdivision), Case No. 20-0030.

T:\Planning New\Planning\Plan Commission\Staff Reports\2021 Staff Reports\20-0030 Badway RE Investments LLC PLAT 27W371 North Ave.docx



Do Not Write	in This Space
Date Submitted:	12/17/20
Fee Submitted:	\$400
File Number:	20:0030
Meeting Date:	1/11/21
Public Hearing R	Required:

Village of Carol Stream, 500 N. Gary Avenue - Carol Stream, IL 60188

PHONE 630.871.6230 = FAX 630.665.1064

www.carolstream.org

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

Name of Applicant Jo	hu A-Badu	by	Phone 630-204-49
Address 311 Havri	son St. Wes	+ Chicago	0185 Fax
E-Mail Address bad	lway Pagnail.	com?	166
(required) Name of Attorney	3.0		Phone
(if represented) Address			Fax
Name of Owner			Phone
(required if other than applicant) Address			Fax
Name of Architect			Phone
(if applicable) Address			Fax
*Common Address/Location	n of Property 27W	371 North	Ave
Requested Action (check a	Il that apply)	Gary/N	North Avenue Corridor Review
Annexation		Text A	mendment
Planned Unit De	velopment - Preliminary	Variati	on - Zoning (requires Form B-1)
Planned Unit De	velopment – Final	Variati	on - Sign (requires Form B-2)
Special Use Perr	mit (requires Form C)	Variation	on - Fence (requires Form B-3)
Subdivision – Pre	eliminary	Zoning	Change
Subdivision – Fin	nal	Other	
Describe requested action _	Correction	of recou	ded Subdidis
Done by David	Schonback 20	006 or 200°	7
	Eagements	on East &	West Lotlines

Ge Sig Fei Sp Api Ga Pla Site Lar	neral Application (Foneral Variation Appli n Code Variation Applice Code Variation Application Application Application for Developing/North Avenue Control of Survey with Legal Plan	cation (loplication Application (Formal ment Application Tridor Application	in (Form ion (Form C) pproval (pplication	B-2) m B-3) (Form D)	(·)			
Ga Pla Site Lar	ry/North Avenue Cor t of Survey with Lega e Plan	ridor Ap	pplication	(Form D) n (Form E	(i)			
Pla Site Lar	t of Survey with Lega Plan	ridor Ap al Descr	pplication ription	n (Form E	i)			
Site	Plan	ai Desci	ription					
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Pla	of Annexation							
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	al Subdivision Plat	1 101						
		it Devel	lopment	Plan				
		ations						
Pro	of Ownership or V	Vritten C	Consent	From Pro	perty Owr	ner		
			1120					
	Prei Fina Drav Hori Floo Proo	Preliminary Planned Unit Development Planned Unit Development Proposed States of Proposed Narrative/Cover	Preliminary Planned Unit Development Final Planned Unit Development Drawings of Proposed Signs Horizontal Building Elevations Floor Plan Proof of Ownership or Written Of Project Narrative/Cover Letter	Preliminary Planned Unit Development Final Planned Unit Development Plan Drawings of Proposed Signs Horizontal Building Elevations Floor Plan Proof of Ownership or Written Consent	Preliminary Planned Unit Development Plan Final Planned Unit Development Plan Drawings of Proposed Signs Horizontal Building Elevations Floor Plan Proof of Ownership or Written Consent From Pro Project Narrative/Cover Letter	Preliminary Planned Unit Development Plan Final Planned Unit Development Plan Drawings of Proposed Signs Horizontal Building Elevations Floor Plan Proof of Ownership or Written Consent From Property Own Project Narrative/Cover Letter	Preliminary Planned Unit Development Plan Final Planned Unit Development Plan Drawings of Proposed Signs Horizontal Building Elevations Floor Plan Proof of Ownership or Written Consent From Property Owner Project Narrative/Cover Letter	Preliminary Planned Unit Development Plan Final Planned Unit Development Plan Drawings of Proposed Signs Horizontal Building Elevations Floor Plan Proof of Ownership or Written Consent From Property Owner Project Narrative/Cover Letter

Please submit three (3) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have reviewed a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews determined to be necessary by the Community Development Director, performed by means of consultant services, shall be paid at the billed rate to the Village by the applicant.

Print Name

Signature

9-23-2020

Date

Revised 06/18

October 21, 2020



To Mayor Saverino and the Board of the Village of Carol Stream

Regarding: 27W371 North Ave at Morton Rd and vacant property to the south to St. Charles Rd. Formerly Jimmy's Cock and Bull, Brian's Charhouse, JOHN & TONY'S Restaurant and now T42

With this writing I wish to address Sewer and Water easement deficiencies brought to my attention in the Kyles Corner Plat of Subdivision recorded in DuPage County by David Schonback in 2007.

Many years ago, I entered into an agreement to sell the southern adjacent piece of land to David Schonback, an experienced licensed Real Estate Sales Broker with ownership of several investment properties. The timing of the contract, as I recall, allowed Mr. Schonback over a year to obtain financing and DuPage County approvals necessary to build a Planned Unit Development of his design.

Mr. Schonback was required to obtain approval from Carol Stream as well because of an existing pre-annexation agreement. David Schonback informed me at some point that he was satisfied with his approved plan, had recorded the plat of subdivision at the DuPage County recorder's office and was ready to close. He had also obtained financing and was anxious to get started on his project.

I was unaware that there was a concern with the recorded plat for years. The issue was presented to me by the newest owner of the land to the south of my restaurant through Lynda Vasquez, his lawyer. A phone conversation with Don Bastian convinced me to cooperate with Ms. Vasquez request and I did. More than a year later; however, with no further communication from Ms. Vasquez because her client dropped his plan to develop, I again called Don Bastian for advice. He convinced me that the costs to correct the defects would be doing the right thing.

On 10-21-2020 I contacted Sue at the Kane-DuPage Water Conservation District office. After explaining the subdivision application situation and the fact that I am not developing the property at this time, she said that a review at this time is not required.

Therefore, I hereby petition the Village Board of Carol Stream to aid me in correcting the missing sewer and water easements. My hope is that we have done the right thing and repaired any deficiencies with the Village of Carol Stream. I also wish to thank your competent staff that researched, explained, and encouraged me to take these steps forward.

Sincerely;

John A Badway

West Chicago II. 60185

KYLE'S CORNER SUBDIVISION

COMMUNITY DEVELOPMENT

BEING A RESUBDIVISION OF PART OF LOT 4 IN ASSESSMENT PLAT OF EDWARD W. PLANE ESTATE A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, AND SECTION 31, A SUBDIVISION OF PART OF SECTION 30, IDWNSTIF 40 NORTH, RANGE 3, AND SECTION 31, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1931 AS DOCUMENT 313722, IN DUPAGE COUNTY, ILLINDIS.

SCALE 1" = 50' CI-SET CONCRETE MONUMENT
O-FOUND 3/4 DIA. IRON PIPE
-SET IRON PIPE 1/2 DIA x 24"
IR-IRON ROD
P.U.E.- PUBLIC UTILITY EASEMENT

C/L=CENTERLINE OF ROAD

(R) = RECORD DISTANCE
(M) = MEASURED DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST

E = EAST
W = WEST
— =BUILDING SETBACK LINE ------

NOTES:

1) PROPERTY IS SUBJECT TO 2 UNRECORDED EASEMENTS IN FAVOR OF
COMMONWEALTH EDISON CO. (PER UTILITY LETTER DATED 8-14-1995) REGARDING
POLES ALONG ST. CHARLES ROAD, AND REGARDING A UTILITY EASEMENT LOCATED
ALONG THE NORTH, SOUTH, AND WEST LOT LINES OF THE PROPERTY.

NORTH AVENUE HAS BEEN DEDICATED BY DOCUMENTS 252202, 254500, AND 3349933.

STATE OF BLINOIS) COUNTY OF BUPAGE)

THAT I NOW G. SCHOMENCY, IS THE LEGAL OWNER OF THE LAND DESCRIBED IN THAT AMNORED PLAT AND THAT I NAVE CAUSED THE SAME TO BE SURVEYED AND. HE SUMPLY DESCRIBED THE SAME TO BE SURVEYED AND THE RESUMPTION AND THE THE THEORY INDICATED. A LASS FOR A DOPT THE SAME UNDER THE STYLE AND THICH THEREON INDICATED. A LASS FOR A DEFINITY THAT THE PROPERTY FALLS WITHIN ORADE SCHOOL DISTRICT 20 AND LIGHT S

STATE OF ILLINOIS) COUNTY OF DUPAGE)

A NOTARY PUBLIC, M AND FOR SAID COUNTY, IN FAPORESAID. DO HEREFY CERTIFY THAT DAYD C. SCHWEACE WESCHIED DIVERSION DO BE THE SAME PERSON WHOSE HAMMER'S WESCHIED DIVERSION OF THE SAME PERSON WHOSE HAMMER'S WESCHIED DIVERSION OF THE SAME PERSON AND ACKNOWLEDGE THAT HE SAID SAID CHAPTER HE THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE WEST FORTH.

USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 18th DAY OF Sept. A.D.

NOTARY PUBLIC THE CO. MAN A HORIZON A COMPANIA MANAGEMENTO A COMPAN MY COMMISSION EXPIRES: 5/9/2011

STATE OF ILLINOIS) COUNTY OF DUPAGE)

CALLY A. KING. COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS HEREBY DERIPY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNFAILD FORFETTED TAXES AND NO REDERIABILE TAX LES AGAINST ANY OF THE LAND INCLUDED IN THE FLAT DRAWN BEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONN. WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 1Th DAY OF September, A.D.

STATE OF ELLINOIS)
SS
COUNTY OF DUPAGE)

COUNTY OF DUPAGE.

THIS INSTRUMENT NO. RECORD THE RECORDERS OFFICE OF DUPAGE COUNTY, LLINGS ON THIS DAY OF DAY OF

COUNTY OF BUPAGE APPROVED AND ACCEPTED THIS __

.... A.D. 20... VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF WEST CHICAGO.

BY:_ PRESIDENT ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS) COUNTY OF DUPAGE)

APPROVED AND ACCEPTED THIS ____ DAY OF __ VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF CAROL STREAM.

VILLAGE CLERK

STATE OF ILLINOIS) COUNTY OF DEPARE

APPROVED ON THIS 30" DAY OF August 2007

BY: Lyle Aubrey Gilin

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROLDWAY ACCESS TO COUNTY RIGHWAY \$7. ST CHARLES ROLD PURSUANT TO 758 LICE SOFT ROWERS. A HIGHMAY FERMIT POR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY ABOUT TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS OF WAY DATED THIS SOFT. DAY OF THE PROPERTY AND THE PROPERTY OF THE PROPERTY AND TH

BY Chules & John Si COUNTY ENGINEER

SUBMITTED BY: ()AND OF HONDON PKINY (625 W. FABYAN PKINY

GENEVA, IL 40134

PERMANENT INDEX NUMBER: 01-36-400-023

DEVELOPER: MR. DAVID G. SCHONBACK 625 W. FABIAN PARKWAY GENEVA, ILLINOIS 60134

PROPERTY ADDRESS

NORTH NOIGH (OFFER) MY AVENUE 2 54.33,54, A CREED P.

N BEEF STREET CRANT TO BLENGE SELL TELEPRONE CO SER DOC. 480415 LOT 1 AREA: 1.31 ACRES Ψ 6. P.B.E. THE PURE THE 5 89 46 33 E 4 SET L/E* DIA. POUND BRON PERE 294.87'S & D.BA'W GRTEN. 00°13°07 884.94 LOT 2 AREA: 2.27 ACRES OF LOT 4 M 32737377 V 05.33.50 29:46 N 14 22 4 也被

I. KENNETH SPITZ. WAYNE TOWNSHIP HIGHWAY COMMISSIONER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FOUND IT TO COME! WITH THE APPLICABLE REQULATIONS AND REQUIREMENTS HECAROING PLATS OF WAYNE COVERNING PLATS OF WAYNE EQUILATIONS AND TRUBERENTS. IF ANY, DISTRICT AND/OR WAYNE TOWNSHIP ALDROID BY THE WAYNE TOWNSHIP ROAD DISTRICT AND/OR WAYNE TOWNSHIP, ALLROID.

COUNTY OF DESCRIPTION OF DESCRIPTION

04'59'5

POUNT RON PUPE 17.85' S.

DATE THIS (C TA DAY OF SEATE A D. 2007.

STATE OF ELLINOIS)
SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SUBPACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART IDENDATED ON THE SUBPACE WATER DRAINAGE WILL BE CHANGED TO THE THEORY HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SUBPACE MATERION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH AS THE SUBPACE WATER SHAPE WATER SHAPE SUBPACE AND FURNISHED HAS SOME THE SUBDIVIDER HAS A RIGHT TO USE, AND FURNISH SUCH SUBPACE WATER SHILL BE NOT BE DEPOSITED ON THE PROFESSION ADDIVINGUAL AND ONLYES WIS SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADMONSING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BY: CALCOCAL OWNER OR ATTORNEY

KNSALAGO P.L.S. 2768 SXP. 11/30/2008 KULAVIK P.L.S 2580 EXP. 11/20/2008 EWART P.L.S. 3415 EXP. 11/30/2008 NAL DESIGN FIRM NO. 184
EXP. 4/30/2005
D.M. 4 A890(LIATE, INC.
1851 AUGUTT ROAD
UNTONRY, ILLINGIS SORDE
1800-882-1909 FAX 820-892-8544 valid only if original seal is shown in red.

PLAT R2007-166054 SEP 07 2007 11:24 AM

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PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A MON EXCLUSIVE EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY
IS HERRETY RESERVED FOR DAMPIED TO THE TOWNSHIP OF WAYNE. THE
IS HERRETY RESERVED FOR THE FORWARD FOR WAYNE. THE
COUNTY OF DUPAGE. AND TO DE GRANTED TO THE TOWNSHIP DUT NOT
COUNTY OF DUPAGE. AND TO THE PROPERTY SERVING SERVING SERVING BUT NOT
COUNTY OF DUPAGE. AND TO THE PROPERTY SERVING SER

NO OBSTRUCTIONS OF ANY TYPE SHALL BE FLACED OVER GRANTESS FACILITIES OR IN, UPON OR OVER SUCH EASEMBLYE WITHOUT PROD WRITTEN COMESNY OF THE IN, UPON OR OVER SUCH FACILITIES SHALD BE LEAVED UNDERGROUND OR ON THE SUFFACE AND LYTER INSTALLATION OF LATERED IN ALTERED TO ALTER OF THE SUBDIVIDED PEOPERT SHALL NOT BE ALTERED IN ALTERED IN ALTER OF THE PROPER OPERATION AND MAINTENANCE THEREOY.

SUBDITION PROPER OF SHALL NOT BE ALTEREO IN A MANNER SO AS TO BYTEFFERE STITH THE PROPER OF SHALL NOT BE ALTEREO IN A MANNER SO AS TO BYTEFFERE STITH THE PROPER OF SHALL NOT BE ALTEREOF.

PERTANDED TO THOSE SEASHINT AREAS AS LITLIED TOR STORM WATER AND OVERLAND DRAINAGE PURPOSES, NO BUILDINGS OF OTHER STRUCTURES SHALL REPLACED ON SALD EASEMANT BUT THE SOME MAY BE UPURLY RESTORMANTER. SHALL REPLACED ON SALD EASEMANT BUT THE SOME MAY BE UPULLY RESTORMANTER. SHALL REPLACED ON SALD EASEMANT AFFORMANT OF SUBJECTIVE THE STORMAGE MASSEMENT AREA. ON SHALL NOT DESTROY OF MODER AND OVERHAND TO READ THAT THE STORM WATER HAS A THE STORM HAD AND OVERHAND THE STORM THAT THE STORM HAD ON SUBSECURITY PURCHASER FAILS TO PROPERLY OF MODER AND OVERHAND TO SUBSECURITY PURCHASE PAILS TO PROPERLY OF MOTHER STORM LLINGS OR ANY CHAPTER PURCHASE PAILS TO PROPERLY OF MOTHER STORM LLINGS OR ANY CHAPTER THE SUBJECT OF SUBJECT O

FOLLOWING ANY WORK IN THE DETENTION BASIN. THE BASIN WILL BE REPLANTED PER THE REQUIREMENTS IN SWP 06-TIBOMS.

STATE OF STATE COUNTY OF DUPACE APPROVED ON THIS BY: ENVIRONENTAL ENGINEE

THIS IS TO CERTIFY THAT I. THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGRESMENT DATED

AND COUNTY, IN THE SAND OF THE COUNTY, IN THE SAND OF THE SURVEYOR'S CERTIFICATE AFFOCED HEREOW, AND THAT AS SUCH IT DOES HEREORY, ACKNOWLEDGE THE PROVISIONS OF THE OWNER'S CERTIFICATE. AFFOCED HEREON, ACKNOWLEDGE THE PROVISIONS OF THE OWNER'S CERTIFICATE. AFFOCED HEREON, ACKNOWLEDGE THE PROVISIONS OF THE OWNER'S CERTIFICATE. AFFOCED

DATED THIS ____ PLEASE PRINT NAME AND TITLE

STATE OF ILLINOIS)

I. THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORSAID, DO HERBY CERTIFY THAT THE FORECOME SIZMATUR OF THE MONTGAGE CHANGE IS FRESONALLY KNOWN TO ME TO BE THE MAN OF THE PERSONAL WAS DESCRIBED TO THE FORECOME DISTRIBUTIONS OF THE OWNER OF THE PERSONAL WAS ADDITIONAL THE SIGNED AND DESCRIBED TO THE FORECOME DISTRIBUTIONS OF THAT THEY SIGNED AND DELIVERO SAID REFORMENTS AT HERE ONLY FROM THE USES AND PURPOSES THEREIM SET FORTH.

GIVEN UNDER MY HAND AND MOTARIAL SEAL THIS ____ DAY OF ______. ILLINOIS.

STATE OF ILLINOIS)

COUNTY OF KANE)

L CEORCE H SKULAVIK. A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE 1765 ILCS 205/2 (PROPERTY) DO HERERY DESIGNATE MR. DAYID G. SCHOMES THE ENTITY THAT MAY RECORD "KYLE"S CORNER SUSPINION". A TRUE COPY MECH WAS RETURNED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE. DAYED THIS 22 DAY OF 44 4 5 T A.D. 2057.

GEORGE H SKITAVIK
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 2580

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, GEORGE H. SKULAVIK, ILLINOIS PROPESSIONAL LAND SURVEYOR NO. 2580, HAVE SURVEYED, SUBDIVIDED, RESUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 4 IN ASSESSMENT PLAT OF THE EDWIND Y FLANE ESTATE.

MORE ARTICULARY DESCRIBED AS FOLLOWS: COMMENCED BY THE CENTER OF

MORE ARTICULARY DESCRIBED AS FOLLOWS: COMMENCED BY THE CENTER OF

MORE ARTICULARY DESCRIBED AS FOLLOWS: COMMENCED BY THE CENTER OF

MORE ARTICULARY DESCRIBED AS FOLLOWS: COMMENCED BY THE SECRETARY AT THE MORTHLE CENTER LINE OF MORTH ATEMUS 255.0 FEET TO BY SAID LOT 4. BREAD SECRETARY LINE OF MORTH ATEMUS 255.0 FEET TO BY SAID LOT 4. BREAD SECRETARY ALONG THE CENTER LINE OF ST. CHARLES ROAD. THEREOE INCREMENTS FOR A SECRETARY ALONG THE CENTER LINE OF SAID LOT 4. 837.9 FEET TO THE PLACE MORTHLES ROAD 265.8 FEET TO LINE OF SAID LOT 4. 837.9 FEET TO THE PLACE MORTHLES ROAD 265.8 FEET TO FEED SAID LOT 4. 857.0 FEET OF THE PLACE MORTHLES ROAD 265.8 FEET TO THE PLACE MORTHLES ROAD 265.8 FEET TO FEED SAID LOT 4. DESCRIBED AS FOLLOWS. SECURIOR OF THE PLAT THEREOF RECORDED OF THE THEOD PRINCE SECURIOR OF THE PLAT THEREOF RECORDED TO THE THEOD PRINCE OF SAID LOT 4. DESCRIBED AS FOLLOWS. SECURIOR AT THE MORTHLEST FOR THE SECURIOR OF THE ASSESSMENT AND THE CENTER OF THE MORTHLEST CHARLES AND THE SECURIOR OF THE THEREOF RECORDED THE SECURIOR OF THE MORTHLEST CHARLES AND THE THAT PART OF LOT 4 IN ASSESSMENT PLAT OF THE EDWARD WE MORE PARTICULARY DESCRIBED AS FOLLOWS: COMMENCING OF

DUPAGE COUNTY, ILLINOIS.

I DO HERREN YURTHER CERTIFY THAT THE LAND INCLIDED IN THE ANNEXED PLAT
I BO HERREN YURTHER CERTIFY THAT THE LAND INCLIDED IN THE ANNEXED PLAT
IS WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF THE MAGES OF CAROL
STREAM AND WEST CRICAGO, BLINGIS, AND THAT ACCOUNTE TO A TOOL
STREAM AND WEST CRICAGO, BLINGIS, AND THAT ACCOUNTE TO A TOOL
STREAM AND WEST CRICAGO, BLINGIS, SALETYER DATE
OF THE ASPUR DECRIBED PROPERTY LIES WITHIN A TALOOR HAN AGENCY.
SPECIAL OF THE ASPUR DECRIBED PROPERTY LIES WITHIN A TALOOR HAN AGENCY.
COUNTY BOARD OF TRUSTESS OF DUPAGE COUNTY, ILINOIS, RELATIVE TO PLATS.
AND SUBDIVISIONS, HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

CIVEL UNDER MY HAND AND SEAL THIS

DAY OF SENLENTIAL
GEORGE H. SKULLYKE!

LINOIS PROFESSIONAL LAND SURVEYED.



Project Number: 2005-0780
Project Number: 2005-0780
Project Number: 2005-0780 2005-0769 (SUB)

