

PLAN COMMISSION AGENDA VILLAGE HALL BOARD ROOM 25 E. STATE STREET TUESDAY, SEPTEMBER 5, 2023 7:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated August 1, 2023.

PUBLIC HEARING

1. <u>Petition #23-04:</u> The petitioner, Tiffany Nesbitt, requests a Special Use to allow a Banquet Hall on the property located at 1167 Oak Street in North Aurora, Illinois.

NEW BUSINESS

1. <u>Petition #23-04:</u> The petitioner, Tiffany Nesbitt, requests a Special Use to allow a Banquet Hall on the property located at 1167 Oak Street in North Aurora, Illinois.

OLD BUSINESS

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

VILLAGE OF NORTH AURORA PLAN COMMISSION MEETING MINUTES AUGUST 1, 2023

CALL TO ORDER

Commissioner Tom Lenkart called the meeting to order.

ROLL CALL

In attendance: Commissioners Doug Botkin, Scott Branson, Tom Lenkart, Alex Negro, and Richard Newell

Not in attendance: Chairman Mike Brackett, Commissioners Aaron Anderson, Mark Bozik, and Anna Tuohy.

Staff in attendance: Community Development Director Nathan Darga and Planner David Hansen

Also in attendance: Village Attorney Kevin Drendel

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated June 6, 2023

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

PUBLIC HEARING

Motion to open the public hearing was made Commissioner Botkin and seconded by Commissioner Newell. All in favor. **Motion approved.**

- 1. <u>Petition #23-03:</u> The petitioner, North Aurora Fire Protection District, requests the following actions for the properties generally located at the corner of Oak Street and Lincolnway (IL 31), in North Aurora, Illinois:
 - a) Map Amendment to establish the B-3, Central Business Zoning District
 - b) Special Use Planned Unit Development with deviations to the Zoning Ordinance
 - c) Preliminary Final Plat of Subdivision
 - d) Site Plan Approval

Community Development Director Nathan Darga introduced Petition 23-03. Darga stated the North Aurora Fire Protection District is looking to build their new Fire Station 1 at the southeast corner of Lincolnway and Oak Street. Darga provided a brief PowerPoint presentation showing the current site of the existing Station 1 and the new proposed site. The Fire District is looking to relocate on property the Village currently owns.

Darga shared there are four requests with this project this evening, which includes a Map Amendment to change the existing zoning that is a combination of O-R (Office and Research

District) and R-2 (Single-Family Residence District) to B-3 (Central Business District), a Special Use Planned Unit Development with code exceptions, Site Plan Approval and approval of a Final Plat of Subdivision. Darga mentioned the site plan details will be shared in greater depth when the Fire District presents their PowerPoint.

Darga went through the code exceptions for the project. The first exception is for a 50-foot landscape buffer for Lincolnway. Darga explained the property is only 150 feet deep and the Fire District is looking to reduce the buffer to 20 feet. The second exception is regarding the rear yard abutting residential as the code requires 40-foot setback to residential while the project is proposing a 35-foot setback. Darga shared this setback applies since the lots to the east will remain residential at this point in time, since this project only impacting part of Block one, but it is anticipated the entire Block One area will someday become B-3. The third exception is regarding the building height. The Fire District is proposing a maximum height of 40 feet while the code allows a height limit of 35 feet. The fourth exception is regarding the number of parking spaces. A government facility requires 81 spaces per zoning code while the Fire District is proposing 38 parking spaces. The Fire District said the reduced amount of parking spaces would still meet their needs. The fifth exception is regarding parking lot landscaping. The Fire District is requesting not to provide parking lot islands so the parking lot can be used to stage equipment and for training purposes. Darga mentioned staff has some conditions and recommendations in the report that can be discussed later in the meeting.

Commissioner Lenkart swore in all public hearing speakers.

Nathan Custer introduced the project and is an architect from Dewberry representing the Fire District. Dewberry has done over 75 public safety projects over last decade. Custer shared fire stations are typically 50–60-year life cycle buildings. Custer provided a history of the department and its location on the current site. Custer shared the critical success factors for the design, which include aid emergency response time, preserve and build relationships, firefighter health and well-being for mental and physical wellness, good steward of resources, future-proof the building for technology, support family atmosphere, maintain facility and grounds, be a good neighbor for the PUD and set the trend for the area. Custer said the color palette that is used is to not overwhelm residential areas and to jive with building types in the area for the future.

Custer said the design element were used to create a lower development and landscape buffer for the corner of Oak and Lincolnway and built up the building density as the site goes south. This would create zones for public access, semi-public area, and operational access space. Custer said site plan landscaping focuses on mature landscape where appropriate and provides good sightlines for the Fire District to pull out onto Route 31. Custer added the wellness area is located between the building and parking lot along with a plaza on the corner, which has public access. Custer said height, depth, and width of areas is important and the goal is to maximize square footage that is cost effective. Custer also added energy analysis based on the sun's positioning is a passive design strategy to reduce warming and enhance cooling. This is also taken into consideration for types of elevations and materials used for the project.

Custer mentioned the first floor is the apparatus level and the second floor is the administrative level. The apparatus level is setup for operations, which include fire truck storage, fitness space, bunk rooms, day room, kitchen and locker rooms. The bunk rooms all face out to landscaped green

space. The other garage, on the apparatus level, is for the chief and deputy chief vehicles. The second-floor administrative level includes administrative offices, conference space, private restrooms, and a training/community room.

Custer mentioned there are samples here tonight showing the different materials, colors, and tinting's. The materials for the site include precast concrete due to the plethora of local resources and also promotes efficient cost savings. The exterior colors include red, black, and gray which is well known in fire service industry. Custer said the colors are monochromatic, but the textures and sheens will elevate the look and feel of building. Custer showed 3-D renderings of the site plan for the north and west elevations. The presentation also showed the new plat of subdivision being proposed.

Commissioner Botkin commented that the function and living space is the number one priority for this type of building. Commissioner Botkin said the building exteriors with the gray and rectangular makes the building appear like a distribution warehouse to him. Commissioner Botkin said he understands the look and other stations in the country have similar facades and its tough balancing function and cost, but the exterior lacks character and the design doesn't look like the other station in town and that this building is setting the tone for this area on Route 31.

Commissioner Newell asked if all the equipment will fit in the new building. Fire Chief Mike Klemencic said the Fire District and Village are in works of a land swap where Village will take over all Fire District's current property on block. The Fire District will use the barn and station until this new Station is built and then everything will be moved into it. The new station will allow the equipment, which is currently stored in 4 buildings (barn, two garages, and main fire station) to be all under one roof. Commissioner Newell asked if this new building will be able to accommodate future expansion and equipment. Chief Klemencic the Fire District currently has a Hazmat team, technical rescue, and water rescue, which this new building will accommodate for future growth and should be able to for the next 50-75 years. Commissioner Newell asked what traffic control devices will need to be activated at the intersections at Oak/31 and 31/56. Chief Klemencic said the goal was to place the apparatus pull out area near the center of the block as much as possible to prevent traffic back up in northbound lanes. The Fire District doesn't anticipate it being an issue but there is additional technology that could be utilized to set lights off at both intersections should there be any issues.

Darga shared the trucks would enter through the alley and pull in the back of the apparatus bay area and when there is an emergency, they would exit out front onto Route 31. Darga said the exit is set right between the two turn lanes to prevent pulling out into a que of vehicles. Commissioner Newell asked if one vehicle makes a run will any storage equipment need to be moved in the bay areas. Chief Klemencic said they are maintaining full pull through with all vehicles (fire trucks, ambulances, small suvs) and that the pavement is large enough to pull through and then back in if needed without any vehicles having to go out onto Route 31 to back in.

Commissioner Branson asked if this is the only site the Fire District looked at for the new Station 1. Chief Klemencic said a time travel study was done early on and Randall Road is dividing factor for Station 1 and Station 2. Station 1 covers mostly Randall Road to Mitchell Road and the Fire District tries to maintain a 4 min response Village wide. Current location of Station 1 is 1.4 miles to east boundary and 1.4 miles to Randall Road. The Fire District did look into relocating to east

side however 75% of call volume is west of river. The location on Block One had multiple site options, but the closer the sites were to State Street the more the response time increased. Chief Klemencic said the proposed site improves response times and allows for safer maneuvers around the block and intersections that are currently present. Commissioner Branson shared that function is the number one priority, but the look of the building will set the trend of the area and the Fire District should see if it can be modified slightly to add more character. Commissioner Branson mentioned landscaping is nice, but vision at intersections is important and should be taken into consideration. Custer added screening and softening landscapes are in the plan to make the site look pleasing and also setup opportunities for development in the area for the future.

Commissioner Negro shared the building looks great and worked for a fire service in the area for nine years and said he would be excited to work in North Aurora. This facility looks beautiful and have no questions at this time.

Commissioner Lenkart asked about traffic management on Route 31 and if white pavement marking hash marks can be painted onto the state road to prevent queuing. Custer said there is an opportunity to do that, and it is outside the direct scope of the project, but we have seen single hatch or double hatched patterns in front of main apron for other projects. Custer added the hatching also helps people from stopping there and provides continual awareness, so people recognize a fire house is present. Custer said an IDOT permit was required for the project and can see what IDOT would allow. Darga said this is typically included as part of the IDOT permit as part of project.

Commissioner Lenkart asked about the sun/visibility and if the doors facing west will add glare especially in the summertime. Custer said the rendering shows the shadow line and an 8-foot canopy that extends out from the west façade facing doors. Custer said the canopy is there for a couple of reasons such as preventing ice and snow build up by the doors and shading the area since the fire doors are 14 feet high. The depth of the apron between the building and Route 31 will also help with glare since it will allow firefighters to fully pull out of the building before going onto Route 31. Commissioner Lenkart asked what the neighborhood response is for area.

Commissioner Lenkart asked what the plan for the site to the south is. Darga said the rest of the block is currently zoned R-2, but it is anticipated the rest of the block will become B-3 in the future. The Village would work with a developer on a mixed-use concept with commercial and residential once the Fire District is in their new building and the Village owns their current site. The comprehensive plan calls for mixed-use with commercial by the corner for 31/56 and residential by the corner of Monroe/56. Currently, there is no developer, engineering or plans besides the comprehensive plan. When it is developed, it would be another PUD and go through the same process as we are going through tonight.

Commissioner Lenkart asked about the landscaping screening on the right side. Darga said the staff conditions includes screening around the generator and the landscape hedge along parking lot and alley on northeast side adjacent to residential. Commissioner Lenkart asked about the 75% of the calls west of the river and how that is calculated. Chief Klemencic said Station 2 does not have full staffed meds, but in next five years we hope that will be full-time staffed. Chief Klemencic shared 50% of calls are between Randall Rd and the river, 25% on east side of river and 25% west of Randall Rd for Station 1.

Commissioner Newell asked when does the construction scheduled to begin. Chief Klemencic said the plan is demo will begin in late August and break ground in September. Commissioner Branson asked how old the Station 1 and Station 2 buildings are. Chief Klemencic said Station 1 was built in 1963 and has had some additions over time and Station 2 was built in 2007.

Stacy McReynolds (36 Monroe St) thanked the Fire District for being great neighbors for over 25 years. McReynolds had a question regarding the alley way access. Chief Klemencic said the intention is widen the alleyway onto the new site, which would make it more useable and durable than it currently is. McReynolds also asked what is happening to the power lines in the area. Chief Klemencic said there are twelve (12) poles on the property and the Fire District is in conversation with utility companies to remove and potentially bury them. The main reason to bury them is to build our building without disruption to overhead powerlines, for safety purposes, and also ensure homeowners aren't impacted by outages. McReynolds asked how long the project will take. Chief Klemencic said the goal is to break ground in September and finish by next September.

Sally Smith (28 Monroe St) thanked the Fire District for being great neighbors although a little noisy at times. Smith said the building looks great, but the aesthetics of the building could be prettier. Smith asked what is going to happen to where the existing fire station is. Darga said the existing fire station will be owned by the Village once the new fire station is built and the Village will demo the structures. Darga continued that the comprehensive plan calls for mixed-use and the Village will establish a new PUD for the site and go through the same process again for that site. Smith asked what is happening to the 40 Monroe St building. Darga said the Village is in process of purchasing the site and once it is closed on, the structure will be demolished. Smith shared her concerns of redeveloping the block and the impact it will have on existing homeowners. Smith said she supports the Fire District new station but does not support losing her home to development in the future.

Motion to close the public hearing was made by Commissioner Newell and seconded by Commissioner Botkin. All in favor. **Motion approved.**

NEW BUSINESS

- 1. <u>Petition #23-03:</u> The petitioner, North Aurora Fire Protection District, requests the following actions for the properties generally located at the corner of Oak Street and Lincolnway (IL 31), in North Aurora, Illinois:
 - a) Map Amendment to establish the B-3, Central Business Zoning District
 - b) Special Use Planned Unit Development with deviations to the Zoning Ordinance
 - c) Preliminary Final Plat of Subdivision
 - d) Site Plan Approval

Darga reiterated the four requests on the agenda tonight. Darga also mentioned staff's conditions for approval include a landscape plan should include densely compact hedges between the parking lot and alley on the east side and be reviewed for vision triangle concerns, a photometric plan to be approved, dumpsters and generator to be screened per code, mechanicals and rooftop units to

be screened per code, and signage to meet the sign ordinance standards. Darga said the plans to date appear to meet all the codes, but don't have all the details yet.

Motion for approval of a Map Amendment to establish the B-3, Central Business Zoning District was made by Commissioner Botkin and seconded by Commissioner Newell. All in favor. **Motion approved.**

Motion for approval of a Special Use – Planned Unit Development with deviations to the Zoning Ordinance with staff's five (5) conditions and one (1) added condition to look into pavement striping and hashing at the new apparatus egress apron on Lincolnway (IL 31) to prevent vehicle queuing and improve driver awareness was made by Commissioner Lenkart and seconded by Commissioner Negro. All in favor. **Motion approved.**

Motion for approval of a Preliminary Final Plat of Subdivision was made by Commissioner Newell and seconded by Commissioner Botkin. All in favor. **Motion approved.**

Motion for Site Plan Approval was made by Commissioner Botkin and seconded by Commissioner Newell. All in favor. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Community Development Director Nathan Darga introduced himself and mentioned he's been with the Village for about four weeks. Darga mentioned there is a good possibility for a September Plan Commission meeting for a special use for a banquet hall.

Commissioner Branson asked about the status of Dairy Barn. Hansen mentioned the Oswego location appears to be closed permanently so it's looking like their project in the Village is not moving forward. Commissioner Botkin asked about the status of Fortunato. Hansen said there has been some material supply issues, which have prolonged the project. Commissioner Botkin asked if the Village can reach out to the business owner and see if they can provide an update or project timeline since there hasn't been much work completed for the project over the past year.

Commissioner Lenkart asked when the dispensary is moving to its new location. Darga shared the exterior of the site is complete and they are working on receiving the interior buildout permit. Commissioner Lenkart asked about Woodman's pavement markings near their canopy and when that will be completed. Hansen said since it is an added condition of the special use, the Village will remind the contractor/business of the requirement prior to completion of the project. Commissioner Lenkart asked about the River Front Ram dealership. Darga mentioned it was approved by the Village Board in July and the plans have been submitted and are under review. Commissioner Newell added a comment regarding the residents on the Block One. Commssioner Newell asked that the Village be sensitive and inclusive of the residents so their lives aren't disrupted in any way more than absolutely necessary.

ADJOURNMENT

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

Respectfully Submitted,

Jessica Watkins Village Clerk



STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

GENERAL INFORMATION

Meeting Date: September 5, 2023

Petition Number: 23-04

Petitioner: Tiffany Nesbitt

Request: Special use to allow a Banquet Hall

Location: 1167 Oak Street (Lot 5 in Randall

Commons Subdivision)

Parcel Number: 15-05-134-001

Property Size: 3.367 acres

1133 1139 1125 1051 Oak St Oak St

Current Zoning: B-2 General Business District Planned Unit Development

Contiguous Zoning: B-2 General Business District (East), B-2 General Business District (West), Unincorporated Kane County (North), B-2 General Business District and R-3 General Residence District (South)

Comprehensive Plan Designation: Local Commercial

PROPOSAL

Sage Event Studio is proposing a banquet hall at the subject property located in the B-2 General Business District Planned Unit Development, known as Randall Commons. A Banquet Hall is classified as a special use in the B-2 District. The subject property is currently improved with a multiuse commercial strip center that includes a beauty salon, fitness center, insurance office, restaurant, and tattoo parlor. Sage Event Studio would utilize the westernmost end unit of the strip center, which is approximately 1,800 square feet.

The indoor space for the proposed address is currently vacant and unimproved. The proposed floor plan shows an open floor space, storage closet, two restrooms, and a prep/warming kitchen. There will not be a full commercial kitchen. The banquet hall use would host small events up to 100 people. Events would be catered and may use food trucks as an alternative food option. Some events the banquet hall would target include small weddings, birthday parties, baby showers, art and craft events, retirement parties, etc. The banquet hall would offer space for live entertainment, which would consist of deejays, musicians, and vocalists and would provide high quality AV equipment and Wi-Fi-Access on site. The petitioner is not looking for a liquor license for the space at this time and shared that security staff would be required for all events regardless of type and/or size.

Hours of Operation

The anticipated hours of operation for the banquet hall would be 7:00 a.m. to 11:00 p.m., Sunday through Thursday with the event ending at 10:00 p.m. and the premises vacated by 11:00 p.m. and 7:00 a.m. to 12:00 a.m., Friday and Saturday with the event ending at 11:30 p.m. and the premises vacated by 12:30 a.m.

Parking

The banquet hall use requires 1 off-street parking space per 60 square feet gross floor area of public use area (indoor area only). According to the petitioner, the facility would include a max of 100 people on site at a time with 1 to 2 security staff members on site. As such, the Zoning Ordinance would require a total of 30 parking spaces. The subject property currently provides a total of one hundred fifty-five (155) parking spaces for the commercial strip center.

RECOMMENDATIONS

Staff finds that the information presented meets the Standards for Specials Uses as submitted by the petitioner and the parking standards for a Banquet Hall use as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends approval of Petition #23-04.

APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA

Board of Trustees

25 East State Street

North Aurora, IL 60542

PETITION NO. 23-04

FILE NAME 1167 Oak St - Bergret Hold

DATE STAMP 8/3/23 7:21 pm

I. APPLICANT AND OWNER DATA

Name of Applican	t Tiffany Nesbitt	
Applicant Address	26915 Summergrove Drive Plainfield,	IL 60585
Applicant Telepho		L 2 100 5-3
Email Address	Tiffany.S.Nesbitt@gmail.com	The second distance of the second
		Management and the second seco
Owner Address	Forman Hanif / GRANT 522 Chartnot Skeet St	PARIL DAVESTMEN
Owner Telephone #	248 953 1693	- Se Till 15 pinch 18
II. ADDRESS, USE A	ND ZONING OF PROPERTY	13) (ablase) misc.
Address of Property	1167 Oak Street North Aurora, IL 60542	7 7 6 8
	(indicate location if no common add	iress)
Legal Description:	Sage Private Event Space	
		N. P. Co. Marie III
Parcel Size 180	10 sq.ft.	er in Bang
Present Use lor	cation is currently not in use	
Present Zoning Distri	et Refail - Business (Zoning Ordinance Classification)	(B2)

III. PROPOSED SPECIAL USE

Proposed Special Use	Banquet Hall		
	(Zoning Ordina	nce Classification)	THE PLANE
Code Section that authorizes	Special Use		2
Has the present applicant pro any part thereof?	eviously sought to reze	one or request a special	use for the property or
If so, when?		to what district?	
Describe briefly the type of a provide an innovative and		noposcu	enter/Banquet Hall will exceed 75 people, including
Chef events, painting or cra	ift events, repasts, retir	ement ceremonies, baby	showers, birthday parties of
Sage Event Studio will work			
What are the existing uses of the proposed space is curre	property within the go	eneral area of the Proper	rty in question?
	0.7	to Maintenance Systems and Condition Control	
To the best of your knowledg particular location? (Explain)	William and the Control State State State Control on		pecial use at the the B-2 District, however,
we are NOT pursuing a liq	uar license nor are we j	proposing a commercial	kitchen.
	1.90	*	Part .

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:

- The proposed special use is, in fact, a special use authorized in the zoning district in which
 the property is located.
- 2. The proposed special use is deemed necessary for the public convenience at that location.
- The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
- The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

- The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
- The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
- The proposed special use is compatible with development on adjacent or neighboring property.
- The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
- The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
- 10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
- 11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

- Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
- Legal Description of the subject property(s).
- 3. Illinois Land Surveyor's plat of survey.
- Site Plan illustrating all existing and proposed improvements.
- Statement and supporting data regarding Standards for Special Uses (above).
- Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
- Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
- Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a
 consultation using DNR's EcoCat online application.
- Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

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 United States mail notices to properties within 250 feet, and posting a sign 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	Date
July 12	2/5/23
Owner	Date

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COUNTY OF KANE)	
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MY COMMISSION EXPRES 28/15/73

Following are the names and addresses of all property owners within 250 feet of the property in questions for which the special use being is being requested.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRE	SS
	Procedure		****
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B. Carlotte		**************************************	
above statements and the correct. Applicant Signature	being first contained in any pap	uly swom on oath certifies ers or plans submitted herew	
SUBSCRIBED AND SWE Before me this	day of August	, 20 <u>23</u> .	
ixotaly rubile	MANMINDER SING NOTARY PUBLIC - STATI	OF ILLINOIS	

Application for Special Use 3/26/2019

Tax Parcel No	Property Owner	Meiling Address
15-05-133-001	RANDALL COMMONS PHASE 2 ASSOCIATION INC	1051 KETTLE AVE STE 200 NORTH AURORA, IL, 60542-2040
15-05-134-002	AUROHARA PROPERTIES LLC BRUMMEL PROPERTIES	58 CHICAGO RD OSWEGO, IL, 60543-8611
15-05-134-003	COA NORTH AURORA LLC	5300 W ATLANTIC AVE UNIT 700 DELRAY BEACH, FL. 33484-8833
15-05-135-003	EXCHANGERIGHT NET LEASED PORTOLIO 28 DST EXCHANGERIGHT REAL ESTATE LLC	1055 E COLORADO BLVD STE 310 PASADENA, CA, 91106-2374
15-05-135-007	ALDI INC RYAN TAX COMPLIANCE SERVICES LLC	PO BOX 460049 DEPT 501 HOUSTON, TX, 77056-8049
15-05-100-018	NORTH AURORA LAND COMPANY LLC	17 N FIRST ST GENEVA, IL, 60134
15-05-133-004	BALDERRAMA COMMERIAL REAL ESTATE HOLDINGS INC	1217 OAK ST NORTH AURORA, IL, 60542-2006
15-05-133-005	RANDALL COMMONS ILC	160 N FRANKLIN ST STE 201 CHICAGO, IL, 60606-1869
15-05-133-006	RANDALL COMMONS LLC	160 N FRANKLIN ST STE 201 CHICAGO, R., 60606-1869
15-05-133-007	ROYAL PROPERTY MANAGEMENT LLC JUN CHEN, MANAGER	916 CENTURY FARM IN NAPERVILLE, IL, 60563-2589
15-05-133-008	SHAUN VARGHESE LLC	1225 OAK ST UNIT A NORTH AURORA, IL, 60542
15-05-133-009	HARDERSEN, TINA	1221 OAK ST NORTH AURORA, IL, 60542-2006
15-05-177-104	SUMUN, JOE S	101 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-103	WENDT, NATHAN W	103 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-102	DAVIS, MICHAEL L	105 E VICTORIA CIR NORTH AURORA, IL, 60542
15-05-177-101	CHICO, ROBERT	107 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-100	CRUZ, ERNESTINA ALTAMIRANO	109 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-099	STREID, MEGAN E	111 E VICTORIA CIR NORTH AURORA, R., 60542
15-05-178-054	FUENTES, ALEJANDRO	101 HIDDEN CREEK LN NORTH AURORA, N., 60542-1152
15-05-178-046	KRAMER, NICHOLAS J	103 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-047	WHITCHELO, KELSEY P & TOOD E	105 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
5-05-178-058	CURRY, HEATHER F	107 HIDDEN CREEK EN NORTH AURORA, IL, 60542-1152
5-05-178-057	IBARDALOZA, BRITTANY	109 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-048	AMIRI, ARVIN	111 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-176-006	HAIDER, SYED S & ANEETA	213 E VICTORIA CIR NORTH AURORA, IL, 60542
15-05-176-007	NOVAK, PATRICIA ANN	215 E VICTORIA CIRCLE NORTH AURORA, IL, 60542
5-05-176-008	HOLCH, ANN 8 DCLRN OF TR, TRUSTEE	1340 CHALLENGE RD BATAVIA, IL, 60510-4501
	CODY, MATTHEW D & PHILLIPS, JENNIFER R	219 E VICTORIA CIR NORTH AURORA, IL, 60542-1179
	RAI, NAVINKUMAR	2444 WYDOWN LN AURORA, IL, 50502-4450
	MARTINEZ, RICHARD P	215 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1154
	PARR, VIRGIL	217 HIDDENCREEK LN NORTH AURORA, IL, 60542
	GARESCHE, MICHELLE	219 HIDDEN CREEK LN NORTH AURORA, IL. 60542-1154

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

I affirm the proposed special use is, in fact, authorized in zoning district B-2.

2. The proposed special use is deemed necessary for the public

convenience at that location.

The proposed use will be conveniently located in a strip area with ample parking.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

The proposed use will not create excessive impact. 90% of events are held Friday, Saturday, and Sunday. Weekday events (7am -5pm) are usually reserved by military, health, and governmental agencies.

4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

I affirm the proposed use is in conformance with all Village codes and regulations including but not limited to property maintenance, noise control, dumping and storage, and parking.

5. The proposed special use will be designed, located, operated, and maintained so as to be

harmonious and compatible in use and appearance with the existing or intended character of

the general vicinity.

Yes, SAGE (Stylish. Area. Great. Environment) Event Studio will be maintained in a way that is harmonious and compatible with the use and appearance and intended character. Whether hosting a small wedding, fundraiser, or workshop, the Event Venue will be committed to providing a clean, accessible, and affordable facility that has a positive impact on the community.

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

Live entertainment associated with some of the private catered events (weddings, birthday parties, etc.) would consist of deejays, musicians, and vocalists etc. All exterior doors will be kept closed when amplified or live music is being played. In the Event Studio we will have one concrete wall to help with sound. In order to ensure that operations run smoothly, security staff are in attendance as well as outside securing the parking lot and are a requirement at all events hosts at the studio regardless of the type and size of the event.

7. The proposed special use is compatible with development on adjacent or neighboring property.

We do believe our hours of operation would not be disruptive to the existing business in the strip mall. The event studio would benefit from utilizing the products and services of the neighboring salon, fitness center and restaurant. We would like to partner with the neighboring restaurant to become one of our preferred catering vendors. All businesses would benefit from the increased exposure for potential new customers, clients, and members.

8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

I affirm the proposed special use minimizes potentially dangerous traffic movements.

9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

Yes, I affirm the proposed special use provides the required number of parking spaces and maintains parking areas. See file for image of parking lot.

10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

I affirm the proposed special use will have adequate utilities, drainage, road access, public safety, and other necessary facilities.

11. The proposed special use conforms with the requirements of

this Ordinance and other applicable regulations.

I affirm the proposed use conforms with the requirement of this Ordinance and other applicable regulations.

Probate

Name Changes

LEGAL NOTICE
IN THE CIRCUIT COURT
FOR THE SIXTEENTH
JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS
Publication Notice of Court

KANE COUNTY, ULLINOIS
Publication Notice of Court
Date for Request of
Name Change (Adult)
Request of:
Stephen David Geiman
Case No. 2023-MR000183
There will be a court date on
my Request to Change my
name from:
Stephen David Geiman
To the new name of:
Stella Elizabeth Geiman
The Court date will be held
on Friday, September 29,
2023, at 10:00 a.m., at 100 S.
Third St., Geneva, Kane
County, Illinois, in Courtroom #230.

room #250. /s/Stephen David Geiman Petitioner Published in Daily Herald Jul 28, Aug 4, 11, 2023 4603248

IN THE CIRCUIT COURT FOR THE 18TH JUDICIAL CIRCUIT DUPAGE COUNTY -WHEATON, ILLINOIS RESIDENTIAL Mortgoge Assets Manage-ment, LLC PLAINTIFF Vs.

PLAINTIFF
VS.
Unknown Heirs and Legatees of Rose M. Lincoln;
United States of America Secretary of Housing and
Urban Development; Illinois Housing Development
Authority; Unknown Owners and Nonrecord Claimants; Richard Kuhn, as
Special Representative for
Rose M. Lincoln (deceased); Susan A. Phillips;
Laura K. Fanning; Cheryl
L.Mims
DEFENDANTS
NO. 2023FC000009
NOTICE BY PUBLICATION
NOTICE IS GIVEN TO
YOU:

YOU:
Cheryl L. Mims
That this case has been
commenced in this Court
against you and other defendants, praying for the foreclosure of a certain Mortagge conveying the

gage conveying the premises described as fol-lows, to-wit: COMMONLY KNOWN AS: 114 S Lincoln Street

lows, fo-wif:
COMMONLY KNOWN AS:
114 S Lincoln Street
Westmont, IL 6059
and which said Mortgage
was made by:
Rose M. Lincoln
Lawrence D. Lincoln
the Mortgagor(s), to Wells
Fargo Bank, N.A., as Mortgagee, and recorded in the
Office of the Recorder of
Deeds of DuPage County, Il
Inlois, as Document No.
R2011-053466; and for other
reliet; that summons was
duly issued out of said Court
gaginst you as provided by
low and affort the said suit is
nowned that the said suit is
nowned that the said suit is
rowned the said suit is
rowned that said suit is

P.O. Box 70 III ROOD
Wheaton, IL 60187
On or before September 5,
2023, A DEFAULT MAY BE
ENTERED AGAINST YOU
AT ANY TIME AFTER
THAT DAY AND A JUDGMENT MAY BE ENTERED
IN ACCORDANCE WITH
THE PRAYER OF SAID
COMPLAINT.
CODIL IS & ASSOCIATES CODILIS & ASSOCIATES,

.c. Attorneys for Plaintiff 5W030 North Fronto Attorneys for Plaintiff 15W030 North Frontage Road, Suite 100 Burr Ridge, IL 60527 (630) 794-5300 DuPage #15170 Winnebago #531 Our File No. 14-22-09318 NOTE: This law firm is a debt collector. 13226464 (4603635)

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT LAKE COUNTY, ILLINOIS U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust Plaintiff, Vs.

vs. Dwight D. Skinner, Holly Z. Skinner, Holly Z. Skinner, Unknown Owners and Non-Record Claimants,

Defendants. 23FC00000145 NOTICE BY PUBLICA-CICE IS GIVEN TO

DWIGHT D. SKINNER
UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS
That this case has been
commenced in this Court
against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the gage conveying the premises described so follows, to-wit:
LOT 36 IN COUNTY CORNERS SUBDIVISION, DENGE SUBDIVISION, DENGE SUBDIVISION, DENGE SUBDIVISION, DENGE SUBDIVISION, DENGE SUBDIVISION OF PART OF THE NORTH OF SUBDIVISION OF THE THIRD PRINCIPAL METHIRD PRINCIPAL METHIRD PRINCIPAL METHIRD PRINCIPAL METHIRD PRINCIPAL METHIRD PRINCIPAL METHIRD PRINCIPAL METHIR DENGE SUBDIVISION OF THE SUBD

PIN # 14:33-110:006
and which said Mortgage
was mode by:
DWI HID DSKINNER AND
HOLLY Z SKINNER HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,
ANTS BY THE ENTIRETY,
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AND WIFE AS TENANTS BY ON THE ENTIRETY,
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ENTERED WIFE
ENTERED WIFE
AND WIFE
ENTERED WI

service provider. Visi http://efile.illinois http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit H Y P E R L I N K http://www.illinoiscourts.gov/FAQ/ge-thelp.asp.*www.illinoiscourts.gov/FAQ/ge-thelp.asp.*www.illinoiscourts.gov/FAQ/ge-thelp.asp.*www.illinoiscourts.gov/FAQ/ge-thelp.asp.*

Potestivo & Associates, P.C. 223 W Jackson Blvd., Suite

223 W Jucksuli Brut, Julie 610 Chicago, IL 60606 NOTE: Pursuant to the Fair Debt Collection Practices Act you are advised that this law firm is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Our File No.: 315089 13226469 (4603636)

Mechanics Lien

NOTICE IS HEREBY GIVEN That on August 27, 2023, a sale will be held at Ben Watts Marina, to sell the following articles to en-

are redeemed within thirthdays of publication of thin notice.
Name of person-Timothy Heiser Description of Article-2018 Ranger 620VS hin RGR15920B18 Mercury #2B541814 Ranger Trail vin 7JSBCX25JF163670 Amount of Lien-\$10,346.16 Published in Daily Herall

Foreclosures

Foreclosures

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, LAKE COUNTY, ILLINOIS WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF BANK 2018-BNK13, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-BNK 13 GAGE PA BNK 13 Plaintiff,

Plaintiff,

VCD-LINCOLNSHIRE THEATRE II LLC; UNKNOWN OWNERS; and NON-RECORD CLAIMANTS, Detendants.

Case No.: 23FC00000504
Property: 300 Parkway Drive, Lincolnshire, Illinois 60069
NON-RESIDENTIAL
NOTICE OF FORECLOSURE (FOR PUBLICATION)
The requisite offidavit for publication having been filed, notice is hereby given you, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, Defendant(s) in the above entitled suit, that the said suit has been commenced in the Nine-teenth Judicial Circuit Court of Lake County, Illinois, by the Plaintiff against you and other defendants, praying for the foreclosure of a certain mortgage conveying the premises described as follows, to-wit:
PARCEL 1:
LOT 1 IN E.C.D. SUBDIVISION UNIT 2, IST RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN E.C.D. SUBDIVISION OF LOT 1 IN E.C.D. SUBDIVISION UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 1, 2017 AS DOCUMENT NUMBER 7376250, IN LAKE COUNTY, ILLINOIS.
PARCEL 2:

PRINCIPAL MERIDIAN, RECORDED MARCH 1, 2017 AS DOCUMENT NUMBER 7378250, IN LAKE COUNTY, ILLI-NARE DOCUMENT NUMBER 7378250, IN LAKE COUNTY, ILLI-NARE DOCUMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INARESS AND EGRESS PARKING, WATER LINES AND STORM WATER DETTENTION LAKE AND DRAIN-AGE AS SET FORTH IN THE DECLARATION RECORDED MARCH 26, 199 AS DOCUMENT 3928473 MADE OF AND BETWEEN ECD-CITYPARK 1, L.C., AN ILLI-NGIS LIMITED LIABILITY COMPANY AND APTAKISC SAND CORPORATION, AN ILLINOIS CORPORATION, IN LAKE COUNTY, ILLINOIS, AS MENDED BY FIRST AMENDMENT RECORDED JUNE 16, 2006 AS DOCUMENT 601970.

PARCELS 12017 AND DEPRATING AGREEMENT DATED JANUARY 2017 AND RECORDED MARCH 9, 2017 AND DEPRATING AGREEMENT DATED JANUARY 2017 AND RECORDED MARCH 9, 2017 AND COMPANY AND SHOWN OF THE PARCEL 1 AS CREATED BY AND BETWEEN EDCLINCOLNSHIRE THEATRE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND SMASH RESIDENTIAL CHICAGO, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED MARCH 1, 2017 AS DOCUMENT NUMBER 737829, MADE BY ECCLINCOLNSHIRE THEATRE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR CROSS ACCESS EASEMENT FOR INGRESS EGRESS AND PUBLIC UTILITIES OVER THE FOLLOWING TRACTOR LAND: DESCRIPTION UNIT 2 INTERCED TO AND THE THEATRE, LCC, AND ILLINOIS LIMITED LIABILITY COMPANY FOR CROSS ACCESS EASEMENT FOR INGRESS EGRESS AND PUBLIC UTILITIES OVER THE FOLLOWING TRACTOR LAND: DESCRIPTION UNIT 2 INTERCED TO THE TOWN ON PLAT OF THE POLLOWING TRACTOR LAND. OF LAND: LOT 2 IN E.C.D. SUBDIVISION UNIT 2

EGRESS AND PUBLIC UTILITIES OVER THE FOLLOWING TRACT OF LAND:
THAT PART OF LOT 2 IN E.C.D. SUBDIVISION UNIT 2
IST. RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN E.C.D. SUBDIVISION OF LOT 1 IN E.C.D. SUBDIVISION OF LOT 1 IN E.C.D. SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERDIDIAN, ACCORDING TO THE PLAT OF SAID E.C.D. SUBDIVISION UNIT 2 IST. RESUBDIVISION TO THE PLAT OF SAID E.C.D. SUBDIVISION UNIT 2 IST. RESUBDIVISION RECORDED MARCH 1, 2017, AS DOCUMENT NUMBER 7376250, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 40 ID DEGREES 44 MINUTES 28 SECONDS WEST, ALONG THE MOST EASTERLY LINE OF SAID LOT 2.46.99 FEET; THENCE SOUTH 66 DEGREES 27 MINUTES 48 SECONDS WEST, 37.67 FEET, TO A POINT OF CURVEATURE; THENCE SOUTHWEST-ERLY ON A CURVE, CONCAVE SOUTHHEASTERLY, HAVING A RADIUS OF 98.50 FEET, AN ARC DISTANCE OF 15.30 FEET AND A CHORD BEARING SOUTH 62 DEGREES 33 MINUTES 47 SECONDS WEST, 15.29 FEET, TO A POINT OF CURVEATURE; THENCE SOUTH 57 DEGREES 33 MINUTES 47 SECONDS WEST, 59.66 FEET, TO A POINT OF CURVEATURE; THENCE WESTERLY ON A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 24.50 FEET, AN ARC DISTANCE OF 14.171 FEET AND A CHORD BEARING SOUTH 62 DEGREES 28 MINUTES 01 SECONDS WEST, 15.96 FEET, TO A POINT OF CURVEATURE; THENCE WESTERLY ON A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 24.50 FEET, AN ARC DISTANCE OF 14.171 FEET AND A CHORD BEARING SOUTH 74 DEGREES 28 MINUTES 05 SECONDS EAST, 51.33 FEET, THENCE NORTHERLY AND A CHORD BEARING SOUTH 62 DEGREES 29 MINUTES 01 SECONDS WEST, 15.65,79 FEET, TO A POINT ON A NORTHERLY AND EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTHERLY AND EASTERLY ALONG THE N

THENCE NORTH 54 DEGREES 27 MINUTES 20 SECONDS EAST, 138-52 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS
PARCEL 4:
EASEMENT IN FAVOR OF PARCEL I AS CREATED BY
RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED JANUARY 1, 2017 AND RECORDED
MARCH 9, 2017 AS DOCUMENT NUMBER 7378541 BY
AND BETWEEN EDC-LINCOLNSHIRE THEATRE, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY AND
SMASH RESIDENTIAL CHICAGO, LLC, AN ILLINOIS
LIMITED LIABILITY COMPANY AND SHOWN ON PLAT
OF E.C.D. SUBDIVISION UNIT 2 1ST RESUBDIVISION
RECORDED MARCH 1, 2017 AS DOCUMENT NUMBER
7376250, MADE BY BCD-LINCOLNSHIRE THEATRE,
LL.C., AN ILLINOIS LIMITED LIABILITY COMPANY
FOR INGRESS AND EGRESS OF THE FIRE LANE
OVER THE FOLLOWING TRACTOF LAND:
THAT PART OF LOTS 1 AND 2 IN E.C.D. SUBDIVISION
UNIT 2 1ST. RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN E.C.D. SUBDIVISION UNIT 2, A SUBDIVISION OF PART OF THE MORTHEAST QUARTER
OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID E.C.D. SUBDIVISION
UNIT 2; IST. RESUBDIVISION RECORDED, AS DOCUMENT NUMBER 7376250, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF
SAID LOT 2; THENCE NORTH 09 DEGREES 30 MINUTES 58
SECONDS EAST, ALONG THE PET LINE OF
SAID LOT 2; THENCE NORTH 09 DEGREES 30 MINUTES 58
SECONDS EAST, SUBSTITUTION OF SAID LOT 1, 38,83
SECONDS EAST, CONTHOUS DEGREES 30 MINUTES 58
SECONDS EAST, ALONG THE WEST LINE OF
SAID LOT 2; THENCE NORTH 69 DEGREES 50 MINUTES 58
SECONDS EAST, SUBSTITUTION OF SAID LOT 1, 38,83
SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, 38,83
SECONDS EAST, ALONG THE SUBSTITUTION OF SAID
SECONDS EAST, CONTHOUS COURSE. CONCAVE
NORTHWESTERLY, HAVING A RADIUS OF 30.

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CA

SECUNDS WEST, 37.42 FEE, 10.4 FUNITY OF TANGENCY; THENCE NORTH 78 DEGREES SO MINUTES IS SECONDS WEST, 184.08 FEET; THENCE NORTH 11 DEGREES OF MINUTES 47 SECONDS LAST, 10.00 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.
Commonly known as: 300 Parkway Drive, Lincolnshire, Illinois 60089.
Morfgagor: ECD-Lincolnshire Theatre II LLC.
Morfgagor: ECD-Lincolnshire Theatre II LLC.
Morfgagor: Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders of Bank 2018-BNK13, Commercial Morfgago Pass-Through Certificates, Series 2018-BNK 13.
Recorded in the Office of the Recorder of Deeds of Lake County, Illinois, as Document No. 7491670.
Present owners of the property: ECD-Lincolnshire Theatre II LLC.
Notice is also hereby given you that the said complaint also prays for other relief; that summons was ably issued out of said Court against you as provided by law and that the said suif is now pending.
UNLESS YOU file your answer or otherwise file your appearance in this case, on or before September 5, 2023, A JUDGMENT OR DECREE BY DEFAULT MAY BE TAKEN AGAINST YOU FOR THE RELIEF ASKED IN THE COMPLAINT.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create, on account with an e-filing service provider. Visit http://felic.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit www. Illinois courts.gov/FAQ/gethelp.asp, or talk to your local circuit clerk's office.
The form: "Declaration Under Penalty of Periury for State of Illinois Executive Order 2020-72" is available at www.IHDA.org or at https://diffagosnywqs6g.cloudfront.net/wp-content/uploads/2020/11/Tenants-Declaration-Form.pdf for any resident of the property to notify the bank and plaintiffs' attorney if the Fesident qualifies as a Covered Person under the Governor's Executive Order 2020-72" is available at www.IHDA.org or at https://diffagosnywqs6g.cloudfront.net/wp-content/up

NEED NEED

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT LAKE COUNTY, ILLINOIS U.S. BANK NATIONAL ASSOCIATION, PLAINTIFF, PLAINTIFF,

VS. ZACHARIAH HOWARD A/K/A ZACHARIAH W HOWARD; ILLINOIS HOUSING DEVELOPMENT AUTHORITY; COUNTRYSIDE HILLS HOMEOWNERS' ASSOCIATION, DEFENDANTS, NO. 19 CH 00001120

NOTICE OF SALE PURSUANT TO JUDGMENT OF TRECLOSUSE ACT PURSUANT TO JUDGMENT OF TRECLOSUSE ACT PURSUANT TO JUDGMENT OF TRECLOSUSE ACT PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered by the Court in the above entitled cause on January 24, 2020, Sheriff of Lake County will on 09/12/2023, in 18 N. County St. (north entrance). 30 Washington (south entrance). Wavesegn, L. 6083 (The sole is located on the 2nd floor of the Washington St. entrance), and 09.30 AM, sell of public auction and sale to the highest blader for cash, all and singular, the following described real estate mentioned in said Judgment, Studed in the County of Lake, State of Illinois, or so much thereof shall be sufficient to salisfy said addment. The County of Lake, State of Illinois, or so much thereof shall be sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to salisfy said addment. The NORTH NORT

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT LAKE COUNTY, ILLINOIS LAKEVIEW LOAN SERVICING, LLC, PLAINTIFF, VS.

Database, by Certified Tunds, Within 24 hours. NO RE-FUNDS.
The subject property is subject to general real estate taxes, special assessments or special taxes levied against said real estate, water bills, etc., and is offered for sale without nay representation as to quality or quantity of title and without recourse to plaintiff. The sale is further subject to confirmation by the court.

Upon payment in full of the bid amount, the purchaser shall receive a Certificate of Sale, which will entitle the pur-chaser to a Deed to the real estate after confirmation of the sale.

sale.
The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.

ndominium Property Act, 100 ILCO WORTPACK, Co. 1)(4).
YOU ARE THE MORTGAGOR (HOMEOWNER), YOU AVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 AYS AFTER ENTRY OF AN ORDER OF POSSESSION, I ACCORDANCE WITH SECTION 15-1701(C) OF THE LINOIS MORTGAGE FORECLOSURE LAW, or Information: Visit our website at http://iiforeclosure.les.mrplic.com.

One way to find a bargain... Check the Classified for bargains galore! and when you need to sell something fast at a bargain price. Call 847-427-4444 or 630-955-0008

Probate

LEGAL NOTICE STATE OF ILLINOIS IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT DUPAGE COUNTY, ILLINOIS

CIRCUIT
DUPAGE COUNTY,
ILLINOIS
IN THE MATTER OF THE
ESTATE OF
JOHN A. GIMPERT
DECEASED
Case No. 2023 PR 000551
Notice is given of the death
of John A. Gimbert
whose address was
856 Turnbridge Court
Naperville, IL 60540
Letters of Office were issued
July 26. 2023, to
Mary S. Gimbert
856 Turnbridge Court
Naperville, IL 60540
as Independent Executor
whose attorney is
Francesco Roselli
Claims against the estate
may be filed in the Office of
Candice Adams, Circuit
Court Clerk, on or before
February 4, 2024, any claim
not filed within that period
barred. Copies of a claim
filed with the representative,
or both, on or before
February 4, 2024, any claim
not filed within that period
barred. Copies of a claim
filed with the representative,
or both, copies of a claim
filed with the terpresentative
and to the arterney, if any,
within ten (10) days after it
thas been filed with the Circuit Clerk.
Candice Adams
Clerk of the Circuit Court
Lillig & Thorsness, Ltd.

Candice Adams
Clerk of the Circuit Court
Lillig & Thorsness, Ltd.
DuPage Atty. No.: 59575
Attorney for: Petitioner
Mary S. Gimper!
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523
630-571-1900
froselli@illilglaw.com
Published in Daily Herald
Aug. 4, 11, 18, 2023 (4603705)

LEGAL NOTICE STATE OF ILLINOIS IN THE CIRCUIT COURT OF OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION In the Matter of the STATE OF ILLINOIS UNITED STATES OF AMERICA COUNTY OF DU PAGE IN THE CIRCUIT COURT OF THE EIGHTEENT OF LODGE OF L state of licholas C. Efrosinis

Estate of C. Efrosinis Deceased Case No. 2023P003542 Claim Notice Notice is given of the death of Nicholas C. Efrosinis. Letters of Office were issued on June 20, 2023, 10: Erik Efrosinis, Independent Administrator, of the Estate of Nicholas C. Efrosinis. Independent Administrator is: Kathleen M. Judy, Law Offices of Lauren E. Jackson, 1218 E. Main St., 24 Charles, L. 60174. Claims against the estate may be filed within six months from the date of first publication. Any claim not filed within six months from the date of first publication or claims not filed within five months from the date of mailing or delivery of a Notice to Creditor, whichever is later, shall be barred. Claims may be filed in the office of the Clerk of Circuit Court Cook County- Probate Administration at 50 W. Washington St., Room 1202, Chicago, Il. 60602, or with the Administrator's attorney or both. Copies of claims filed with the Clerk must be mailed or delivered to the representative and to the attorney within ten days after filed. 85 Iris Y. Martinez Clerk of the Circuit Court Published in Daily Herald Classified Ad to work

IN RE THE ESTATE OF Carol L. Giacalone Deceased Case Number 2023PR000160 PUBLICATION NOTICE Notice is given of the death of Carol L. Giacalone, address 70 Chelsea St., Bloomingdole, IL 60108, Letters of Office were issued JUNE 05, 2023 to Gina Panepinto 900 Commerce Dr. Ste. 300 Oak Brook, IL 60523 as Executor, NOTICE TO HEIRS AND LEGATEES Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Rd., Wheaton, Illinois, or with the representative or both on or before January 28, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the orange, if any, within 10 days.

o.su-.sd8-2507 gina.panepinto@power cronin.com Published in Daily Herald Jul 28, Aug 4, 11, 2023 (4603349)

for you! 847-427-4444 or 630-955-0008 **Judicial Sales**

Put a Daily Herald Classified Ad to work

vs. James Zielinski a/k/a James W. Zielinski; et. al. DEFENDANTS

The subject property is subject to general real estate taxes, special assessments or special taxes levied against said real estate, water bills, etc., and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff. The sale is further subject to confirmation by the court.

Upon payment in full of the bid amount, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.

The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgaage shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 6059(9)(1) and (9)(4).

If YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

For Information: Visit our website at http://litoreclosuresales.mrplic.com.

Between 3 p.m. and 5 p.m. only - McCalla Raymer Leibert Pierce, LLC, Plaintiff's Attorneys, 1 N. Dearborn St., Suit or vecenity of the given of the side of the mount paid by the portion of the following of the close of the audicing the Judicial sale fee for Abandoned Residential Property Municipal sale fee for Abandoned Residential Prop

pality Relief Fund, which is calculated at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

tity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/9(s)(1) and (g)(14).

If the property is located in a common interest community, purchasers other than mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/8(s)(g-1).

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgager, the Mortgage or the Mortgages's attorney. Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the sale. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises. The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all information. If YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL

SHARON A. COTTENHAM; CITY OF WAUKEGAN COM-MUNITY DEVELOPMENT BLOCK GRANT REHABILI-TATION PROGRAM; PORTFOLIO RECOVERY ASSO-CIATES, LLC; COMENITY BANK; MICROF LLC; DEFENDANTS NO. 22FC00000628

unit at the foreclosure sale, other than a mortgagee shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and Ondominium Property Act, 765 ILCS 6059(9)(1) and Ground Condominium Property Act, 765 ILCS 6059(9)(1) and Ground Property Act, 765 ILCS 6059(9)(1) and Ground Property Act, 765 ILCS 6059(9)(1) and Ground Property Act, 765 ILCS 6059(9)(1) and Condominium Property Act, 765 ILCS 6059(9)(1) and DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information: Examine the court file or contact Plaintiff's attorney: Johnson, Blumberg & Associates, LLC, 30 N. LaSalle St., suite 3650, Chicago, IL 60602, telephone 312-541-9710, Please refer to file number IL 22 9600. Sheriff of Lake County, Illinois Johnson, Blumberg & Associates, LLC 30 N. LaSalle St., Suite 3550 Chicago, Illinois 60602 Email: Illipedaings@iohnsonblumberg.com Ph. 312-541-9710/ Fax 312-541-9711
JBAA# IL 22 9600 I3226880 (4603876)

DECEASED.

SUPPLIES ASED.

SUP

CIRCUIT
LAKE COUNTY,
18 COUNTY STREET,
WAUKEGAN, ILLINOIS
ESTATE OF
Patricia Krauleidis,
DECEASED.
23 PR 399
Notice is given to creditors
of the death of the above
named decedent, Letters of
office were issued to
Brandee Schmittl 33325
118th Street, Twin Lakes,
Wisconsin 53811, as
Independent Recutor,
whose aftorney of record is
Andre Ordeanu, Bruning &
Associates, PC, 1990 East
Algonauin Road, Suife 240,
Schaumburg, Illinois 60173.
The estate will be administered without court supervision, unless under section
528-4 of the Probate Act Ill.
Compiled Stat. 1992, Ch. 728-4) any interested

time by mailing or delivering a petition to terminate to the clerk. Claims against the estate may be filed with the clerk or with the representative, or both, on or before February 11, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed. E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service.

an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp. Andre Ordeanu Bruning & Associates, PC (6280752) 1990 East Algonquin Road, Suite 240 Schaumburg, Illinois 60173 847-816-6442 ARDC # 6286296 E-mail address leeann@guryshlaw.com Published in Daily Herald Aug. 11, 18, 25, 2023 (4604021)

Deceased Gen No. 23 PR 411 Notice is given of the death of Julie Ann Johnson, of Illinois. Letters of Office were issued on July 27, 2023, to

of Illinois.
Letters of Office were issued on July 27, 2023, to Brian Knepp of S23 West Hawthorne Drive Round Lake Beach, IL 60073 whose aftorney is LeeAnn L. Gurysh 140 S. Milwaukee Avenue, Libertyville, IL 60048 Claims against the estate may be filed in the office of the Clerk with the Circuit Gurd or With the Circuit Gurd of the G

(Representative) LeeAnn L. Gurysh (Attorney) Prepared by: LeeAnn L. Gurysh 140 S. Milwaukee Ave. Libertyville, IL 60048 847-816-6442 ARDC # 6286296 E-mail address E-mail address leeann@guryshlaw.com Published in Daily Herald Aug. 4, 11, 18, 2023 (4603710)

LEGAL NOTICE
UNITED STATES OF
AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT
OF THE EIGHTEENTH
JUDICIAL CIRCUIT

JUDICIAL CIRCUIT
Estate of JOHN DAVID BELLI
Case No.: 2023P R000474
Notice is given of the death of John David Belli whose address was 1373 Glen Hill
Drive, Glendale Heights, Illinois 60139 fice were issued on dispersion of 1373 Glen Hill
Drive, Glendale Heights, Illinois 60139 fice were issued on the second of 1373 Glen Hill
Drive, Glendale Heights, Illinois 60139 as Independent Administrator whose attorney is Salerno Law
Group, P.C., 22 Calendar Court, 2nd Floor, LaGrange, IL 60525
The estate will be administered without Court Supervision, unless under Section 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before February 11, 2024, cloim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within then (10) days after it has been filed with the Circuit Clerk. Secondice Adams, Clerk of the Eighteenth

Judicial Circuit Court
DuPage Atty. No.:197237
Atty. For: Estate of John
David Belli

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPAGE LEGAL NOTICE
IN THE CIRCUIT COURT
OF THE NINETEENTH
JUDICIAL CIRCUIT
LAKE COUNTY, ILLINOIS Estate of VIRGINIA C. KOLOMS Deceased Gen No. 23 PR 00000221 CLAIM NOTICE

COUNTY OF DUPAGE
IN THE CIRCUIT COURT
OF THE EIGHTEENTH
JUDICIAL CIRCUIT
Estate of
Richard G. Rademacher,
Deceased Richard G. Rademacher, Deceased Case No.: 2023PR000428 Notice is given of the death of Richard G. Rademacher whose address was 1807 Midwest Club Parkway, Oak Brook, Illinois 60523 Letters of Office were issued on July 25, 2023, to Carole A. Rademacher, 1807 Midwest Club Parkway, Oak Brook, Illinois 60523 as Independent Executor, whose attorney is Executor, whose attorney is James H. Cundiff of McDer-mott Will & Emery LLP, 444 W. Lake Street, Chicago, IL

James A. Coriant of McDermort Will & Emery LLP, 444
W. Lake Street, Chicago, IL
06006.
The estate will be administered without Court Supervision, unless under Sections
28-4 of the Probate Act of
1975 (755 ILCS 5/28-4) any
interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit
Court Clerk.
Claims against the estate may be filed in the Office of
CANDICE ADAMS, Circuit
Court Clerk, 505 N. County
Form Road, Wheaton, Illinois, or with the representative or before any of the county of t

Public Hearings & Notices

Notice is hereby given by the Board of Education of Grayslake Community High School District 127, Lake Tentarive Budget for said school district for the fiscal year beginning the school district for the fiscal year beginning and order to be should be school district for the fiscal year beginning and order to be should be school district during regular business hours (7:30 a.m. to 4:00 p.m.) and on the District wow.dl27.org, in Business Services (under the Deportment link), beginning the list of the should be sh

District Number 127, in the County of Lake, State of Illi-nois. By: Hal Sloan, Secretary Board of Education August 10, 2023 Published in Daily Herald August 11, 2023 (4603361) NOTICE OF PUBLIC HEARING Notice is hereby given by the Board of Education of Community Consolidated Community Consolidated School District #46, Lake County, Illinois that a Public

STATE OF WISCONSIN CIRCUIT COURT CALUMET COUNTY BRANCH 2 Case No. 23 CV 50 COMMUNITY FIRST CREDIT UNION 1575 Dresang Way Neenah, WI 54956, Plaintiff,

v. CORDARO R. JOHNSON CORDARO K. JUHINSUN 1328 BURINHAM Ave Calumet City, IL 60409-5923, Defendant. AMENDED SUMMONS THE STATE OF WISCONSIN TO each person names

WISCONSIN

10 each person named above as a Defendant:
You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which has been sent to you by U.S. 2023, you must respond with a written answer, as that ferm is used in chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be mailed or delivered to the Court, Calumet Courthouse, whose address is 206 Court Street, Chilton, Wisconsin 53014, and to Plaintiff's attorney, whose mailing address is P.O. Box 186, Little Chute, Wisconsin 54140-0186, You may have an attorney help or represent you.

If you do not provide a proper answer within 40 days, the Court may grant ludgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint, a ludgment awarding money may become a lien against you for significant and you may lose of the court of may be enforced by garnishment or seizure of property. Dated: July 25, 2023 VAN LIESHOUT LAW OFFICE

LAW OFFICE
Attorneys for Plaintiff
(5/David J. Van Lieshout
State Bar No. 1012641
davevi@littlechutelaw.com
P.O. Box 186
(920) 788-0800
Published in Daily Harring Published in Daily Herald Jul 28, Aug 4, 11, 2023 4603378

CONTROL? Keep what you love and make the

the following articles to en-force a lien existing under the laws of the State of Ill-nois against such articles for labor, services, skill or material expended upon a storage furnished for such articles at the request of the following designated per-sons, unless such articles are redeemed within thirty days of publication of this notice.

AN ACCOUNTANT? PROFESSIONAL SERVICE DIRECTORY of the DAILY HERALD CLASSIFIED

AN ACCOUNTANT? PROFESSIONAL SERVICE DIRECTORY of the DAILY HERALD CLASSIFIED

Judicial Sales

Judicial Sales

bidders are admonished to check the court file to verity all information. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (a)(4).

Condominium Property Act, 765 ILCS 605/9(g)(1) and (91/4). ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILL INOIS MORTGAGE FORECLOSURE LAW. For Information: Visit our website at http://iliforeclosuresales.mrpilc.com. Between 3 p.m. and 5 p.m. only - McCalla Raymer Leibert Pierce, LLC, Plaintiff's Attorneys, 1 N. Dearborn St., Suite 1200, Chicago, IL 60602. Tel. No. (312) 346-9088. Please refer to file# 20-04/41IL. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THE PLAINTIFF'S ATTORNEY IS DEEMED TO 8E A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE. Plaintiff's attorney is not required to provide additional information other than that set forth in this notice of sale. 13223855 (4602684)

LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF,
VS.
JOSE MALDONADO; SARAH S SWANSONMALDONADO A/K/A SARAH SWANSON A/K/A SARAH
THOMAS A/K/A SARAH S KOWALSKI; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, DEFENDANTS.
NO. 20 CH 00000112
271 BRIDGEWOOD DRIVE ANTIOCH, IL 60002
NOTICE OF SALE PURSUANT TO JUDGMENT OF
FORECLOSURE
UNDER ILLINOIS MORTGAGE FORECLOSURE ACT
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a
Judgment of Foreclosure and Sale entered by the Court in
the above entitled cause on June 8, 2023, Sheriff of Lake
County will on 09/12/2023, in 18 N. County St fnorth entrance), 301 Washington (south entrance), Waukegan, IL
60085 (The sale is located on the 2nd floor of the Washington
St, entrance), at 09:30 AW, sell of public auction and sale to
the highest bidder for cash, all and singular, the following
described real estate mentioned in said Judgment, situated
in the County of Lake, State of Illinois, or so much thereof
as shall be sufficient to satisfy said Judgment; the collowing
described real estate mentioned in said Judgment, situated
in the County of Lake, State of Illinois, or so much thereof
as shall be sufficient to satisfy said Judgment.
LOT 15 BLOCK 31 NO AKWOOD KNOLLS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF
ELOTS 1 NAD 2 OF THE FRACTIONAL HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 4,
TOWNSHIP 4N NORTH, RAMGE 10, EAST OF THE
THEREOF, RECORDED MAY 22, 1953 AS DOLUMENT 791220, IN BOOK 32 OF PLATS, PAGES 86 AND 87,
IN LAKE COUNTY, ILLINOIS.
TAX NO. 02-08-08-013
COMMONLY KNOWN AS: 271 Bridgewood Drive
Anticch, IL 60002
Description of improvements: Gray vinyl siding, one story
single family home, detached one car garage

COMMONLY KNOWN AS: 271 Bridgewood Drive Antioch. IL 60002
Description of Improvements: Gray vinyl siding, one story single family home, detached one car garage
The Judgment amount was \$200,204.34.
Sole Terms: This is an "AS IS" sale for "CASH". The successful bidder must deposit 10% down by certified funds; bolance, by certified funds, within 24 hours. NO REFUNDS.
The subject property is subject to general real estate taxes, special assessments or special taxes levied against said real estate, water bills, etc., and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff. The sale is further subject to confirmation by the court.
Upon payment in full of the bid amount, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after confirmation of the sale.

Information.

The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4).

ILLINOIS MORTGAGE FORECLOSURE LAW.

For Information: Visit our website at http://ilforeclosure.
ales.mrplic.com.
Between 3 p.m. and 5 p.m. only - McCalla Raymer Leibert
Pierce, LLC, Plaintiff's Attorneys, 1 N. Dearborn St., Suite
1200, Chicago, IL 60602. Tel. No. (312) 346-9088. Please refer
to file# 22-126661L

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THE PLAINTIFF'S ATTORNEY IS
DEEMED TO BE A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT AND ANY INFORMATION WILL

BE USED FOR THAT PURPOSE.
Plaintiff's attorney is not required to provide additional information other than that set forth in this notice of sale.
13223459.

One way to find a bargain. Check the Classified for bargains galore! aned to sell something fast at a bargain price. Call 847-427-4444 or 630-955-0008

LEGAL NOTICE
IN THE CIRCUIT COURT
OF THE NINETEENTH
JUDICIAL CIRCUIT LAKE COUNTY, ILLINOIS Estate of Susan B. Solmor Deceased Gen No. 23 PR 00000315 Notice is given of the death of Susan B. Solmor, of Deerfield, IL.

Probate

on July 13, 2023 to Mark Solmor whose aftorney is FISCHEL IKAHIN Claims against he estate may be filed in the circuit of the control of the circuit with the control of the circuit of the

gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts. gov/FAQ/gethelp.asp. (Representative)

Phone: 312/276-0440 ARDC #1416758 E-mail address: pleadings@fischelkahn.com Published in Daily Herald Aug. 11, 18, 25, 2023(4604022)

representative and to the atthe Circuit Court Clerk.
DATED - JUNE 05, 2023
Candice Adams
Clerk of the Circuit Court Gina Panepinto, 900 Commerce Dr. Ste. 300 Oak Brook, IL 60523 630-368-2507

IN THE CIRCUIT COURT FOR THE 18TH JUDICIAL CIRCUIT DUPAGE COUNTY - WHEATON, ILLINOIS RESIDENTIAL U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC2 VAINTIFF

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT LAKE COUNTY - WAUKEGAN, ILLINOIS FORETHOUGHT LIFE INSURANCE COMPANY, PLAINTIFE

OF PLATS, PAGE 52, IN LAKE COUNTY, ILLINOIS. COMMON ADDRESS: 603 N. Lewis Avenue, Waukegan, IL 60085
P.I.N.: 08-20-201-013
The real estate is improved with a single-family residence. THE JUDGMENT AMOUNT WAS: \$89,859.56
Sale terms: 25% down by certified funds; the balance, by certified funds, is due within twenty-four (24) hours. The subject property is subject to real estate taxes, special assessments or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "as is" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the Plaintiff property with NOT be open for inspection and the property. Prospective bidders are admonished to check the Court file to verify all information.
Pursuant to 735 ILCS 5/13-1512, the amounts of any surplus bid will be held by the sheriff until a party obtains a Court Order for its distribution, or for 60 days following the date of the entry of the order confirming sale, at which time, in the absence of an order directing payment of the surplus, if may be automatically forfeited to the State without further

notice.
If this property is a condominium unit, the purchaser of the

Probate

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLI-NOIS

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT LAKE COUNTY,

Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk

(Representative) LeeAnn L. Gurysh (Attorney) Prepared by: LeeAnn L. Gurysh 140 S. Milwaukee Ave. Libertyville, IL 60048 847-816-6442 ARDC # 6786796

Suite 240 Schaumburg, Illinois 60173 (847) 637-5140 13226943 (4603921) LEGAL NOTICE IN THE CIRCUIT COURT OF LAKE COUNTY, ILLINOIS PROBATE DIVISION

Jul 28, Aug 4, 11, 2023 4603404

WHY IS IT
A man wakes up after sleeping under an ADVERTISED blanket, on an ADVERTISED battress, and pulls off ADVERTISED paiamas, baths in an ADVERTISED rozor, brushes his teeth with an ADVERTISED rozor, brushes his teeth with an ADVERTISED to the soap, puls and pulse with ADVERTISED corp. ADVERTISED Clothes, drinks an ADVERTISED corp and there, and then... and then...
refuses to ADVERTISE
believing it doesn't pay.
Later if business is poor, he
ADVERTISES it for sale.

Public Hearings & Notices

NOTICE OF PUBLIC HEARING
BEFORE THE VILLAGE OF NORTH AURORA
PLAN COMMISSION
NORTH AURORA, ILLINOIS
Notice is hereby given that the Village of North Aurora
Plan Commission will conduct a Public Hearing on
Tuesday, September 5, 2023 at 7:00 p.m. at the North
Aurora Village Board Meeting Room, 25 E. State Street,
North Aurora, Illinois.
This Public Hearing will be conducted by the Plan
Commission to consider an application from Tiffany
Nesbitt ("Applicant") for a Special Use to allow a Banquet
Hall in the B-2 General Business District on the property
located at 1167 Oak Street, North Aurora, Illinois ("Subiect
Property"). Property Index Number: 15-05-134-001.
The Subject Property is legally described as follows:
PARCEL ONE:
LOT 5 OF RANDALL COMMONS SUBDIVISION OF THAT
PART OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN ACCORDING TO THE PLAT
THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT
NO. 2004K031407 IN THE VILLAGE OF NORTH AURORA,
KANE COUNTY, ILLINOIS.
The address of the Property Owner is 9305 S Madison St
Burr Ridge, IL, 60527. The Applicant's phone number is
(630) 248-6290.
Applications have been filed by the petitioner and are
known as Petition #23-04. The application for Special Use is
on file at the office of the North Aurora Community Development Department and is available for public inspection.
Public comments will be taken at the public hearing.
Further information is available by contacting the
Community Development Department at 630-897-1457.
DATED: This 4th day of August, 2023.
/s/ Nathan Darga
Community and Economic Development Director
Published in Daily Herald August 11, 2023 (4603910)

County, Illinois that a Public Hearing regarding a Resolution to Adopt an Elearning Program in Lieu of the District's scheduled Emergency Days will be held on September 6, 2023 at 3:30 p.m. at. Frederick School 595 Frederick Rd. Grayslake, IL 60030 Published in Daily Herald August 11, 2023 (4603981)

CLUTTER **GETTING** OUT OF

rest history with a Daily Herald Action Classified Ad! Call 847-427-4444 to place your ad today!

ESTATE OF Leonard Bur-man, DECEASED.

CLAIM NOTICE

Notice is given of the death
of Virginia C. Koloms, of
Lincolnshire, Illinois,
Letters of Office were issued
on April 28, 2023, to
Leonard Koloms
7 Bristol Court
Lincolnshire, Illinois 60069
whose attorney is

7 Bristol Court
Lincolnshire, Illinois 60069
Whose attorney is
Wichael P. Rhoades,
Rhoades Levy Law Group,
P.C. 3400 Dundee Road,
Suite 340, Northbrook, IL
60062.
Claims against the estate
may be filed in the office of
the Clerk of the Circuit
Court or with representative, or both, or or before
February 11, 2024, which
adde is not less atma 6
months from the date of the
first publication of this nofice and any claim not filed
within that period is barred.
Copies of any claim for file
with the Clerk must be
mailed or delivered to the
representative and to the attorney within 10 days after it
sified.
E-filing is now mandatory
for documents in civil cases
with limited exemptions. To
e-file, you must first create
an account with an e-filing
service provider. Visit
https://effile.illinoiscourts.
gov/service-providers.htm
to learn more and to select a
service provider. If you
need additional help or have
fully file of the provider of the provid

(Representative) (Attorney) (Afforney)
Prepared by:
Michael P. Rhoades
3400 Dundee Rd., Ste. 340
Northbrook, IL 60062
847-870-7600
AR DC# 6231236
mrhoades@rhoadeslevylaw. com Published in Daily Herald Aug. 11, 18, 25, 2023 (4604031)

LEGAL NOTICE IN THE CIRCUIT COURT OF LAKE COUNTY, ILLINOIS PROBATE DIVISION Estate of David H Ferrigan, Sr. Deceased

PROBALE DIVISION
Estate of
David H Ferrigan, Sr.
Deceased
Gen No. 23 PR 434
Notice is given of the death
of David H Ferrigan, Sr.
of
, Illinois.
Letters of Office were issued
on August 3, 2023, to
Kathleen Ferrigan of
191 Hollow Way,
Ingleside, IL 60041
whose attorney is
LeeAnn L. Gurysh,
140 S. Milwaukee Avenue,
Libertyville, IL 60048
Claims against the estate
may be filed in the office of
the Clerk of the Circuit
Court or with representative, or both, on or before
five, or both, on or before
February 11, 2024, which
date is not less than 6
months from the date of the
first publication of this nofirst publication of the orprovider of the representative and to the orterpresentative and to the orterpresentative and to the orfor documents in civil cases
with limited exemptions. To
e-file, you must first create
on account with an e-filing
service provider, Visit
https://getle.illinoiscourts.
gov/service-provider. If you
need additional help or have
trouble e-filing, visit
http://www.illinoiscourts.
gov/FAQ/gethelp.asp.

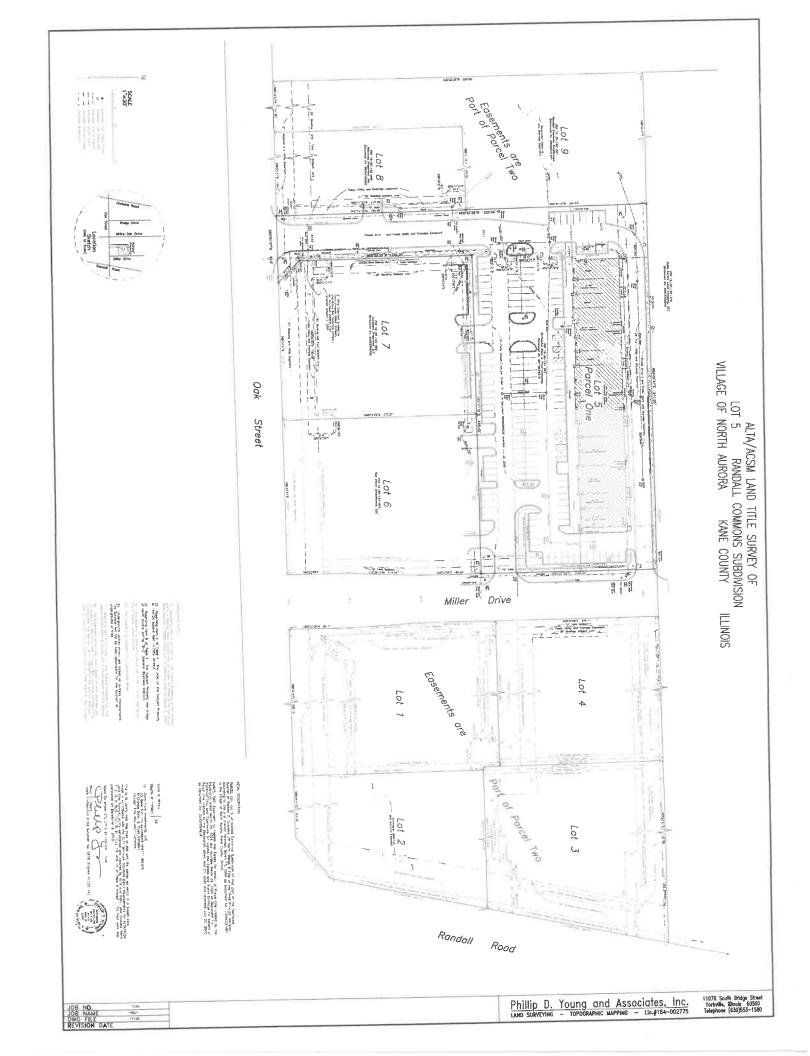
(Representative)
LeeAnn L. Gurysh

LEGAL NOTICE
UNITED STATES OF
AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT
OF THE EIGHTEENTH
JUDICIAL CIRCUIT
Estate of Marilyn P. Zullo
Case No.: 2020P001110
Notice is given of the death
of Marilyn P. Zullo whose
address was 2515 Fairbanks
Court, Naperville, IL 60540
Letters of Office were issued
on October 23, 2020, to Carolyn Buckley, 30 S. Fremont
St., Naperville, IL 60540,
and on October 26, 2020, to
Thomas M. Zullo, 23 Hawkins Circle, Wheaton, IL

St., Naperville, IL 60540, and on October 26, 2020, to Thomas M. Zullo, 23 Hawkins Circle, Wheaton, IL 60189, as Independent Co-Executors whose aftorney is Allen J. White Notice to Heirs & Legatees Notice is hereby given to Thomas M. Zullo, Carolyn Buckley and Patricia Horning, and Unknown Heirs, who are heirs or legatees of the above proceeding. The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk. Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, SoS N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before January 28, 2024, any claim not filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the aftorney, if any, within then (10) days after it has been filed with the Circuit Clerker Adams, Cricuit Clerker Adams

Allen J. White DuPage Afty. No.: 20866 Afty. For: Estate of Marilyn P. Zull 1541 Warren Avenue Downers Grove, IL 60515 630-435-1100 allen@alleniwhite.com Published in Daily Herald Jul 28, Aug 4, 11, 2023 4603404

WHY IS IT?



Sage Event Studio

Presented by: Tiffany Nesbitt Phone: 630-248-6290

Email: Tiffany.S.Nesbitt@gmail.com

Business Description, Mission & Vision

The Event Studio will provide an innovative and upscale venue for small <u>catered</u> events, not to exceed 100 people, including Chef events, painting or craft events, repasts, retirement ceremonies, baby showers, birthday parties, author signings, business seminars, business gatherings, business meetings, business training, celebrity meet and greets, holiday parties, small weddings, receptions etc. Sage Event Studio will work in conjunction with coordinators, event planners, decorators, staff, and vendors that have the experience and professionalism to interact comfortably with our clients and the public. Whether hosting a small wedding, fundraiser, or workshop, the Event Venue will be committed to providing a clean, accessible, and affordable facility that has a positive impact on the community.

Venue Description

Sage Event Studio will be located at 1167 Oak Street North Aurora, IL near Orchard Road off I-88. This will be an event venue that is easily accessible to all clients in the Chicagoland Area and secure with ample outdoor lighting and security cameras for surveillance. The interior of the Event Studio includes a warming kitchen, restrooms, food serving area, storage closet and open floor space that can be configured into various layouts.

There will not be a commercial kitchen at the Event Center, therefore, all food for the events must be catered. The Event Studio only offers customers the ability to warm food (not to prepare food), eliminating the need for grease traps, a commercial hood and other commercial venting. Customers may hire their own caterer for events, however, any caterer hired must be insured.

The venue will offer technological capabilities with high quality AV equipment and WI-FI access. **Operating hours** will be Sunday to Thursday from 7:00 AM to 11:00 PM, with the event ending at 10:00pm and the premises vacated by 11:00pm and Friday and Saturday from 7:00 AM to 12:00 AM with the event ending at 11:30pm and the premises vacated by 12:30am. The event center will only be open when there is an event scheduled, tours and in person reservations.

Live entertainment associated with some of the private catered events (weddings, birthday parties, etc.) would consist of deejays, musicians, and vocalists etc. All exterior doors will be kept closed when amplified or live music is being played. In the Event Studio we will have one concrete wall to help with sound. In order to ensure that operations run smoothly, security staff are in attendance as well as outside securing the parking lot and are a requirement at all events hosts at the studio regardless of the type and size of the event.

Operating Concept

The Event Studio will be an upscale venue for special events and occasions in Kane County and surrounding areas offering affordable pricing that is competitive with other local event halls. The first initial consultation will be in person at the venue to show customers the space, available venue amenities, layout options, and pricing. Once the overall vision is discussed and all questions are answered, the Rental Application and Agreement will be completed along with the required security deposit of \$150. The remaining payment will be due 10 days prior to the event. If payment is not received, the security deposit of \$150 is

forfeited. On the day of the event, the staff and security will be on hand to ensure that the venue has been inspected for proper cleaning per the Rental Agreement, the cleaning deposit will be refunded to the customer within 24-72 hours. 90% of events are held Friday, Saturday, and Sunday. Weekday events (7am -5pm) are usually reserved by military, health, and governmental agencies.

Products and Services

The Event Center intends to offer customers the following: the event space, use of tables, chairs and kitchen area (*for warming only*). In addition to core services, the rental of additional equipment such as linens, equipment, PA system, podium, stanchions, and more will be offered.

Market Analysis

The event venue business market is growing, the industry is expected to grow to \$1.5B by 2028 and the party and event planning market size is worth \$3.2B overall. Sage Event Studio aims to disrupt the industry with unique planning tactics & communication platform.

The target market includes business professionals, public & private organizations and businesses. The typical customer requiring event venue rental services is typically households working with event planners and decorators who assist them in organizing and promoting weddings, anniversaries, baby showers, birthdays, and other milestone celebrations. Companies and organizations have funds to allocate for unique events including business seminars and workshops. In addition, entrepreneurs, artists, Chefs and other professionals needing venues for themed events.

There are very few small event venues in Kane County. Current venues include Belle Salle Banquets, Loft 28 West, Royal Banquets, Company 251, La Sierra Da Aurora, Hills Banquets, Studio 57, and La Tuna.

The marketing strategy is to position Sage Event Studio as another leading event venue in North Aurora. The following media methods will be used to promote and advertise the venue. Cvent, Eventective, Event up, Party Slate, Unique Venues, Yelp, Wedding Wire, LinkedIn, Alignable, Local Newspapers, News Interviews, and Sponsored Ads.

The marketing strategy will be further enhanced by appealing to customers by contacting corporations directly by phone, email, and direct mail. Focus will be placed on gathering the source of advertising from our customers and tracking, wherever possible, the incremental revenue generated from the advertising, promotion, and publicity efforts. This marketing strategy will result in an indirect increase in sales through our various advertising and promotion platforms.

Benefits to Neighboring Businesses

Sage Event Studio is available for a variety of private events. The most popular are children's birthday parties and showers. We do believe our hours of operation would not be disruptive to the existing business in the strip mall. The event studio would benefit from utilizing the products and services of the neighboring salon, fitness center and restaurant. We would like to partner with the neighboring restaurant to become one of our preferred catering vendors. All businesses would benefit from the increased exposure for potential new customers, clients, and members.

Land Use Opinion Report (LUO) Application



Date Due Fee Due \$ The opinion will be issued on a nondiscrimin	Refund Due	Check #	us handisan ar national arisin	
LUO #Natural Resour	FOR OFFICE	Date Initially rec'd	_ Date all rec'd	
Petitioner or Authorized Agent T	iffany Nesbitt	Date (07/17/2023	
I (we) understand the filing of the and Water Conservation District	• •	•	of the Kane-DuPage Soil	
Any applicable surveys including	wetland deliniation, deta	iled soil survey, topographic	survey etc.	
If Available- Not Required:				
Project Narrative with additional details on the proposed use, including total area of ground disturbance Location Map (if not on maps above) include distances from major roadways or tax parcel numbers				
Site Plan/Drawings showing lo				
Plat of Survey showing legal of				
Make Checks payable to Kane				
Fee (according to fee schedule	•			
MAIL TO: 2315 DEAN ST. SUITE 1 Application (completed and s	•	5		
Required: Include One Copy of E	-	_	all items are received)	
Community Water	Sewers			
Individual Wells	Septic System	Other		
Water Supply	Wastewater Treatment			
Storm Sewers	Wet Detention Basins	other		
☐ Drainage Ditches or Swales	Dry Detention Basins		_	
Stormwater Treatment				
Dwellings without Basements			Other	
Dwellings with Basements		✓ Commercial Buildings	Common Open Space	
Proposed Improvements (Check	all that apply)			
Current Use of Site: not in use		Proposed Use: Event Stud	lio	
Project Name: Sage Event Studio	Tota	al Acres: less than 1/4 Aera o	of Disturbance:	
Site Information Permitting Unit of Government:		Hearing Da	te:	
Parcel Index Number(s):		Special Use Permit (Ple	ase describe on separate sheet)	
Township(s) 38 N Range(s)8			ibe fully on a separate sheet)	
City, State, Zip: North Aurora, IL 6	0542		Unit Development (PUD)	
Address: 1167 Oak Street		Change in Zoning from	to	
Site Location		Type of Request		
Please select: How would you like		LUO Report? Email	Mail 🔲	
Email: Tiffany.S.Nesbitt@gmail.com		Linaii.		
Phone Number: 630-248-6290		Email:hri2050@gmail.com	030	
City, State, Zip: Plainfield, IL 60585			City, State, Zip: Hinsdale, IL 60521 Phone Number: 248-953-1693	
Contact person: Tiffany Nesbitt		Address: 522 Chestnut Street		
Petitioner: Tiffany Nesbitt		Owner: Farhan Hanif		













