

COMMITTEE OF THE WHOLE MEETING MONDAY, SEPTEMBER 18, 2023

(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER		
ROLL CALL		
AUDIENCE COMMENTS		

TRUSTEE COMMENTS

DISCUSSION

- 1. Liquor License for Hidden Beauty Salon
- 2. Special Use: Banquet Hall
- 3. Road Program Presentation
- 4. Public Works Building Schematic Design Presentation
- 5. Video Gaming

EXECUTIVE SESSION

- 1. Property Acquisition
- 2. Personnel #1
- 3. Personnel #2

ADJOURN

Initials:	SB
IIIIIIIIII 3.	

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

FROM: MIKE TOTH, BUSINESS AND ADMINISTRATIVE SERVICES MANAGER

SUBJECT: INCREASE NUMBER OF CLASS L-1 LIQUOR LICENSES FOR HIDDEN

BEAUTY SALON

AGENDA: SEPTEMBER 18, 2023 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The owner of Hidden Beauty Salon, 110 John Street, is applying for a Class L-1 Salon Liquor License for the retail sale of liquor for consumption on the premises of the business selling salon, hairdresser, beautician, manicure, pedicure and/or barbershop services and products. Under the Class L-1 License, alcohol can only be sold in conjunction with the sale of salon services and consumed in the area of the business devoted to salon, hairdresser, beautician, manicure, pedicure and/or barbershop services.

There are currently no Class L-1 liquor licenses issued.

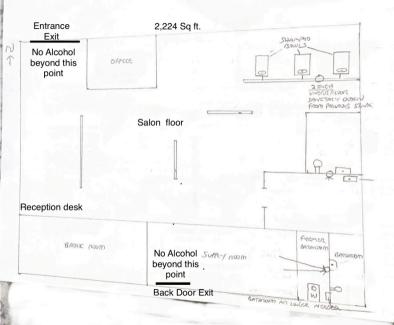
Whitney Foster has completed a liquor license application on behalf of Hidden Beauty for the Class L-1 Liquor License. Whitney has not yet completed the required background check; as such, the license would not be issued until the background check is successfully completed.



VILLAGE OF NORTH AURORA LIQUOR LICENSE APPLICATION

APPLICATION DATE	E:08-13-2023	Application	on for a CLASS	3	Liquor License
the Village of North A	lurora pursuant to the plant to the plant code. For the plant is the p	es for a Liquor License to sel he provisions of Title 5, Chap urpose of securing said licens rrect:	ter 5.08 "Alcoho	olic Beve	erage Sales" of the
Please check one:	☐New Business	New Owner/Existing Busin	ness New I	Manage	г
Type of Ownership:	☐Corporation	XLLC ☐Sole Proprietor	Partnership	Oth	ier
Type of Business:	☐Liquor Store	□Supermarket □Restau	ırant Drug	Store [⊠Spa/Salon
☐Convenience ☐	Gas Station Br	ewpub Craft Brewery]Bar/Tavern(Other:	
business plan and flo	or layout to the Villa a where increase in	ft brewery, or bar/tavern, your age Board at a Committee of a the number of liquor licenses ou have read and understar	the Whole mee s available for y	iting beto our app	ore a subsequent
Business Name:	Hidden Beauty Salor	1			
Business Address:	110 John St. Street address		North Aurora City	IL State	60542 Zip
Mailing Address (if di	fferent from above)				
Business Phone: 630	0-486-3555	Business Fax:_			
		n Email Address: _			
Please note Video G	Samino must be app	eo Gaming at the time of this proved as a supplemental lice sation or at a future time and v	nse by the Villa	ige Boar	rd. This can be
Please describe your					
		eauty experience that empower			
while receiving perso	nalized half and half	warm and welcoming safe plac services from our skilled licen ampagne or spritzers while the	sea professiona	is. For ex	relax and unwind xample, clients receivin
Floor Plan Attached [

The Floor Plan must include the total square footage of the establishment, a detailed layout of the proposed kitchen and the total square footage of the dining room and video gaming areas. Please note, for the purposes of video gaming the building is required to provide a minimum dining/video gaming area for 50 occupants using the formula of 1 occupant per 15 square feet. If your floor plan is unable to meet this minimum requirement video gaming will not be considered.



VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 1167 OAK STREET SPECIAL USE FOR A BANQUET HALL

AGENDA: SEPTEMBER 18, 2023 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

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 multi-use 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.

A public hearing was held before the Plan Commission at their September 5, 2023 meeting. The Plan Commission unanimously recommended approval of Petition #23-04. Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #23-04. Staff has included the draft meeting minutes and packet from the September 5, 2023 Plan Commission meeting in order to provide additional context. Also included is a draft Ordinance.



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VILLAGE OF NORTH AURORA KANE COUNTY, ILLINOIS

Ordinance No.				
_			-	

ORDINANCE APPROVING A SPECIAL USE TO ALLOW A BANQUET HALL IN THE B-2 GENERAL BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 1167 OAK STREET, NORTH AURORA, ILLINOIS

Adopted	by the
Board of Trustee	s and President
of the Village of	North Aurora
this day of _	, 2023

hv		lished in Pampley of the Board	hlet Form of Trustees of the
		•	ne County, Illinois,
	_	day of	•
by	y		<u> </u>
Signed	I		

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ORDINANCE NO.	
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ORDINANCE APPROVING A SPECIAL USE TO ALLOW A BANQUET HALL IN THE B-2 GENERAL BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 1167 OAK STREET, NORTH AURORA, ILLINOIS

(Petition #23-04; 1167 Oak Street)

WHEREAS, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois (the "Code"); and,

WHEREAS, an application has been filed by Tiffany Nesbitt (the "Applicant") requesting approval of a special use pursuant to Title 17, Chapter 8 of the North Aurora Zoning Ordinance to allow for a Banquet Hall for the property located at 1167 Oak Street, North Aurora, Illinois (the "Property") in the B-2 General Business District; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on September 5, 2023, pursuant legal notice as required by State law and the Code; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the special use described herein; and,

WHEREAS, the President and Board of Trustees determine that the findings and recommendations of the Plan Commission are reasonable and appropriate and that the approval of the requested special use for the Subject Property is consistent with the criteria for special use approval and is in the best interest of the Village.

NOW, THEREFORE, be it ordained by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated in this Ordinance as material finding of the President and the Board of Trustees.

SECTION 2: The application for special use for a Banquet Hall is hereby approved for the Property.

SECTION 3: That this Ordinance is limited and restricted to the Applicant and shall not be transferred to any other party. This Ordinance is further limited and restricted to the property located at 1167 Oak Street, North Aurora, Illinois and 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.

PIN: 15-05-134-001

SECTION 4: Each and every provision of this Ordinance is severable from each and every other provision of this Ordinance; and if any provision of this Ordinance is deemed invalid and/or unenforceable, such provision shall be deemed severed from this Ordinance, leaving each and every other provision in this Ordinance in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Presented to the B day of		the Village of North Aurora, Kane County, Illinois	this
Passed by the Boar day of		'illage of North Aurora, Kane County, Illinois this	
Jason Chris	stiansen	Laura Curtis	
Mark Guetl	hle	Michael Lowery	
Todd Niedz	zwiedz	Carolyn Bird Salazar	
Approved and sign Kane County, Illinois this		t of the Board of Trustees of the Village of North Auro, 2023, A.D.	ora,
ATTEST:		Mark Gaffino, Village President	
Jessi Watkins, Village Cle	erk		

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VILLAGE OF NORTH AURORA PLAN COMMISSION MEETING MINUTES SEPTEMBER 5, 2023

CALL TO ORDER

Chairman Mike Brackett called the meeting to order at 7:05pm.

ROLL CALL

In attendance: Commissioners Anna Tuohy, Mark Bozik, Scott Branson, and Tom Lenkart.

Not in attendance: Commissioners Aaron Anderson, Alex Negro, Doug Botkin, and Richard Newell.

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

APPROVAL OF MINUTES

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

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

PUBLIC HEARING

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

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.

Planner David Hansen introduced Petition 23-04. Hansen stated 1167 Oak Street is Lot 5 in the Randall Common Subdivision, which is a planned unit development. The subject property is located in the B-2 General Business District. A Banquet Hall use is classified as a special use in the B-2 District. Hansen shared the subject property is improved with a multi-use commercial strip center that includes a beauty salon, fitness center, insurance office, restaurant and tattoo parlor. The name of the proposed business would be Sage Event Studio and would utilize the westernmost of the strip center, which is approximately 1,800 square feet.

Hansen added the indoor space is currently vacant and unimproved and would require a build out permit. The proposed floor plan, as shown in the PowerPoint on the screen, shows an open floor space, storage closet, two restrooms, and a prep/warming kitchen. There will not be a commercial kitchen. Events would be catered and may use food trucks as an alternative food option. Hansen shared that the banquet hall use would host small events up to 100 people. The hour of operation would be Sunday through Thursday 7:00am through 11:00pm and Friday and Saturday 7:00am through 12:00am. Parking for the banquet hall would require approximately thirty (30) parking

spaces. The property currently provides one hundred and fifty-five (155) parking spaces for the commercial strip center. Staff finds the information presented and submitted meets the Standards for Special Uses and would recommend approval of Petition 23-04. Hansen mentioned the petitioner, Tiffany Nesbitt, is here tonight to answer any questions.

The petitioner, Tiffany Nesbitt, introduced herself and her husband Kendall. Nesbitt mentioned her family has about 20 years of experience in the entertainment business and Kendall is a professional musician and band leader for one of the top entertainment companies in the Chicagoland and Midwest area. Nesbitt shared she has been in the hospitality business for about 20 years and has worked for Disney and Royal Caribbean. Nesbitt said her family has been doing events on the go and are looking for a physical location to work out of and is a big fan of the area.

Chairman Mike Brackett asked about the number of parking spots for the site and if the commercial center could handle this type of use. Community Development Director Nathan Darga said the other current uses require very few parking spaces and the parking lot should have plenty of spaces available especially on westernmost portion of the site where the business would be going. Commissioner Anna Tuohy asked about parking spaces availability and if the proposed site is vacant. Darga confirmed parking spaces should be adequate and the space is currently vacant.

Commissioner Tom Lenkart asked if alcohol will be permitted. Nesbitt said they are not pursuing an alcohol license at this time and the plan is to do celebrations, which include baby showers, children birthday parties, etc. However, if the demand is there in future we may pursue a liquor license at that time, but do not plan to serve alcohol at this point in time. Commissioner Lenkart asked what happens if they bring their own (BYO) alcohol. Darga said the Village does not have a BYO liquor license at this time, but the Village does have liquor licenses for special events and restaurants. Darga added if they were to pursue a liquor license in the future, they would need to talk to the liquor commissioner, which is the mayor, and then we may need to invent a new liquor license category for BYO or banquet hall use at that time.

Commissioner Lenkart said his concern is if someone else brings alcohol to the site, would the owner be liable if something happened. Darga said this would be like any other regular enforcement under the law. If there was an alcohol or some other complaint, the Village would follow up on the complaint. Nesbitt mentioned this is something they have discussed, and this topic is on our radar since we understand when people celebrate, they tend to like to drink.

Commissioner Tuohy asked if they could hire a bartender to come in and serve. Darga said that would not be allowed since a liquor license would still be required. Commissioner Lenkart asked about the kitchen space and if there are rules for food trucks. Nesbitt said the space will be used as a warming kitchen. Each caterer would be required to be a licensed caterer and no cooking would be allowed on the premises since that would require commercial hoods and open flames. The sink and fridge would be there to store food and wash their hands for sanitation purposes. Darga added there are food truck standards the Village have adopted, and any business would be required to follow that. Commissioner Lenkart asked if there is an area for coats. Nesbitt said that's a valid point and rolling carts were the idea, but we will think about if a designated area or coat closet would be better as we are building out the space.

Commissioner Scott Branson had no questions, but added the concept looks great and wished them all the best. Commissioner Mark Bozik had no questions, but only concern would be food trucks taking up parking spaces, but even if they did it looks like the site has ample parking to handle it. Darga added the site plan shows parking on the western side of the building and would take up a few parking spaces over there and would be facing westward towards the pond. Commissioner Lenkart asked about the number of doors on site. Commissioner Bozik said it looks like there are two doors, one on the front end and one on the back end of building, with direct access. Commissioner Bozik asked what the occupancy capacity would be. Nesbitt said they can fit about 80 people banquet style and 173 if it were standing theater style. Commissioner Bozik asked what the time frame was to open. Nesbitt said it looks about five months, but the hope is to have the site open beginning of 2024 if possible.

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

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.

Motion for approval of a Special Use for a Banquet Hall at 1167 Oak Street was made by Commissioner Lenkart and seconded by Commissioner Tuohy. Vote: Bozik – Yes, Branson – Yes, Lenkart – Yes, Tuohy – Yes, Brackett - Yes. **Motion approved**.

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Community Development Director Nathan Darga mentioned the permit for the Riverfront Ram dealership is getting close to being issued. Darga added the warehouse permits for OPUS Building C and Park 88 by Tinseltown have been issued and are both projects are under construction. Darga shared a new restaurant called Crave is looking to locate in the same strip center as Brother Chimp. The concept would include a pour wall, restaurant seating, and axe throwing. Darga also shared another group has reached out to us regarding a Billiard Hall concept, which is targeting space in Clocktower Plaza. Darga said entertainment uses have been a lot of the inquires lately while brandnew construction has been mostly silent.

Darga also shared Lot 2 in Orchard Acres, the lot between Taco Bell and Verilife, has submitted a permit, but it has not been issued. Verilife also hasn't picked up their permit for build out yet, which may be due to the KDOT impact fee being much higher than anticipated. Fortunato is still waiting on steel and last update was few weeks ago and steel is supposedly being fabricated and hopefully arrive soon. Randall Terrace Apartments have the infrastructure in but are still waiting to go vertical. Darga shared financing is currently tough with commercial interest rate being over 9% and residential rates over 7%. However residential single-family permits have remained strong with Moose Lake and other subdivision being built out. Darga added October's Plan Commission

agenda currently has no cases, but we may bring some text amendments forward if we can complete them in time.

ADJOURNMENT

Motion to adjourn made by Commissioner Bozik and seconded by Commissioner Tuohy. All in favor. **Motion approved**.

Respectfully Submitted,

David Hansen Planner



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 Applicant	Tiffany Nesbitt	
Applicant Address	26915 Summergrove Drive Plainfield,	IL 60585
Applicant Telephone	the first of the f	L 2 100 5-3
Email Address	Tiffany.S.Nesbitt@gmail.com	
Owner Address 3	Fachan Harrif / GRANT 22 chat not skeet &	PARIL DAVESTMEN
Owner Telephone #	248 953 1693	C SO MITTS DACK II
II. ADDRESS, USE AN	D ZONING OF PROPERTY	(ii) (ablance mix.)
Address of Property	1187 Oak Street North Aurora, IL 60542	7 7 0 2
	(indicate location if no common add	Iress)
Legal Description:	Sage Private Event Space	
73 1854 27 = 1 41	THE REAL PROPERTY.	K W. St. White III
Parcel Size 1800	sq.ft.	Code Boundary
Present Use loca	tion is currently not in use	Company of the Compan
Present Zoning District	(business, manufacturing, residential, etc.) Refaul - Business (Zoning Ordinance Classification)	(B2)

III. PROPOSED SPECIAL USE

Proposed Special Use	Banquet Hall		
	(Zoning Ordina	nce Classification)	THE PERSON
Code Section that authorizes	Special Use		and the same
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 antly not in use.	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 to the Control of the Contr		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 2	15/23
Owner	Date

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TATE OF ILLINOIS)	AND THE PERSON OF THE PROPERTY OF THE PERSON
COUNTY OF KANE)	
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SUBSCRIBED AND SWORN TO	Mary of the state
Before me this day of	,20

OFFICIAL SEAL
MANAMINDER SINGH HEER
HOTARY PUBLIC: STATE OF ILLNOS
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
	Francisco		****
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entrage de la companya de la company	10		

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			1, 197
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 8 3 23 Date	
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.

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 to the said suit is
row the 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:
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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 enthe 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.

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 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 AN ILLINOIS LIMITED LIABILITY COMPANY AND SHARM SHEED STREEMENT AND OPERATING AGREEMENT DATED HAVE AN ILLINOIS LIMITED LIABILITY COMPANY AND SHARM SHEED SHOWN ON PLAT OF E.C.D. SUBDIVISION UNIT 2 1ST RESUBDIVISION RECORDED MARCH 1, 2017 AS DOCUMENT NUMBER 7378290, MADE BY ECD-LINCOLNSHIRE THEATRE, LLC. AN ILLINOIS LIMITED LIABILITY COMPANY FOR CROSS ACCESS EASEMENT FOR INGRESS EGRESS AND PUBLIC UTILITIES OVER THE FOLLOWING TRACTOR LAND: LOWING 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 01 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 SOUTH MEST. FELLY 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 FEET, TO A POINT ON A NORTHERLY AND EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTHERLY AND EASTERLY ALONG THE NORT

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 3

ALONG A MONTANGENT CHRYE CONCAVE NORTH.

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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 resident 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 AN ACCOUNTANT? AN ACCOUNTANT? PROFESSIONAL PROFESSIONAL SERVICE DIRECTORY SERVICE DIRECTORY of the DAILY HERALD CLASSIFIED of the DAILY HERALD CLASSIFIED

Judicial Sales

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

Judicial Sales

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 Shall be Sufficient to salisfy said addment. The NORTH NO Shall be Sufficient to Shall

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)

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

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 NNOLLS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF
ELOTS 1 AND 2 OF THE FRACTIONAL HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE FRACTIONAL HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF OF SECTION 5 AND PART OF THE WEST HALF

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.

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. 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).

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.

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! and when you need to sell something fast at a bargain price. Call 847-427-4444 or 630-955-0008

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

Probate

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

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. 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

Probate

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. 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) (Representative)

LEGAL NOTICE STATE OF ILLINOIS IN THE CIRCUIT COURT OF E-mail address: pleadings@fischelkahn.com Published in Daily Herald Aug. 11, 18, 25, 2023(4604022) OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION on 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

Phone: 312/276-0440 ARDC #1416758

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.

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. /s/ Iris Y. Martinez Clerk of the Circuit Court Published in Daily Herald Classified Ad to work representative and to the at-

the 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 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

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

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 schedular poor for the condominium of the file 200, Chicago, IL 60602. Tel. No. (312) 346-9088. Please refer for the purchaser not be exceed \$300, in certified funds, is due

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

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

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

DEFENDANT'S

NO. 22FC00000628

Judge Daniel L. Jasica

Address: 603 N. Lewis Avenue Waukegan, IL 60085

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a

Judgment of Foreclosure and Sale entered in the above
cause on June 15, 2023, I, Sheriff of Lake County, Illinois,
will on September 19, 2023, at the hour of 9:30AM at the
Lake County Courthouse, I8 N. County Street, (north entrance), 301 Washington (south entrance), Waukegan, IL
60085. The sale is located on the 2nd floor of the Washington
St. entrance., or in a place otherwise designated at the time
of sale, County of Lake, State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the
following described real estate:
LOT 83 IN LORRAINE TERRACE ADDITION, BEING A
SUBDIVISION OF TERRACE ADDITION, BEING A
SUBDIVISION OF TERRACE ADDITION, BEING A
SUBDIVISION OF THE PROPER OF THE
ENER THE STEPPE SOURTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN AC
CORDING TO THE PLAT THEREOF, RECORDED SEPEMBER 2, 1925, As DOCUMENT 36429; IN BOOK "O"
OF PLATS, PAGE 52, IN LAKE COUNTY, ILLINOIS.
COMMON ADDRESS: 603 N. Lewis Avenue, Waukegan, IL
60085
P.I.N.: 08-20-201-013

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

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)

Probate

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLI-NOIS ESTATE OF Leonard Bur-man, DECEASED.

DECEASED.

SUPPLIES ASED.

SUP

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

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 III.
Compiled Stat. 1992, Ch. 728-4) any interested 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

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 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 of the Circuit
Court or with representative, 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 orprovider of the representative 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://getlie.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 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. (Representative) LeeAnn L. Gurysh (Attorney) Prepared by: LeeAnn L. Gurysh 140 S. Milwaukee Ave. Libertyville, IL 60048 847-816-6442 ARDC # 6786796

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) 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

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

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. SC Candice Adams, Clerk of the Eighteenth

Deceased Gen No. 23 PR 00000221 CLAIM NOTICE

(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

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 COUNTY OF DUPAGE
IN THE CIRCUIT COURT
OF THE EIGHTEENTH
JUDICIAL CIRCUIT
Estate of
Richard G. Rademacher,
Deceased Estate of VIRGINIA C. KOLOMS

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 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 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 Executor, whose attorney is James H. Cundiff of McDer-mott Will & Emery LLP, 444 W. Lake Street, Chicago, IL

Probate

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 should be shed at 6:45 p.m. on the 21st day of September 2023. Notice is further hereby given that a public hearing on said budget will be held at 6:45 p.m. on the 21st day of September 2023, in Room 1500, 400 North Lake Street, Grayslake, Illinois, prior to the Regular Meeting of the Board of Education in this School District Number 127. Dated this the 10th Day of August, 2023, for the Board of Education in this School District Number 127. In the County of Lake, State of Illinois.

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 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)

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

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 ten (10) days after it has been filed with the Circuit Clerker Adams, Cricuit Clerker Adams, Cricuit Clerker Adams, Cricuit Clerker Adams, Cricuit Clerker Bettley Adams, Cricuit Clerker Adams, Cricuit Clerke 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 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 Harris Published in Daily Herald Jul 28, Aug 4, 11, 2023 4603378

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 then...
refuses to ADVERTISE
believing it doesn't pay.
Later if business is poor, he
ADVERTISES it for sale. WHY IS IT?

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

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)

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

and make the rest history with a

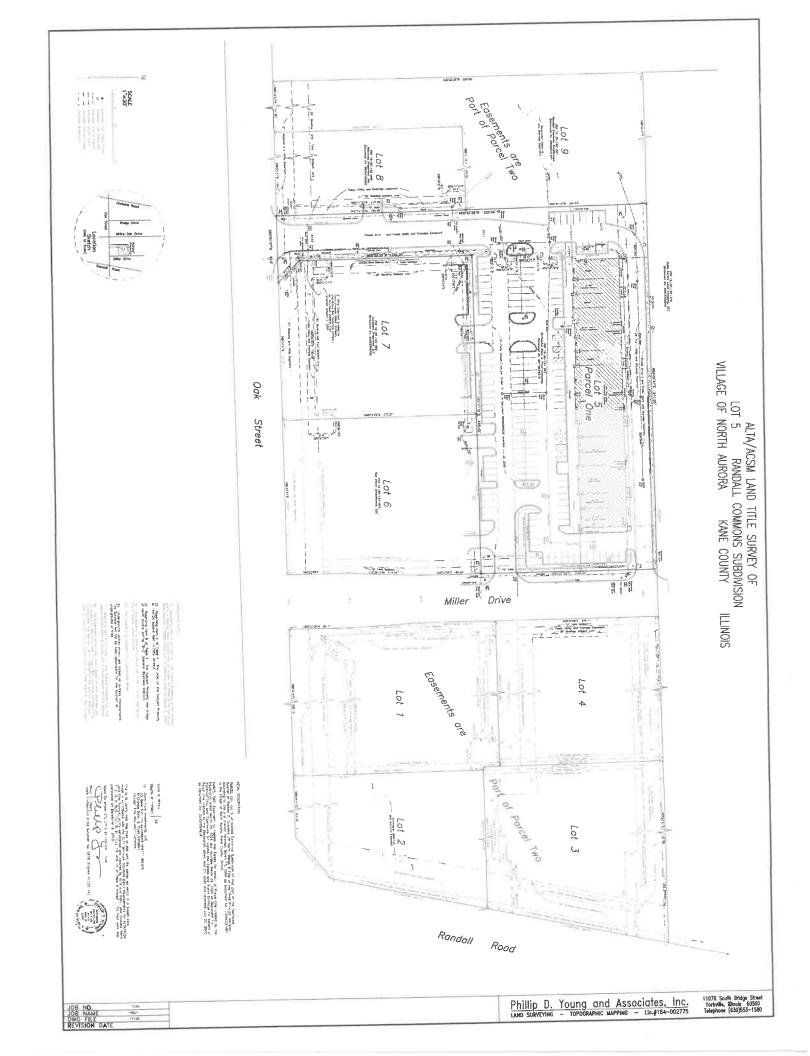
GETTING OUT OF CONTROL?

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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 #	tus handican or national origin	
FOR OFFICE USE ONLY LUO # Natural Resource Review Letter 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 th and Water Conservation District		-	of the Kane-DuPage Soil	
Any applicable surveys including	wetland deliniation, detail	iled soil survey, topographic	c survey etc.	
If Available- Not Required:	•		•	
Location Map (if not on maps above) include distances from major roadways or tax parcel numbers				
Site Plan/Drawings showing lots, storm water detention areas, open areas, streets etc.Project Narrative with additional details on the proposed use, including total area of ground disturbance				
Plat of Survey showing legal description, legal measurments				
Make Checks payable to Kane				
Fee (according to fee schedule	•			
MAIL TO: 2315 DEAN ST. SUITE 1 Application (completed and si	•	5		
Required: Include One Copy of E		-	l all items are received)	
Community Water	Sewers			
Individual Wells	Septic System	Other		
Water Supply	<u>Wastewater Treatment</u>			
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	dio	
Project Name: Sage Event Studio	Tota	al Acres: less than 1/4 Aera o	of Disturbance:	
Site Information Permitting Unit of Government:		Hearing Da	ate:	
rarcer maex Number(3).		Special Ose Fermit (Fie	ease describe on separate sneet/	
Township(s) 38 N Range(s)8 Parcel Index Number(s):		=	ribe fully on a separate sheet) ease describe on separate sheet)	
City, State, Zip: North Aurora, IL 60)542 		d Unit Development (PUD)	
Address: 1167 Oak Street		Change in Zoning from		
Site Location		Type of Request		
Please select: How would you like	e to receive a copy of the	LUO Report? Email 🗹	Mail 🔲	
Email: Tiffany.S.Nesbitt@gmail.com			 ,	
Phone Number: 630-248-6290	*	Email:hri2050@gmail.com		
City, State, Zip: Plainfield, IL 60585		Phone Number: 248-953-1		
Contact person: <u>Tiffany Nesbitt</u> Address: 26915 Summergrove Drive		Address: 522 Chestnut Stre City, State, Zip: Hinsdale, II		
Petitioner: Tiffany Nesbitt		Owner: Farhan Hanif	10 11 00	















Memorandum



To: Mark Gaffino, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: Brandon Tonarelli, Assistant Public Works Director/Village Engineer

Date: September 11, 2023

Re: Proposed 2024 Road Program

Annually the Public Works Department prepares a presentation for the selection of streets for the road maintenance program. This year the road program will be continuing with miscellaneous streets on the east side of the Village that are small subdivisions or streets in poor condition. The program will also focus on two smaller subdivisions in the west part of the Village. The streets targeted for the 2024 Road Maintenance Program are listed in the table below:

#	Street Name	From	То
1	Anna Street	Pavement Change	End
2	Aspen Court	Woodland Circle	End
3	Creekside Court	Foxhill Lane	End
4	Fieldside Lane	Hearthstone Lane	Pinehill Drive
5	Flagstone Court	Banbury Road	End
6	Foxhill Court	White Oak Drive	End
7	Foxhill Lane	Pinehill Drive	Pavement Change
8	Greenview Court	White Oak Drive	End
9	Hearthstone Lane	Windstone Drive	End
10	Hickory Street	Andrew Lane	Butterfield Road
11	Lilac Lane	Butterfield Road	Woodland Circle
12	Oak Hill Court	White Oak Drive	End
13	Parkside Court	Foxhill Lane	End
14	Pinehill Court	White Oak Drive	End
15	Pinehill Drive	White Oak Drive	Foxhill Lane
16	Prairie Court	Pinehill Drive	End
17	Ridge Road	IL 25	Banbury Road
18	White Oak Drive	Oak Street	Foxhill Lane
19	Windstone Drive	Oak Street	Hearthstone Lane
20	Woodland Circle	Lilac Lane	Lilac Lane

The estimated 2024 road program is approximately \$2.3 million, and the Capital Projects Fund has an adequate fund balance to cover the program cost in 2024.

Memorandum



To: Mark Gaffino, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: Brian Richter, Public Works Director

Brandon Tonarelli, Village Engineer/Assistant Public Works Director

Date: September 15, 2023

Re: Public Works Facility Update

In April of 2019 the Village signed a contract with Legat Architects to perform a space needs study for a new Public Works Facility. The study included gathering information on the needs of the Public Works Department to determine the optimal size of the facility. After it was determined that the current building was too small for the Village options for adding on to the existing facility or building a new facility were evaluated. The next steps were determined that we should hire and architectural firm to provide us with options for a new building.

In May of 2021 the Village hired WBK as the civil engineering firm to perform the project site design. At the January 17, 2022, Village Board meeting, the agreement between Williams Architects and the Village of North Aurora was approved to begin the design process for the Public Works facility. The first step of this process was the Validation Phase in which Williams would review the space needs study and determine if any areas needed to be reviewed or revised. Williams came up with several different building designs options that included remodeling the current building, tearing down the current building and building a new building on the same site, or building a new building on a new site. It was determined that new building built on a new site was the best option for the Village. A land swap between the Village and the Sothern Kane County Training Association (SKCTA) was discussed. It was determined that this land swap would benefit both parties. A land swap agreement was approved, with the original contingency period with SKCTA ending November of 2023. The due diligence period can be extended per the agreement.

In May of 2022 the Village sent out a Request for Proposals to hire a construction management company. After going through ten proposals and

interviewing several companies the Village selected Fredrick Quin Construction to manage the project.

Over the past two years staff has met with the architects, construction manager, and engineer more than twenty times to discuss the public works facility. These meetings included discussions on the size of the building, the site and site plan, the layout of the building, and overall design of the building. There are several phases for the new building: validation of the space needs study, schematic design, design development, construction documentation, bidding phase, and construction phase.

At this point in the project's schematic design phase has been finished. Initial design of the building and the site was performed. WBK worked on leveling the sites grading to ensure that the building would fit and function properly for Public Works on the site. Staff can approve moving to the next step however before doing so staff would like feedback on the current design of the facility and the next steps that are needed to move forward with the project.

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

FROM: MIKE TOTH, BUSINESS AND ADMINISTRATIVE SERVICES MANAGER

SUBJECT: VIDEO GAMING

AGENDA: SEPTEMBER 18, 2023 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

In order to offer video gaming in North Aurora a business must possess Class "S-V" supplemental video gaming liquor license, which is limited to holders of A, B, C, J-1 and T liquor licenses. A Class T 'tavern' liquor license establishment must be in continuous business for at least five years to host video gaming. There are currently nine businesses hosting a total of 51 video gaming terminals.

"Video gaming parlor" is defined as an establishment of which the primary purpose of video gaming and/or the service of alcohol and in which the service of food is only complimentary or accessory to the video gaming and/or service of alcohol. Video gaming parlors are prohibited in the Village.

The original intent of video gaming in North Aurora was to allow *restaurants* to offer video gaming. Video gaming proposals have been meeting the general S-V license requirements, but not how it was originally intended by providing limited food menus, a limited number of staff and video gaming being the main subject of advertisement. Staff has been receiving frequent inquiries for video gaming parlors and suspected video parlors.

Staff provided a presentation at the August 21, 2023 Committee of the Whole meeting on this topic. The Board echoed their original stance on video gaming in North Aurora by continuing to allow it as part of a restaurant, but not allowing video gaming parlors. In order to further prevent video gaming parlors, the following suggestions were made:

- Add provisions to the municipal code allowing the Village the ability to review a business's financial data to ensure revenue derives mainly from the sale of food and beverage and not video gaming.
- Base the number of allowable video gaming machines on the overall square footage of the business.
- In the liquor code, prohibit or restrict signage advertising video gaming.

Staff will be providing another presentation at the September 18, 2023 Committee of the Whole meeting for additional feedback.