



**SPECIAL PLAN COMMISSION AGENDA**  
**VILLAGE HALL BOARD ROOM**  
**25 E. STATE STREET**  
**TUESDAY, JULY 10, 2018**  
**7:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated April 3, 2018.

**PUBLIC HEARING**

1. **Petition #18-08 (110 Oak Street)** The petitioner requests a map amendment to rezone the subject property from O-R Office Research District to R-1 Single Family Residence District.
2. **Petition #18-07** The Village of North Aurora requests a text amendment to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) regarding small wireless facilities.

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**NEW BUSINESS**

1. **Petition #18-08 (110 Oak Street)** The petitioner requests a map amendment to rezone the subject property from O-R Office Research District to R-1 Single Family Residence District.
2. **Petition #18-07** The Village of North Aurora requests a text amendment to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) regarding small wireless facilities.

**OLD BUSINESS**

1. None.

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

**ADJOURNMENT**

**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
APRIL 3, 2018**

**CALL TO ORDER**

Chairman Brackett called the meeting to order.

**ROLL CALL**

**In attendance:** Chairman Mike Brackett, Co-chairman Jennifer Duncan, Commissioners Doug Botkin, Mark Bozik, Tom Lenkart, Aaron Anderson, Anna Tuohy and Mark Rivecco. **Not in attendance:** Commissioner Connie Holbrook.

**APPROVAL OF MINUTES**

**1. Approval of Plan Commission Minutes dated March 6, 2018**

Motion for approval made by Commissioner Lenkart and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

**PUBLIC HEARING**

- 1. Petition 18-04 (511 Sharon Lane)** The petitioner requests a variance to allow additional fence height on the subject property.
- 2. Petition 18-05** The Village of North Aurora requests a text amendment to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending the business district design standards.
- 3. Petition #18-06 (Property consisting of 1.53 acres of vacant land at the northwest intersection of Randall Road and Interstate 88)** The Village of North Aurora requests a map amendment to rezone the subject property, which is currently zoned R-1 Single Family Residence District to the B-2 General Business District under the North Aurora Zoning Ordinance.

Chairman Brackett opened the public hearing. There were no questions at this time. Chairman Brackett then closed the public hearing.

**NEW BUSINESS**

- 1. Petition 18-04 (511 Sharon Lane)** The petitioner requests a variance to allow additional fence height on the subject property.

**Troy Johnson, 511 Sharon Lane, North Aurora, IL** – The petitioner addressed the Plan Commission requesting a variance to erect a 6-foot fence at the back of his yard and across to his garage. Most of the six foot fence would be hidden behind trees.

Community & Economic Development Director Mike Toth noted that this is a very atypical lot that fits into a number of different lot types. Staff concluded that the petitioner would be allowed to erect a four foot fence in the proposed area.

Commissioners Botkin and Bozik agreed that this is a unique situation due to the lot location. Chairman Brackett said that the only visible part of the fence would be between the right-of-way and the playhouse. Bozik asked the petitioner about the type of fence he planned to install. Mr. Johnson said it would be vinyl or wood and would be aesthetically pleasing.

Duncan asked if the neighbor on Sharon has a six foot fence. Answer was, yes. Duncan asked if there was an HOA for the subdivision. Answer was, no.

Commissioner Anderson said that where there is room for interpretation, he was in favor of the homeowner enjoying his property by allowing the six foot fence.

**Charles Doolittle, 603 Hickory Court, North Aurora** – Mr. Doolittle said that he has no issue with the fence if it is allowed by code. Toth said that the diagram areas shown in yellow can be done by right as six feet. The blue portion is in question. The petitioner can go four feet by code and he is requesting to go to six feet. Toth said the petitioner is requesting to go two feet higher only in a certain area. If the petitioner gets the variance, he will then be meeting code.

Commissioner Lenkart mentioned to the petitioner that although the fence is well camouflaged, to be cognizant to not be too close to the trees. Lenkart added that he likes the screen of the trees.

Bozik asked the petitioner where the gate will be installed. Johnson said it would be on the side of the garage, a little more than halfway toward the house.

Motion made by Commissioner Lenkart and seconded by Commissioner Botkin to accept the variance specifically for this lot and the layout for this lot to permit a six foot fence as recommended by Staff.

**Roll Call Vote:** Lenkart – yes, Tuohy – yes, Rivecco – yes, Anderson – yes, Duncan – yes, Bozik – yes, Botkin – yes. **Motion approved (7-0).**

**2. Petition 18-05: The Village of North Aurora requests a text amendment to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending the business district design standards**

Mike Toth stated that the text amendment would allow Staff to have the flexibility to make design standards. The language will primarily stay the same as before, but with some minor changes. Wording will be changed from “musts” and “shalls” to “shoulds”.

Botkin stated that changing “musts” to “should” allows more flexibility but also leaves it very open to more subjectivity.

Bozik said his concern was that when this was originally written, it applied to all buildings within business districts. If an existing building came in to do a remodel or façade improvement, you would have the ability to regulate it. With the changes, the only time we can capture this is in the site plan review process or a special use process.

Lenkart said he is not a fan of saying “should”. Developers will come into the Village and say they can’t afford to do something a certain way. Sherwin Williams wanted to come in and do just a brick façade but the Plan Commission insisted they change it.

Duncan asked if Toth felt that there are no teeth in the current ordinance, as written. Toth said there are holes and gaps in it currently, but there is some teeth in the ordinance. Toth said that the changes would make it easier from an enforcement standpoint and not require a variance of someone looking to match the building materials to that of the surrounding development. Lenkart said that there needs to be more teeth in the ordinance. Bozik suggested a review process in order to have some control.

Anderson asked if this will only apply to development from the ground up in all business districts. Toth said it is correct. These standards apply only to development in a business district from the ground up and not to existing buildings. It will be for business districts, not industrial properties.

Bosco suggested special language for redevelopment. Bozik suggested adding development and redevelopment wording to the ordinance so that it also covers the redevelopment aspect. Toth said that could be done.

Motion made by Commissioner Anderson and seconded by Commissioner Bozik to approve the zoning amendment with the addition of the words “and redevelopment” as suggested by Commissioner Bozik.

**Roll Call Vote:** Rivecco – yes, Tuohy – yes, Anderson – yes, Lenkart – no, Duncan – yes, Bozik – yes, Botkin – yes. **Motion approved (6-1)**

**3. Petition #18-06: (Property consisting of 1.53 acres of vacant land at the northwest intersection of Randall Road and Interstate 88).**

The Village of North Aurora requests a map amendment to rezone the subject property, which is currently zoned R-1 Single Family Residence District to the B-2 General Business District under the North Aurora Zoning Ordinance.

The property is zoned R1. The intent is to absorb the property into the adjacent property and rezone it to the B2 District. Rezoning is requested by the Village.

Motion for approval made by Commissioner Lenkart and seconded by Commissioner Bozik. **Roll Call Vote:** Lenkart – yes, Anderson – yes, Tuohy – yes, Rivecco – yes, Duncan – yes, Bozik – yes, Botkin – yes. **Motion approved (7-0).**

**4. The Village of North Aurora requests a text amendment to Title 16 of the North Aurora Municipal Code (Subdivision Ordinance) amending storm sewers and sump drain regulations.**

Drainage of storm sewers and sump pumps above ground is currently illegal in the Village. A resident has seepage through the cracks in the cement and a plumber suggested adding a sump pump so that it discharges above ground. There is only one other town in the area that does not

allow discharge of sump pumps above ground. Staff suggested leaving this in the hands of the Public Works Director, for stormwater issues. As long as he says yes and where the best area to discharge would be, it should be allowed. Otherwise, the resident will have seepage into their basement.

Toth said that the Village's Public Works Director went out to the house, looked at the grade of land and determined the best area to discharge to.

Bozik said his only concern is the front yard. Unless it is a last case resort, to not allow it to the front yard for sight reasons.

Motion made by Commissioner Lenkart and seconded by Commissioner Rivecco to add a text amendment permitting above ground sump pump discharge. **Roll Call Vote:** Lenkart – yes, Rivecco – yes, Anderson – yes, Tuohy – yes, Duncan – yes, Bozik – yes, Botkin – yes. **Motion approved (7-0).**

**OLD BUSINESS** - None

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES** - None

**ADJOURNMENT**

Motion to adjourn made by Commissioner Botkin and seconded by Commissioner Duncan. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray  
Village Clerk

# Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

## GENERAL INFORMATION

**Meeting Date:** July 10, 2018

**Petition Number:** 18-08

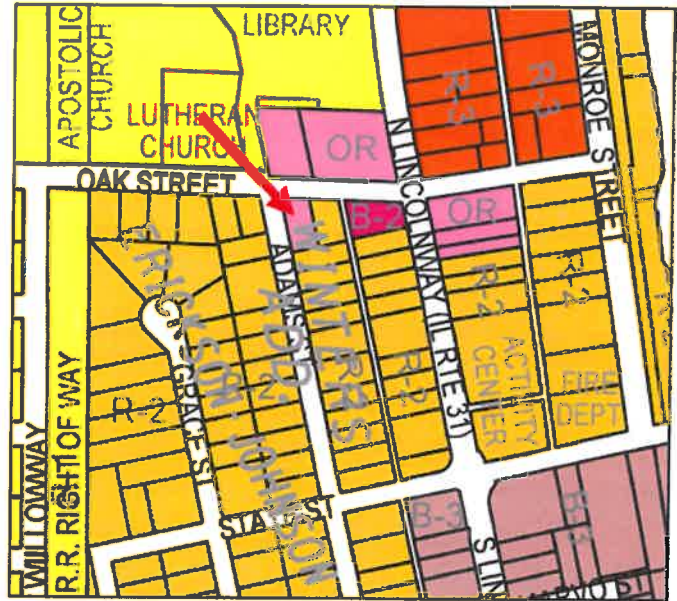
**Petitioner:** John Demars

**Request:** A map amendment to rezone the subject property from O-R Office Research District to R-1 Single Family Residence District

**Parcel Number(s):** 15-04-205-047

**Property Size:** Approximately .18 acres

**Current Zoning:** O-R Office Research District



**Contiguous Zoning:** North – O-R Office Research District, South – R-2 Single Family Residence District, East – R-2 Single Family Residence District, West - R-2 Single Family Residence District

**Contiguous Land Use:** North – Dental Office, South – Single Family Residence, East – Single Family Residence, West – Single Family Residence

**Comprehensive Plan Land Use Designation:** Single Family-Detached

## BACKGROUND

In 2005 the Village Board approved a map amendment to rezone the subject property from the R-1 Single Family Residence District to the O-R Office Research District. The rezoning request was made at that time (by the same property owner) to accommodate a business that was to operate on the first floor of the building. A special use to allow residential on the second floor was also granted at that time. According to the property owner, the business did not operate on the subject property for very long and the property was again solely used for residential shortly thereafter. The property owner is now under contract to sell the subject property as a single family residence.

As the property is presently located in the O-R Office Research District, the property could not be rebuilt as a single-family residence. As approvals were only granted to allow residence on the second floor, the current use of the property as a single-family home (in its entirety) is considered non-conforming with respect to the current O-R District zoning. If the property were to be rezoned back to the R-1 Single Family District, the current use would be considered conforming to zoning.

APPLICATION FOR MAP AMENDMENT

VILLAGE OF NORTH AURORA  
25 East State Street  
North Aurora, IL 60542

PETITION NO. 18-08

FILE NAME \_\_\_\_\_

DATE STAMP

RECEIVED

JUN 19 2018

VILLAGE OF  
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant\* John Demars

Address of Applicant 1203 Cantigny Ct., North Aurora, IL 60542

Telephone Numbers 630-567-8194

Name of Owner(s)\* John Demars

Telephone Number 630-567-8194

Email Address jdemars62@gmail.com

If Applicant is other than owner, attach letter of authorization from Owner.

Title of Record to the real estate was acquired by Owner on \_\_\_\_\_

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 110 Oak Street, North Aurora, IL 60542  
(Indicate location if no common address)

Legal Description: Lot # - 047

Parcel Size .18 acres

Present Use Single Family residence  
(Business, manufacturing, residential, etc.)

Present Zoning District O-R  
(Zoning Ordinance Classification)

\*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.

III PROPOSED MAP AMENDMENT

Proposed Zoning District R-1 (Zoning Ordinance Classification)

Has the present applicant previously sought to rezone the property or any part thereof? Yes  
If so, when? 2005

To what zoning district classification? O-R

What type of improvement to the Property is planned? None

What will be the actual use of such improvement(s)? N/A

What are the existing uses of the property within the general area of the Property in question?

Residential and Commercial

IV CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

- Legal Description (may be included in items 2 or 5 below)
- 2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
- Five (5) copies of a plot plan, 8 1/2" x 11" or 8 1/2 x 14" showing proposed construction if any.
- 4. ✓ A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested.
- 5. A copy of owner's title insurance policy commitment or deed for the subject property.
- 6. Filing fee in the amount of \$300.00; if paid by check make payable to the 'Village of North Aurora'. Please note, an escrow deposit will also be required per Village Code.
- Letter of authorization letter from owner, if applicable.
- 8. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application, if applicable:

- 9. Visit the Illinois Department of Natural Resources' website [www.dnr.state.il.us](http://www.dnr.state.il.us) and initiate a consultation using DNR's EcoCat online application
- 10. Visit the Kane DuPage Soil and Water Conservation District's website

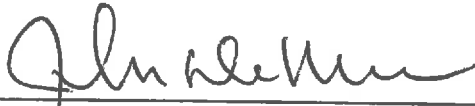


The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

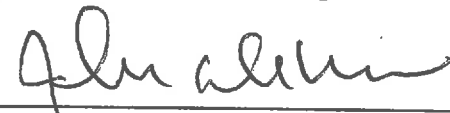
The Applicant is responsible for publishing a legal notice in the newspaper, sending mail notices to properties within 250 feet and posting a sign(s) on the property advertising the public hearing. These shall be in accordance with Village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

  
\_\_\_\_\_  
Applicant or Authorized Agent

6-18-18  
Date

  
\_\_\_\_\_  
Owner

6-18-18  
Date

**MAP AMENDMENT STANDARDS  
APPLICATION FOR MAP AMENDMENT**

Please provide a typed response to each of the following standards:

1. Is the proposed amendment consistent with the existing use and zoning of nearby property?
2. Does the proposed amendment diminish the existing zoning of the subject property?
3. Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare?
4. Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?
5. Is the proposed amendment not feasible for development as it is presently zoned?
6. Has the property in question been vacant, as presently zoned, for a significant length of time considered in the context of development in the area where the property is located?
7. Is there evidence of community need for the use proposed by the applicant?
8. Is the proposed amendment consistent with the comprehensive plan?
9. Does the proposed amendment benefit the residents of the Village as a whole and not just the applicant, property owners, neighbors of any property under consideration, or other special interest groups?
10. Does the proposed amendment avoid creating nonconformities?
11. Does the proposed amendment remain consistent with the trend of development, if any, in the general area of the property in question?
12. Are adequate public facilities available including but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are public facilities reasonably capable of being provided prior to the development of the use which would be permitted on the subject property if the Amendment were adopted.

**Map Amendment Standards  
Application For Map Amendment.**

**Answers:**

1. Yes, it is consistent with the existing zoning nearby.
2. No, it does not diminish the existing zoning of the property.
3. Yes, it does promote the public health and general welfare.
4. Yes, it does provide a relative gain to the public.
5. It is not presently zoned like the other properties in the area in which it is located. This would cause it not to be feasible for development as presently zoned.
6. No, the property has not been vacant.
7. Yes, it needs to be zoned R-1 residential for the community as it is located in a residential area.
8. Yes, it is consistent with the comprehensive plan.
9. Yes, it benefits the residents of the Village as it should be zoned like the surrounding properties.
10. No, it is correcting a non-conformity.
11. Yes, it is consistent with the trend of development.
12. Yes, there are adequate facilities.

Sincerely,



**John DeMars  
110 Oak Street  
North Aurora, IL 60542**

Following are the names and addresses of all properties within 250 feet of the property in questions for which the Map Amendment is being requested.

TAX PARCEL NO.	NAME	MAILING ADDRESS
15-04-205-047	John Demars	110 Oak St., North Aurora IL 60542
Please refer to list attached		

I, John Demars, being first duly sworn on oath certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

*John Demars*  
Applicant Signature

6-18-18  
Date

**SUBSCRIBED AND SWORN TO**

Before me this 18th day of June, 2018.

*[Signature]*  
Notary Public



CHARLES WARD  
22 N ADAMS ST.  
NORTH AURORA, IL 60542

JOSEPH HOPP  
DANA HOPP  
2135 KENSINGTON PL.  
Aurora, IL 60506

ARTHUR RAY  
ILMI RAY  
16 ADAMS ST.  
NORTH AURORA, IL 60542

JORGE S ALFARO  
17 N GRACE  
NORTH AURORA, IL 60542

KARL READ  
LAUREN READ  
12 N ADAMS ST.  
NORTH AURORA, IL 60542

JAMES TOGNARELLI  
MARY LOU TOGNARELLI  
21 N ADAMS ST.  
NORTH AURORA, IL 60542

RANDY KEUP  
22 N LINCOLNWAY  
NORTH AURORA, IL 60542

FARSI KHAMISSI  
SHAH ZADEH  
19 N ADAMS ST.  
NORTH AURORA, IL 60542

TODD HARRINGTON  
PO BOX 241  
WAYNE, IL 60184

K B PROPERTIES OF IL.  
SERIES 1, AURORA DEUTRIX  
2124 OGDEN AVE STE 303  
AURORA, IL 60504

CROSSWAY CHAPEL OF FOXVALLEY  
115 OAK ST.  
NORTH AURORA, IL 60542

GARBIS PROPERTIES LLC.  
1115 SARATOGA CT.  
NAPERVILLE, IL 60564

SCOTT NOVICKI  
JACQUELINE NOVICKI  
610 HICKORY CT.  
NORTH AURORA, IL 60542

K B PROPERTIES OF IL.  
SERIES 1, AURORA DEUTRIX  
2124 OGDEN AVE STE 303  
Aurora, IL 60504

LARRY BURNS  
LINDA BURNS  
15075 US HIGHWAY 30  
HINKLEY, IL 60520

MCRENTAL LLC  
PO BOX 745  
GENEVA, IL 60542

RICHARD APPENZELLER  
15 N ADAMS ST.  
NORTH AURORA, IL 60542

SKYLAR VOGT  
23 N ADAMS ST.  
NORTH AURORA, IL 60542

WILLIAM COMER  
PO BOX 90  
202 OAK ST.  
NORTH AURORA, IL 60542

DAVID PETERSON  
CYNTHIA PETERSON  
16 N LINCOLNWAY  
NORTH AURORA, IL 60542

VERNA SCHINDLBECK  
GEORGE SCHINDLBECK  
15 N GRACE ST.  
NORTH AURORA, IL 60542

JAN C MOYER  
206 OAK ST.  
NORTH AURORA, IL 60542

DAVID THEISING  
KATHRYN THEISING  
20 NORTH ADAMS ST.  
DAVID THEISING, IL 60542

MARK ANDERSON  
249 RIDGE RD.  
NORTH AURORA, IL 60542

G KEVIN DAVIS  
MESSENGER PUBLIC LIBRARY  
NORTH AURORA  
113 OAK STREET  
NORTH AURORA, IL 60542

SAMUEL EZZO  
3S500 HAYLETT AVE.  
WARRENVILLE, IL 60542

TANYA M BERLEY  
13 N GRACE ST.  
NORTH AURORA, IL 60542

WILLIAM R COMER  
PO BOX 90  
202 OAK ST.  
NORTH AURORA, IL 60542

Company	Contact	Address 1	Address 2	City	State	ZIP Code
	John DeMars					
CHARLES WARD		22 N ADAMS ST.		NORTH AURORA	IL	60542
CROSSWAY CHAPEL OF FOXVALLEY		115 OAK ST.		NORTH AURORA	IL	60542
CYNTHIA PETERSON	DAVID PETERSON	16 N LINCOLNWAY		NORTH AURORA	IL	60542
DANA HOPP	JOSEPH HOPP	2135 KENSINGTON PL.		AURORA	IL	60506
GARBIS PROPERTIES LLC.		1115 SARATOGA CT.		NAPERVILLE	IL	60564
GEORGE SCHINDLBECK	VERNA SCHINDLBECK	15 N GRACE ST.		NORTH AURORA	IL	60542
ILMI RAY	ARTHUR RAY	16 ADAMS ST.		NORTH AURORA	IL	60542
JACQUELINE NOVICKI	SCOTT NOVICKI	610 HICKORY CT.		NORTH AURORA	IL	60542
JAN C MOYER		206 OAK ST.		NORTH AURORA	IL	60542
JORGE S ALFARO		17 N GRACE		NORTH AURORA	IL	60542
K B PROPERTIES OF IL		SERIES 1, AURORA DEUTRIX	2124 OGDEN AVE STE 303	AURORA	IL	60504
K B PROPERTIES OF IL		SERIES 1, AURORA DEUTRIX	2124 OGDEN AVE STE 303	AURORA	IL	60504
KATHRYN THEISING	DAVID THEISING	20 NORTH ADAMS ST.		DAVID THEISING	IL	60542
LAUREN READ	KARL READ	12 N ADAMS ST.		NORTH AURORA	IL	60542
LINDA BURNS	LARRY BURNS	15075 US HIGHWAY 30		HINKLEY	IL	60520
MARK ANDERSON		249 RIDGE RD.		NORTH AURORA	IL	60542
MARY LOU TOGNARELLI	JAMES TOGNARELLI	21 N ADAMS ST.		NORTH AURORA	IL	60542
MCRENTAL LLC		PO BOX 745		GENEVA	IL	60542
MESSSENGER PUBLIC LIBRARY	G KEVIN DAVIS	NORTH AURORA	113 OAK STREET	NORTH AURORA	IL	60542
RANDY KEUP		22 N LINCOLNWAY		NORTH AURORA	IL	60542
RICHARD APPENZELLER		15 N ADAMS ST.		NORTH AURORA	IL	60542
SAMUEL EZZO		35500 HAYLETT AVE.		WARRENVILLE	IL	60542
SHAH ZADEH	FARSI & SOBI KHAMISSI	19 N ADAMS ST.		NORTH AURORA	IL	60542
SKYLAR VOGT		23 N ADAMS ST.		NORTH AURORA	IL	60542
TANYA M BERLEY		13 N GRACE ST.		NORTH AURORA	IL	60542
TODD HARRINGTON		PO BOX 241		WAYNE	IL	60184
WILLIAM COMER		PO BOX 90	202 OAK ST.	NORTH AURORA	IL	60542
WILLIAM R COMER		PO BOX 90	202 OAK ST.	NORTH AURORA	IL	60542

# Situs Address Buffer

Parcel Number:  Distance:  Feet   
 Include Source Parcel:  Yes  No

This list contains situs addresses for parcels within 250 feet of parcel 1504205047†

## Situs Addresses (physical locations)

Parcel	Address	City	State	Zip
1504205047	110 OAK ST	NORTH AURORA	IL	60542-1109
1504201023	111 OAK ST	NORTH AURORA	IL	60542-1129
1504201026		NORTH AURORA	IL	60542
1504201030		NORTH AURORA	IL	60542
1504201032	115 OAK ST	NORTH AURORA	IL	60542-1108
1504201033	100 N LINCOLN WAY	NORTH AURORA	IL	60542
1504204004	206 OAK ST	NORTH AURORA	IL	60542-1111
1504204005		NORTH AURORA	IL	60542
1504204018	19 N GRACE ST	NORTH AURORA	IL	60542-1627
1504204019	17 N GRACE ST	NORTH AURORA	IL	60542-1627
1504204020	15 N GRACE ST	NORTH AURORA	IL	60542-1627
1504204021	13 N GRACE ST	NORTH AURORA	IL	60542-1627
1504204027	22 N ADAMS ST	NORTH AURORA	IL	60542-1624
1504204028	20 N ADAMS ST	NORTH AURORA	IL	60542-1624
1504204029	16 N ADAMS ST	NORTH AURORA	IL	60542-1624
1504204030	14 N ADAMS ST	NORTH AURORA	IL	60542-1624
1504204031	12 N ADAMS ST	NORTH AURORA	IL	60542-1624
1504204039	202 OAK ST	NORTH AURORA	IL	60542
1504205003	23 N ADAMS ST	NORTH AURORA	IL	60542-1623
1504205004	21 N ADAMS ST	NORTH AURORA	IL	60542-1623
1504205005	19 N ADAMS ST	NORTH AURORA	IL	60542-1623
1504205006	17 N ADAMS ST	NORTH AURORA	IL	60542-1623
1504205007	15 N ADAMS ST	NORTH AURORA	IL	60542-1623
1504205038	24 N LINCOLN WAY	NORTH AURORA	IL	60542
1504205039	22 N LINCOLN WAY	NORTH AURORA	IL	60542
1504205042	20 N LINCOLN WAY	NORTH AURORA	IL	60542
1504205043	108 OAK ST	NORTH AURORA	IL	60542-1109
1504205044	16 N LINCOLN WAY	NORTH AURORA	IL	60542
1504205045	26 N LINCOLN WAY	NORTH AURORA	IL	60542
1504205046	18 N LINCOLN WAY	NORTH AURORA	IL	60542

250 foot buffer of 1504205047 returned 30 parcels

\*Indicates condo parcel

This information is based on curent GIS Parcel Data

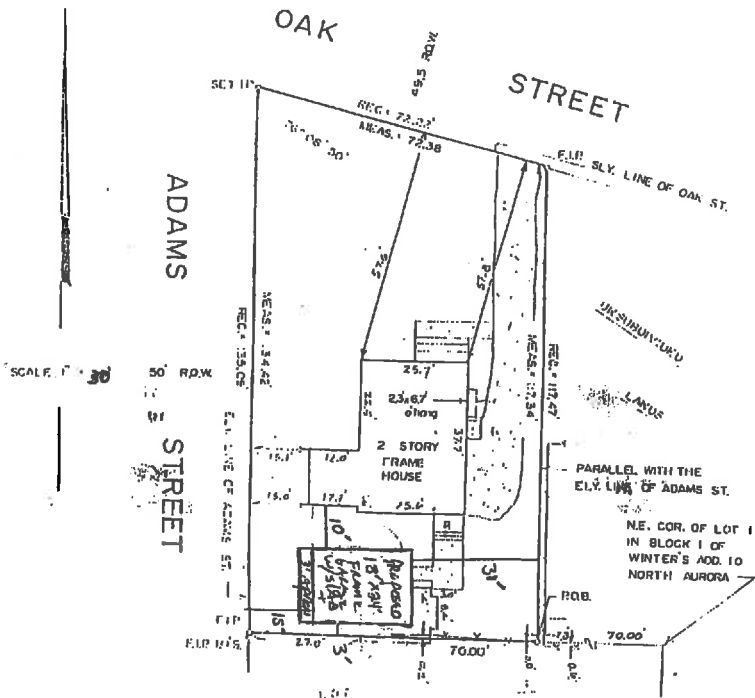
NOTE: Condo Parcels may be included that are beyond the buffer due to the nature of how condos are mapped!

SUBJECT

Borrower/Client	SeanHealy/JenniferJohnson		
Property Address	110 Oak Street		
City	North Aurora	County	Kane
Lender	Capital Family Mortgage Company	State	IL
		Zip Code	60542

Healy  
110 Oak St.  
North Aurora, IL

PLAT OF SURVEY



PLAT OF SURVEY OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 0 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF WINTER'S ADDITION TO NORTH AURORA, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 70 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG THE SAID NORTHERLY LINE 70 FEET TO THE EASTERLY LINE OF ADAMS STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STREET 135.09 FEET TO THE SOUTHERLY LINE OF OAK STREET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 72.23 FEET TO A LINE DRAWN NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF ADAMS STREET FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 117.47 FEET TO THE POINT OF BEGINNING; IN THE VILLAGE OF NORTH AURORA, KANSAS COUNTY, ILLINOIS.  
Commonly known as 110 Oak Street.

STATE OF ILLINOIS )  
COUNTY OF KANE )

I, THOMAS J. TODD, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2467, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.  
DATED AT AURORA, ILLINOIS ON AUGUST 14, 1991.

*Thomas J. Todd*