

#### PLAN COMMISSION AGENDA VILLAGE HALL BOARD ROOM 25 E. STATE STREET TUESDAY, SEPTEMBER 3, 2024 7:00 PM

#### **ROLL CALL**

#### APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated July 2, 2024.

#### **PUBLIC HEARING**

1. <u>Petition #24-15 (581 Sullivan Rd):</u> The petitioner, Michaela Grant, requests a Special Use to allow a Child Daycare Center on the property located at 581 Sullivan Rd in North Aurora, Illinois.

#### **NEW BUSINESS**

1. <u>Petition #24-15 (581 Sullivan Rd):</u> The petitioner, Michaela Grant, requests a Special Use to allow a Child Daycare Center on the property located at 581 Sullivan Rd in North Aurora, Illinois.

#### **OLD BUSINESS**

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

#### **ADJOURNMENT**

#### VILLAGE OF NORTH AURORA PLAN COMMISSION MEETING MINUTES JULY 2, 2024

#### **CALL TO ORDER**

Commissioner Mark Bozik called the meeting to order at 7:00pm.

#### **ROLL CALL**

**In attendance:** Commissioners Anna Tuohy, Tom Lenkart, Alex Negro, Richard Newell, Mark Bozik, and Doug Botkin.

Not in attendance: Chairman Mike Brackett; Commissioners Aaron Anderson and Scott Branson.

**Staff in attendance:** Community Development Director Nathan Darga.

#### **APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated April 2, 2024.

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

#### **PUBLIC HEARING**

1. <u>Petition #24-10 (119 Butterfield Rd):</u> The petitioner, Derek Knuth, requests a Special Use to allow Motor Vehicle Sales on the property located at 119 Butterfield Rd in North Aurora, Illinois.

Motion to open the public hearing was made by Commissioner Negro and seconded by Commissioner Botkin. **Motion approved.** 

Community Development Director Nathan Darga introduced Petition #24-10 (119 Butterfield Rd). Darga shared the property is zoned I-1 Limited Industrial District and was approved for a motor vehicle service use in 2020. In 2020, the use was considered a special use, but the petitioner pursued a text amendment to allow the use as a permitted use in the I-1 district, which was ultimately approved by the Village Board. Darga said the owner would like to sell vehicles that they work on and would need a dealer's license from the State, which requires a sign off from the Village that the use is allowed in this zoning district. The sale of motor vehicles would fall under motor vehicle dealership which is a special use. Darga showed the site plan, which indicates approximately 5-9 cars a month would be parked up front and would be their sales area on site. The owners would also clean up the site by paving the rear lot with more parking spaces. The Village's parking standards require two (2) parking spaces per bay plus one (1) space per 500 square feet of office space. The sales area would require one (1) parking space per 1,000 square feet of public display area. Altogether the zoning ordinance would require 28 parking spaces. The

property currently has 34 spaces. Darga introduced the petitioner and welcomed them up to the podium.

Petitioner Derek Knuth of Red's Garage shared they would like to sell cars on top of being a full service repair shop. The idea would be to buy broken cars, repair them and sell them. Knuth said they really enjoy being in the Village and this would allow them to stay at their current location instead of opening a second location or possibly moving elsewhere to sell vehicles.

Commissioner Tuohy said the parking lot is currently really tough to maneuver and was wondering if dedicated drop off spots will be on site with the new design. Knuth said once the back lot is paved it will open spots in the front and they can reorganize the lot more efficiently. Commissioner Lenkart asked since the lot is already pretty full, where will people looking to buy a car park and when will the back lot be paved. Knuth said the plan is to pave the lot immediately or before winter at the very latest. Commissioner Lenkart asked if there will be separate office for financing. Knuth said most car sales are planned to be less than \$10,000 so there is no plan of doing any financing in house at this time. Commissioner Negro had no questions.

Commissioner Newell said his question was already answered regarding paving the rear lot. Commissioner Botkin asked how many vehicles will be parked ready to be sold and asked what happens if the whole parking lot turns into a sales lot. Knuth said service customers are the number one priority. Darga said the Ordinance will limit the number of designated spots on site for sales so they will need to be contained to that area. Commissioner Bozik asked if the site has any stormwater or other lot coverage concerns. Darga said the parking lot in the rear would not trigger a stormwater pond. Commissioner Bozik asked if there are any conditions for the Special Use. Darga said staff recommends approval and there are no conditions in the report, but the designated parking spaces for sales can be added to limit the number of parking spaces on site. Commissioner Lenkart said he would recommend adding paving the rear parking lot as a condition as well. Commissioner Tuohy asked if there were any calls form the public regarding the petition. Darga said there were none.

2. <u>Petition #24-11 (937 Oak St):</u> The petitioner, Erick Cooper, requests a Special Use to allow an Educational Facility, Commercial on the property located at 937 Oak St in North Aurora, Illinois.

Community Development Director Nathan Darga introduced Petition #24-11 (937 Oak St). Darga shared the petitioner is requesting to have a driving school for teenagers to teach them how to drive regular cars. Darga said they are looking to go into 937 Oak St, which is the Cakery's old site and the space is a 1,100 square foot unit. Darga said this is a special use is because any commercial educational facility is a special use in the B-2 zoning district. Although this particular use may not have impacts, the zoning use includes other schools such as a welding school, CDL driving schools, etc. which may have more impacts and that is why this is considered a special use. Darga said they are looking to have up to 35 people in a classroom at any given time and have four (4) vehicles on site for training. The existing parking lot has 215 parking spaces, and the code requires 18 parking spaces for this use so it will meet the parking requirements. Darga introduced the petitioner and welcomed them up to the podium.

The petitioner Erick Cooper and his wife Jennifer said they currently have a driving school in Campton Hills, which has been operating for four years. Cooper said they are looking to expand their business and move to North Aurora. Cooper said they live in the Geneva/Batavia area and believe this area is a great place to expand to since there is not another driving school in the Village. Cooper said they offer both in class instruction and behind the wheel instruction for teens along with private lessons with adults. Cooper said they are a triple A approved driving school, which is the only one in Illinois. Cooper said the curriculum is up to date and some of the best compared to what we have seen out of other driving schools. Our employee base are top quality individuals, and many have law enforcement and educators backgrounds. The business aspect follows everything the Secretary of State requires and/or mandates.

Commissioner Botkin asked how does the onsite lecturing work. Cooper said it's a mix of lecturing PowerPoints presentations and teaching the rules of the road. It's a basic classroom setting. Commissioner Newell asked if all vehicles are equipped with double brake pedals and how many cars will be on site. Cooper said each car is equipped with two brake pedals and 2 to 4 company cars will be on site at any given time. Cooper said it took a few years to get to four vehicles at their other site. Commissioner Negro asked if it is a year round operation. Cooper said it is year round and during the school year classes are taking place at night and on the weekends. In the summer, there are classes during the day. Cooper said no vehicles will be parked or idling in the rear of the building and the only time that door would be used is if an instructor is starting a behind the wheel shift.

Commissioner Lenkart asked about a dropping off area for classes. Cooper said classes are two hours long and the students would be dropped off and pick them up. Commissioner Tuohy asked if the school could administer road tests for the State and what type of cars will be used for behind the wheel instruction. Cooper said yes, the State has recently allowed private schools to do the road tests and the current vehicle types are Honda Civics and Kia Sportages, which none are electric. Commissioner Bozik had no questions. Darga said staff recommends approval with no conditions.

Motion to close the public hearing was made by Commissioner Tuohy and Commissioner Newell. **Motion approved.** 

3. Petition #24-09 (Amendments to Title 17 of the North Aurora Municipal Code): The Village of North Aurora requests text amendments to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending provisions regarding permitted and special uses and other corrections and clarifications.

Motion to open the public hearing was made by Commissioner Botkin and seconded by Commissioner Lenkart.

Community Development Director Nathan Darga introduced Petition #24-09. Darga said about every 3 to 5 years the Village reviews the list of permitted and special uses to ensure they are still relevant, are located in the places the Village wants them and if anything needs to be added, removed or combined in the list. Darga said he will summarize each section. Many of the changes are combining similar, the same or all listed as special uses.

Darga said in Residential Districts, Chapter 7, assisted living, independent living and nursing homes are now one category and remain special uses while the use for hospitals was removed. In Business Districts, Chapter 8, mixed-use was added as a special use. Darga said that in the B-3 District, which includes mostly everything along 31, has some residential and mixed-uses in it and the Village is looking into pursuing a mixed use building in Block 1 in the future. However, mixed-use is currently prohibited in B-3 with the current code. Darga said Entertainment and Recreation uses have numerous categories currently. The new category combines all of those uses into Entertainment/Recreation Facility, Indoor and Entertainment/Recreation Facility, Outdoor.

Darga continued with Motor Vehicle Repair would be split into a major and minor category. Minor would be an oil change, tires and brake shops while major would be transmissions, body shops and engine repair. Also included in this text amendment is a definitions section, which will match up with many of the new uses and existing uses. Commissioner Botkin asked if this will be subjective. Commissioner Bozik asked about electric vehicles and if that would need to be separate. Darga said the definitions for both of these use types has been updated and do a good job distinguishing the two, but there is always a chance for a gray area. Darga said cannabis categories were changed to have it under C for cannabis instead of A for adult-use and the bar use was added since the current code has it under cocktail lounge. Darga added that staff brought in a lot more modern terms and definitions. Darga said it will help reorganize uses and definitions while keeping most uses the same status of permitted, special or prohibited. The names and categories of uses were also redone to have each use chapter read in the same order.

Darga said in Industrial Districts, Chapter 9, data center use was not listed anywhere or defined. Data centers would now be listed as special uses due to the power and water demand. Light, Medium, and Heavy industrial definitions were also cleaned up. Food uses for food processing, bottling, production, and sales were combined into one category and made them all special uses due to the high water use and possible odors. In Specific Use Districts, Chapter 10, such as O-R and O-R-I districts are also reorganized, and categories match the other three previous chapters.

Darga said in Use Standards, Chapter 11, the standards have been modified. In residential use standards only, mixed-use standards were added or changed. Outdoor and Indoor recreation use standards were modified and match the use type in the use tables. New use standards for entertainment and recreation were added and include exterior lighting, live music, alcohol, etc. Another use staff modified was contractor office, which was difficult to define. Some contractor offices are well maintained with an office space and parking lot while others can have unmaintained yards and overfilling parking lots. The contractor yard use type has been removed and is now only allowed as an accessory use to a contractor office. The use standards for contractor office mention any contractor yards need to have a landscape plan, be located in rear yard, and have a screening plan.

Commissioner Lenkart asked the difference between R-3 and R-4 district. Darga said R-1 and R-2 are single family homes with larger lots and R-3 and R-4 are smaller lot sizes or higher density homes such as townhomes or apartments. Commissioner Lenkart asked about daycares and schools. Commissioner Lenkart asked the difference between O-R and O-R-I. Darga said O-R is Office Research while O-R-I is Office Research and Light Industrial. Darga said Mitchell Rd warehouses are in the O-R-I district which would be typically newer industrial buildings, but with

operations and storage inside and not outdoors. O-R is just without the light industrial and the Village has a few properties zoned O-R which are mostly located on Sullivan Rd near the hospital. Darga added many of the larger projects come in as a PUD so they will be special uses regardless. Commissioner Lenkart asked about the mixed use. Darga said standards were put in to say the Village expects some ground floor retail to be considered a mixed use building. Commissioner Lenkart asked about parking standards for residential and home based businesses. Darga said there is a home occupation use and use standards in the Village. Commissioner Tuohy said some HOA regulations also help prevent parking overflowing into the street. Darga said there are also parking standards in the Zoning Ordinance and Municipal code, which include parking on an improved surface and other location standards.

Commissioner Lenkart asked why administrative fees for cell tower antennas was removed. Darga said it was old language and all fees should be taken out of the Zoning Ordinance including in Appendix B since the fees were outdated and the Village has fees in another section of the municipal code. Darga said this admin fee has never been collected so it is being removed, but the Village has lease agreements on the water towers that generate revenue. Darga said these chapters and sections have a lot of changes since it has not been updated in a long time. One section not mentioned is Chapter 13 for parking. Parking will be changed in the near future to match the uses in this text amendment and will be a future text amendment.

Commissioner Tuohy said she likes how everything is combined with this redline and how the definitions are up to date such as laboratory and hookah lounge. Commissioners Botkin, Newell, and Negro had no questions. Commissioner Bozik had a question regarding the community residence use and how assigning the number of occupants allowed in a structure may be problematic. Darga said community residences is a state specific use and typically follow group home guidelines. Commissioner Bozik asked if the use can be a special use instead of a permitted use. Darga said the smaller community residence are allowed in lower density districts and larger community residence are allowed in high density districts. Darga said based off his experience other communities who have special uses for this use have to notify neighbors who don't want the use and it gets voted down, but the municipality tends to get sued since the use has to be allowed per state guidelines. Darga said the Village also already has use standards for this use. Commissioner Bozik said he would prefer the community residence use be a special use so additional review and conditions could be added. Commissioner Lenkart said he would be concerned of a potential lawsuit if it was a special use. Darga said he will talk to the Village Attorney regarding the topic.

Motion to close the public hearing was made by Commissioner Tuohy and Commissioner Botkin. **Motion approved.** 

#### **NEW BUSINESS**

1. <u>Petition #24-10 (119 Butterfield Rd):</u> The petitioner, Derek Knuth, requests a Special Use to allow Motor Vehicle Sales on the property located at 119 Butterfield Rd in North Aurora, Illinois.

Motion for approval of Petition #24-10, as presented by staff with the two added conditions regarding paving the rear lot and restriping the entire lot according to plan and imposing a nine (9)

car maximum for the sales area, was made by Commissioner Lenkart and seconded by Commissioner Botkin. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved**.

2. <u>Petition #24-11 (937 Oak St):</u> The petitioner, Erick Cooper, requests a Special Use to allow an Educational Facility, Commercial on the property located at 937 Oak St in North Aurora, Illinois.

Motion for approval of Petition #24-11, as presented by staff, was made by Commissioner Negro and seconded by Commissioner Tuohy. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved**.

1. Petition #24-09 (Amendments to Title 17 of the North Aurora Municipal Code): The Village of North Aurora requests text amendments to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending provisions regarding permitted and special uses and other corrections and clarifications.

Motion for approval of Petition #24-09 with the added condition of reviewing the community residence use as a possible special use was made by Commissioner Lenkart and seconded by Commissioner Newell. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved**.

#### **OLD BUSINESS** – None

#### PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Darga shared Fortunato is almost open. The owner picked up the liquor license this week and had a final inspection this week as well. The owner said he plans to be fully open next week. Commissioner Negro asked about the Starbucks monument sign location. Darga said the owner of Fortunato told Starbucks about it when they were building it and Starbucks corporate said they needed the signage so that is why it is there. Darga added that Riverfront Ram Truck Dealership is about a month or so away from opening and selling vehicles out of that site.

Darga also added the fire station building is moving along and is hoping to be open in November. Darga said the Village has swapped deeds with the Fire District, so the Village technically owns old fire station one. Commissioner Newell asked what dictates putting a sidewalk in and referenced that along the east side of Pinecreek Dr north of Butterfield Rd does not have one. Darga said there could be a few reasons, but staff will talk to Public Works about it. Commissioner Lenkart asked about the old BestBuy site in Towne Center. Darga said Slick City should be opening soon at the old BestBuy site which is an indoor slide amusement park. Darga added Kids Empire is going in over by JCPenney which is an indoor recreational use with slides and other activities, which targets a younger age group compared to Slick City. Darga shared Crave should be ready to open soon, which is near Brother Chimp.

#### **ADJOURNMENT**

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

Respectfully Submitted,

David Hansen



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

#### **GENERAL INFORMATION**

Meeting Date: September 3, 2024

**Petition Number: 24-15** 

Petitioner: Michaela Grant

Request: Special use to allow a

Child Daycare Center

Location: 581 Sullivan Rd

Parcel Number: 15-09-251-007

**Property Size:** .582 acres

Favorw Dr Favorw

Current Zoning: O-R Office and Research District

Contiguous Zoning: O-R-I Office, Research and Light Industrial District (East), O-R-I Office, Research and Light Industrial District (West), O-R-I Office, Research and Light Industrial District (North), City of Aurora (South)

Comprehensive Plan Designation: Office/Industrial

#### **PROPOSAL**

The petitioner is proposing a Child Daycare Center at the subject property located in the O-R Office and Research District. A Child Daycare Center is classified as a special use in the O-R District. The subject property is currently improved with a multi-use commercial office building with a variety of uses including professional offices, medical offices, and other commercial office tenants. The building has two (2) symmetrical suites with Suite A having 7 tenant offices. Little Ducklings Childcare would utilize the entire southern suite, Suite B, which is approximately 2,260 square feet. Per the petitioner, Little Ducklings plans to have 28 children; 17 toddlers/preschoolers and 11 infants.

The indoor space for the proposed address is currently improved with an office space. The proposed revised floor plan shows areas for reception, a kitchen, a storage closet, dedicated infant area, dedicated preschooler toddler area, and three bathrooms. The site plan includes a fenced in playground area on the east side of the building to meet Illinois Department of Children and Family Services (DCFS) outdoor play area requirements. The daycare center will use a keyless entry system, which will allow parents to check in and out in a total of about 10 seconds using their smart phone. The same system will also only allow daycare doors to be opened with an active individual code. The petitioner anticipates parents to park their cars, go in and check in/sign-out their children. Kids will always be with a parent and staff does not bring children to vehicles.

#### **Hours of Operation**

The anticipated hours of operation for the Child Daycare Center would be 6:00 a.m. to 6:00 p.m. Monday through Friday with the center being closed on weekends.

#### **Parking**

The Child Daycare Center use requires two (2) off-street parking spaces per 1,000 square feet of gross floor area. According to the petitioner, the total square footage of Suite B is 2,260 square feet. Suite A square footage is 2,400 square feet and requires three (3) off-street parking spaces per 1,000 square feet of gross floor area.

As such, the Zoning Ordinance would require a total of 13 parking spaces for the entire site. The subject property currently provides a total of 23 parking spaces for the commercial office building.

#### **Use Standards**

The Zoning Ordinance contains several use standards that are intended to specifically address operations of the Day Care Center, Adult and Day Care Center, Child.

Day care centers shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. Day care centers shall include facilities, other than residential dwelling units, providing care for more than three children or elderly and/or functionally impaired adults in a protective setting for less than twenty-four (24) hours per day. In addition, the following criteria shall be considered by the Plan Commission:

- The provision of adequate on-site drop-off zones, sidewalks, and exterior lighting.
- The amount of traffic or noise to be generated.
- The provision of adequate open space.

Day Care Centers and Nursery Schools. The outdoor play area of a day care center or nursery school shall be screened from the view of adjacent uses by solid wood fencing to a height of six feet or by landscaping six feet high by three feet deep.

#### RECOMMENDATIONS

The Community Development Department finds that the information presented in Petition #24-15 **meets** the Standards for Specials Uses, Use Standards and Parking Standards for a Child Daycare Center as set forth in the Zoning Ordinance. Based on the above considerations, Staff recommends the Plan Commission make the following motion recommending **approval** of Petition #24-15, subject to the following conditions:

- 1. On-site management shall effectively monitor and regulate all on-site drop-off activities and shall have a drop-off zone clearly marked with striping and signage.
- 2. All outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32).
- 3. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.



Email: cdinfo@northaurora.org

#### APPLICATION FOR SPECIAL USE

Project Name: Little Ducklings Childcare LLC	
Subject Property/Location: 581 Sullivan Rd. N	North Aurora, IL
PIN(s): 15-09-251-007	
Current Zoning District: ORI	Present Use: Medical Office
Proposed Special Use: Childcare	

#### **CONTACT INFORMATION:**

Applicant Name: Michaela Grant	Phone: 630.340.1469
Applicant Address: 203 N Kendall St. Aurora, IL	60505
Applicant Email: michaela.grant@sbcglobal.net	
Signature of Applicant:	Signature Date: 8/5/2024
Property Owner(s): Rui Zhang	Phone: 847.208.9819
Owner Address: 1733 Robinwood Ln. Riverwood	nd Ln
Owner Email: summerzhang100@gmail.com	
Signature of Owner*: Rui Zhang	Signature Date: 8/5/2024

#### **Instructions:**

- Please see the submittal checklist regarding required submittals for special uses.
- Provide all submitted documents electronically in PDF format.
- Provide a written letter of introduction and narrative describing the proposed special use.
- Provide the following plans for the site: site plan, building elevations, signage, and a plat of survey.
- Application shall include the submittal fee as required by Chapter 15.56 of the North Aurora Municipal Code. See submittal checklist for additional details.
- Please see Sections 4.3.F, 4.3.G, and 4.2.H of the Village's Zoning Ordinance for additional information on special use regarding no presumption of approval, conditions on special uses and limitations special uses.
- Applicant is required to follow public hearing and notice requirements outlined in Title 17, Chapter 3.4 of the Municipal Code. Please see public hearing and notice requirements on page 5 of this application.
- Staff may request the applicant provide additional materials in order to process and complete application review.

<sup>\*</sup>A signed letter by the owner authorizing the applicant to apply for a special use may be submitted in lieu of signing this form. If Applicant is other than owner, please attach letter of authorization from Owner.



25 East State Street, North Aurora, IL 60542 P: 630.897.1457 F: 630.897.0269 Website: www.northaurora.org/forms/ Email: cdinfo@northaurora.org

## **REQUIRED SUBMITTAL CHECKLIST**

	Introduction Letter. Please include information relevant to the proposed use of the property and its business operations (hours of operation, number of employees, etc.). Please note any large water user (over 5,000 gallons per day) must provide information for a water impact study and pay an impact fee per section 13.24.060 of the North Aurora Municipal Code.
	Proof of ownership of the zoning lot in question. If applicant is not the owner, a statement signed by the owner must be submitted certifying that the owner is jointly filing the application for a special use.
	A plat of survey of the parcel or parcels of land comprising the zoning lot, drawn to scale showing the actual dimensions of said zoning lot, including all parcels or lots contained therein, and drawn in accordance with the recorded plat of such land. Plat must include a legal description and show any existing structures on the lot. This includes any setbacks to the principal building, accessory buildings and all other relevant dimensions.
	A site location map drawn to an appropriate scale indicating existing land use and zoning of all property within two hundred (200) feet of the subject property. <i>Please note, all special uses are subject to site plan review and the requirements of that procedure.</i>
	Filing fee in the amount of \$500.00; if paid by check make payable to the 'Village of North Aurora'. Please note, an escrow deposit is required per Chapter 15.56. Any unused portion of the escrow will be returned to the payer upon completion of the project. Please see the Village's Escrow Application for more info.
	Disclosure of beneficiaries of land trust, if applicable.
	A written certified list containing the names of registered owners, their <u>mailing</u> addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested. See full public hearing and notice requirements on page 5.
	A statement indicating the manner in which the requested special use supports each of the following conclusions. See Special Use Standards section on the following page.
	FOR OFFICE USE
Peti	tion Number: File Name:
Fili	ng Date: Fee Received:



Email: cdinfo@northaurora.org

#### **SPECIAL USE STANDARDS**

Attach a statement indicating the manner in which the requested special use supports each of the following standards:

- 1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
- 2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
- 3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.
- 4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.
  - The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
  - o 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.



Email: cdinfo@northaurora.org

- o 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.
- The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
- The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.



Email: cdinfo@northaurora.org

#### PUBLIC HEARING AND NOTICE REQUIREMENTS

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 sending mail notices to properties within 250 feet of the property line of the subject property, excluding street rights-of-way, and posting a sign(s) on the property advertising the public hearing. The Village will publish a legal notice in the newspaper, which the applicant shall reimburse the Village for any fees associated with it. Please see Chapter 3.3 and 3.4 of the Village Zoning Ordinance, Title 17, for all public hearing and notice requirements.

The undersigned hereby also 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 Chapter 15.56 of the North Aurora Municipal Code. 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.

A Notary Public in and for such County

Applicant or Authorized Agent

STATE OF ILLINOIS )
SS
COUNTY OF KANE )

I, \_\_\_\_\_\_\_\_, being first duly sworn on oath depose and say that I am trust officer of \_\_\_\_\_\_\_ and that the following are all of the beneficiaries of the \_\_\_\_\_\_\_

TRUST OFFICER

SUBSCRIBED AND SWORN TO Before me this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_.



Email: cdinfo@northaurora.org

Below is a template for PINs, names and mailing addresses of all property <u>owners</u> within 250 feet of the property in questions for which the Special Use is being requested. An attached spreadsheet or list matching the template below also is permitted.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-09-400-023	Aurora Property Holding	3450 Oakton St. Skokie, IL 60076
15-09-400-075	Kane County Facilities Management	719 Batavia Ave. Geneva, IL 60134
15-09-501005	Burlington Northern Railroad	PO Box 961089 Fort Worth, TX 76161
15-09-251-003	Bonitas, Jeffrey Thomas	601 Sullivan Rd. Aurora, IL 60506
15-09-251-002	Internatl Brotherhood Electric works	461 591 Sullivan Rd Aurora, IL 60506
15-09-251-008	TLP-PHELAN 518 Fairview property Owner LLC	2215 York Rd STE 405 Oak Brook, II 60523
<sub>I.</sub> Michaela Gra	nt heing first duly s	worn on oath certifies that all of the above
		submitted herewith are true and correct.
		8/5/2024
Applicant Signature		Date

eqal notices to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671 hours: M - F 8:30 a.m. - 4:30 p.m.

#### Name Changes

LEGAL NOTICE
IN THE CIRCUIT COURT
FOR THE SIXTEENTH
JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS
Publication Notice of Court
Date for Request of Name
Change (Adult)
Request of:
Isabella Hope Kilbourne
Case No. 2024 MR 268
There will be a court date on
my Request to
Change my name from:

my Request to Change my name from: Isabella Hope Kilbourne To the new name of: Nico Hope Kilbourne The Court date will be held on October 4, 2024 at 10:00 a.m., at 100 S. Third St., Geneva, Kane County, Illinois in Courtroom #254. (Sebella Hope Kilbourne Petitioner Published in Daily Herald Aug. 19, 26, Sep. 2, 2024 (4618343)

#### Probate

CUIT DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS ESTATE OF Charles Minard, DECEASED. 24 PR 574 Notice is given of " IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIR-

WHEATON, ILLINOIS
ESTATE OF Charles Minard, DECEASED.
24 PR 574
Notice is given of the death of the above named decedent.
Letters of office were issued to Joseph Minard, 315
Dalewood Avenue, Wood Dale, Illinois 60191, as
Independent Executor, whose aftorney of record is
Terrence E. Davey, Malman Law, 205 West Randolph
Street, Suite 1700, Chicago, Illinois 60606.
Notice is given to Irene Bembensita and Lorraine Steele, in
the above proceeding to probate a will and whose names or
addresses are not stated in the petition to admit the will to
probate, that an order was entered by the court on August
7, 2024 admitting the will to probate.
Within 42 days after the effective date of the original order
of admission you may file a petition with the court to require proof of the will by testimony of the witnesses to the
will in open court or other evidence, as provided in section
56-21 of the Probate Act of 1975 (III. Compiled Stat. 1992,
Ch. 755, par. 56-21).
You also have the right under section 5/8-1 of the Probate
Act (III. Compiled Stat. 1992, Ch 755, par. 5/8-1) to contest
the validity of the will by filing a petition with the cour
within 6 months after admission of the will to probate.
The estate will be administered without court supervision,
unless much process the state of the compile of

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 provider. Visit http://felic.lillinoiscourts.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.
Terrence E. Davey
Malman Law (24109)
205 West Randolph Street, Suite 1700
Chicago, Illinois 60606
(312)629-0099
13249710 (4618148)

(312) 629-6099
(3249710 (4618148)

LEGAL NOTICE

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT
OF THE EIGHTEENTH
JUDICIAL CIRCUIT
Estate of Roger C. Barney
Deceased
Case No.: 2024PR000622
Nofice is given of the death of Roger C. Barney
Noperville, IL 6053
Letters of Office were issued on August 8, 2024, to stephan C. Barney
419 Harvey Avenue
Western Springs, IL 6058
as Independent Executor whose attorney is
Theresa Dollinger Waldron Notice is hereby given to stephan C. Barney, and Unknown Heirs, who are heirs or legatees of the above proceeding.
To probate a Will, and whose name and address is not stated in the petition to admit the Will to probate, an order was entered by the court on August 8, 2024 admitting the Will to Probate, and order of admission, you may file a petition with the court or August 8, 2092 admitting the Will to Probate, and order of admission, you may file a petition with the court or require proof of the will no pen court or other evidence, as provided in section 6-21 of the Probate Act of 1975 (755)
ILCS 5/6-21). You will also

court or other evidence, as provided in section 6-21 of the Probate Act of 1975 (755 LCS 5/6-21) You will also have the right, under the Probate Act of 1975 (755 LCS 5/8-1), to contest the validity of the Will by filing a petition with the court within 6 months after the admission of the Will to probate

mission of the Will to probate.
The estate will be administered without Court Supervision, unless under section 28-4 of the Probate Act of 1975 (755 LLCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering the petition to terminate to the py mining or dervering 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 Court Clerk, 505 N. County Farm Road, Wheoton, Illinois, or with the representative or both on or before February 12, 2025, 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 attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk. /S/ Candice Adams, Clerk of the Eighteenth Judicial Circuit Court Theresa Dollinger Waldron Kuhn, Heap & Monson DuPage Atty. No.: 552 Attorney for: Stephan C.Barney 552 S. Washington St., Ste 100 Naperville, IL 60540 630-420-8228 ddw@kuhnheap.com

dw@kuhnheap.com
Published in Daily Herald
Aug. 12, 19, 26, 2024 (4618174) LEGAL NOTICE
IN THE CIRCUIT COURT
OF THE SIXTEENTH
JUDICIAL CIRCUIT,
KANE COUNTY, ILLINOIS

JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS Case No. 2024 PR 000335 IN THE MATTER OF THE ESTATE OF CIPCECEDENT): Sam S. Volatile 1028 Masters Parkway Aurora, IL. 60506 DATE OF DEATH: July 19, 2024 Geneva, IL. PUBLICATION NOTICE INDEPENDENT ADMINISTRATION TO: CREDITORS, CIAIMANTS, UNKNOWN HEIRS AND LEGATEES 1. Notice is hereby given of the death of Sam S. Volatile who died on July 19, 2024, a resident of Aurora, Illinois. 2. The Representative for the estate is: Donna Siegfried 3234 SW 102nd Terrace Rd. Ocala, FL 34481 3. The Attorney for the estate Brian J. Banahan,

Ocala, FL 34481
3. The Attorney for the estate Brian J. Banahan, B

within 10 days after it has been filed.
5. On July 2, 2024 an Order Admitting the Will to Probate / Appointing the Representative was entered.
6. Within forty-two (42) days ofter the offsetive days. within 10 days after it has been filed.

5. The estate will be administrated without Court supervision unless an interested party terminate independent supervision dy filing a petition for terminate under Article XXVIII 5/28-4 of the Probate Act (755 LCS 5/28-4).

5/Donna Siestried Signature of Executor Published in Daily Herald Aug. 17, 26, Sep. 2, 2024 (4618356) 6. Within forty-two (42) days after the effective date of the original Order Admitting the Will to Probate, you may file a petition with the Court to require proof of the validity of the Will by testimony or witnesses to the Will in open Court, or other evidence, as provided in Ar-Will in open Court, or other evidence, as provided in Article VI 5/6-21 (755 ILCS 5/6/21).

5/6/21 (755 ILCS 5/6/21).

7. Within six (6) months after the effective date of the original Order Admitting the Will to Probate, you may file petition with the Court to contest the validity of the Will as provided under Article VIII 5/8-1 of the Probate Act (755 ILCS 5/8-1).

8. The estate will be administrated without Court supervision unless an interested party terminate independent supervision administration by filing a petition to terminate under Article XVIII 5/28-4 of the Probate Act (755 ILCS 5/8-4).

6/5/ Michael P. Gustek Signature of Executor

Have we

got a job for YOU!

..but you won't know anything out it unless you check the largest suburban classified section-the DAILY HERALD EVERY DAY!

To place a fast-acting classified ad, Call: 847-427-4444 or 630-955-0008 YOU can save money shopping for bargains in the Classified section of Daily Herald!

## Name Changes

LEGAL NOTICE
IN THE CIRCUIT COURT
FOR THE SIXTEENTH
JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS
Publication Notice of Court
Date for Request of Name
Change (Adult)
Request of: Diana Rios
Case No. 2024-MR-000259
There will be a court date on
my Request to Change my
name from:
Diana Rios
To the new name of:
Daniel Rios
The Court date will be held
on September 20, 2024, at
10:00 a.m., at 100 S. Third
St., Genevo, Kane County,
Illinois in Courtroom #250.
/\*/Diana Rios
Petitioner
Published in Doily Herald

Petitioner Published in Daily Herald Aug 5, 12, 19, 2024 (4618011)

2/13 N. Thatcher Ave. River Grove, IL 60171 708-453-0056

LEGAL NOTICE

Published in Daily Herald Aug. 12, 19, 26, 2024 (4618181)

LEGAL NOTICE
IN THE CIRCUIT COURT
OF THE SIXTEENTH
JUDICIAL CIRCUIT,
KANE COUNTY, ILLINOUSO
CSE NO. 2024 PR 800204
IN THE MATTER OF THE
ESTATE OF
(DECEDENT)
Michael Gustek

JECEDENT); iichael Gustek ? Creekside Circle, Unit B, Igin, IL 60123 ATE AND PLACE OF EATH: March 16, 2024, ity of Elgin, Kane County, linois

PUBLICATION NOTICE

Illinois
PUBLICATION NOTICE
INDEPENDENT
ADMINISTRATION
TO: CREDITORS,
CLAIMANTS, UNKNOWN
HEIRS AND LEGATEES
1. Notice is hereby given of
the death of Michael Gustek
who died on March 16, 2024,
a resident of Elgin, Illinois.
2. The Representative for
the estate is: Michael P.
Gustek, 303 Quail Ridge
Drive, Simpsonville, SC
29680 Tel. 8(84) 293-6769
3. The Attorney for the
estate James K. Diamond,
Esq. 250 W. St. Charles Rd.
Villa Park, IL 60181 Tel.
(630) 530-2600
4. Claims against the estate
may be filed on or before
February 12, 2025. Claims
against the estate may be
filed with the Clerk of the
Circuit Court, 540 S. Randall
Rd., St. Charles, IL 60174 or
with the Representative, or
both. Any claim not filed
within that period is barred.
Copies of a claim filed with
the Clerk must be mailed or
delivered to the Representative and to the aftorney
within 10 days after it has
been filed.
5. On July 2, 2024 an Order

Call Classified For FAST ACTION Ads

Nobes Audited Services and Serv

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, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before February 12, 2025, 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 attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk. Sy Candice Adams
Clerk of the Eighteenth Judicial Circuit Court John R. Carrozza
DuPage Atty, No.: 244115
Atty. For: Estate
2715 N. Thatcher Ave.
River Grove, ILL 60171
708-453-0056 service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp. Patricia Lane Smith Johnson Smith Trusts & Estates Law Group (6212100) 1200 Shermer Road, Suite 212.

(847) 564-8330 13249702 (4618149)

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

(267103) 123 North Wacker Drive, Suite 2300

**Did You Know That All** Real Estate Advertisments Can Also Be **Found Online?** 

Just Go To: marketplace. dailyherald.com

Then Click on the Homes For Sale or Rental Links Under the Real Estate

Put a Daily Herald Classified Ad to work for you! 847-427-4444 or 630-955-0008

#### Probate

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 19, 2025, 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 aftorney 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 provider. Inth://file.illinoiscourts.gov/service-provider. If you need additional help or hove trouble e-filing, voith://dispendingly.com/service-providers. The clearn more and to select a service provider. If you need additional help or hove trouble e-filings, voith://dispendingly.com/service-providers. The clearn more and to select a service provider. If you need additional help or hove trouble e-filings, voith://dispendingly.com/service-provider. If you need additional help or hove trouble e-filings, voith://dispendingly.com/service-provider. If you need additional help or hove trouble e-filings, voith://dispendingly.com/service-provider. If you need additional help or hove trouble e-filings, voith://dispendingly.com/service-providers. If you need additional help or hove trouble e-filings, voith://dispendingly.com/service-providers. If you need additional help of hove trouble e-filings, voith://dispendingly.com/service-providers. If you need additional help of hove trouble e-filings, voith://dispendingly.com/service-providers. If you need additional help of hove trouble e-filings, voith.com/service-providers. If you need not need to the need help of the need help of

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT DUPAGE COUNTY, 50S NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS ESTATE OF Zhengang Guo, DECEASED. 24 PR 588 Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Shiow Kiang, 1413 Wesley Court, Westmont, Illinois 80559, an Independent of the country of t

IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT KANE COUNTY, ILLINOIS IN THE MATTER OF THE ESTATE OF: THOMAS BERNHARDT DAVIS, Deceased, and and

1 DD 214 NOTICE Notice is given of the death of Thomas Bernhardt Davis,

Thomas Bernhardt Davis, who died on February 1, 2024, a resident of Elgin, Kane County, Illinois. Letters of Office were issued on July 5, 2024, to Martha Meyers, as Independent Administrator, 130 South Melrose Avenue, Elgin, IL 60123. The attorney for the estate is Collean G. Thomas, 30 N. Western Ave., Carpentersville, IL 60110. Claims against the estate may be filed on or before February 19, 2025. Claims against the estate may be filed with the office of the Clerk of the Gircuit Court, 540 S. Randall Road, St. Charles, IL 60174, or with the Administrator or both. Any claim not filed within that period is barred. Copies of a claim filed with the Clerk must be mailed or delivered to the Administrator and to the attorney within 10 days after it has been filed. The estate will be administrator or unless an interested party terminates independent administration by filing a petition to terminate under Article XXIV of the Probate Act (755ILCS 5/24-8). Martha Meyers

. artha Meyers dependent Administrator By: Colleen G. Thomas, Attorney Dated: 08/15/2024

Published in Daily Herald Aug. 19, 26, Sep. 2,2024 (4618345)

## Probate

Jr., 201 West South Street, P.
O. Box 34, Ellsworth, Illinois
61737 as Independent Administrator, whose aftorney
of record is Heather Voorn,
Voorn, Jaworski & Preston,
PLLC, 1938 E Lincoln Highway Ste 219, New Lenox, IL
60451.
Notice is given to Stephen L.
Lewandowski, Heir of the

Notice is given to Stephen L. Lewandowski, Heir of the Decedent whose name or address was not stated in the petition for independent administration that an order was entered on August 1, 2024, granting independent administration of the estate. This means that the administrator will not have to obtain court orders of filed estate papers in court during probate. The estate will be administered without court supervision unless interested persons ask the court to become involved. 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. If you need additional help or have trouble e-filing, visif http://www.illinoiscourts.gov/FAQ/gethelp.asp. Heather Voorn

Independent Administrator By: Colleen G. Thomas, Attorney Dated: 08/15/2024 Published in Daily Herald Aug. 19, 26, Sep. 2, 2024 (4618349)

LEGAL NOTICE
UNITED STATES OF
AMERICA STATE OF
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT
OF THE EIGHTEENTH
JUDICIAL CIRCUIT
IN RE: PARENTAGE
Mayra Yesenia Ruiz Diaz
Petitioner
vs.

vs. Mauricio Camacho Campo Respondent
Case No. 2024FA000019

DOMESTIC RELATIONS
PUBLICATION

The requisite affidavit for publication having been field:

NOTICE IS HEREBY GIVEN TO YOU, Mauricio Camacho Campor, THE RESPONDENT, that a petition has been field in the Eighteenth Judicial Circuit Court of DuPage County, Illinois, by the petitioner against you for: Determination of Parentage and for other relief: that summons duly issued against you as provided by law, and such petition is still pending. NOW, THEREFORE, unless you William Randall Hester, the Respondent, file your answer to the Petition or otherwise make your oppearance therein, in the office of the Clerk of the Eighteenth Judicial Circuit Court, at the Judicial Circuit Court Court, and Judgment for Parentage be entered against you at any time after that date and a Judgment for Parentage be entered against you at any time after that date and a Judgment for Parentage be entered against you at any time and pagainst you at any time after that date and a Judgment for Parentage be entered against you at any time after that date and a Judgment for Parentage be entered against you at any time after that date and a Judgment for Parentage be entered against you for page Atty, No. 196809 Attorney for Petitioner 800 Rossevelt Road, B120 Glen Ellyn, IL 60137 630-790-4100 Published in Doily Herald Aug. 12, 19, 26, 2024 (4618200)

## **Public Hearings & Notices**

Did You Know That All **Service Directory** Advertisments Can Also Be Found In Our Online Service Directory?

Then Click on the Service Directory Link Under the Marketplace
Heading to Find All of Your Local
Service Providers

LEGAL NOTICE
VILLAGE OF LONG SROVE, ILLINOIS
NOTICE OF PUBLIC HEARING BEFORE THE
VILLAGE OF LONG GROVE
PLAN COMMISSION & ZONING BOARD OF APPEALS

PLAN COMMISSION & ZONING BOARD OF APPEALS (QUIK TRIP PLANNED UNIT DEVELOPMENT)
PUBLIC NOTICE IS HEREBY GIVEN that on September 3, 2024, a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at Long Grove Village Hall, 3110 (Jd McHenry Road, Long Grove, IL 60047 at the hour of 7:00 p.m. for the purpose of hearing and considering testimony with respect to proposed Zoning Code text amendments, amendments to the zoning map, special use permits, grant of a special use permit for a planned unit development, variations, amendments or prior zoning relief, and any other zoning relief necessary or appropriate to approve a planned unit development at the property further described below, all in accordance with the application on file with the Village of Long Grove. The property that is the subject of said application is legally described as follows:

THE NORTH 5 ACRES OF THE FOLLOWING DESCRIBED PREMISES, TO-WIT: THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 LYING EAST-RELY OF THE EAST-RELY UNE OF ROUTE 83 AS WIDENED (EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS BY DOCUMENT, SANDER 17, SANDER 17, SANDER 18, SANDEN 18, SANDEN 18, SANDEN 19, SANDE

THE SOUTH 389, 18 FEET OF THE NORTH 562.50 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 6AST 1/4 OF SECTION 30, TOWNSHIP 48 NORTH RANGE 11. EAST OF THE THRD PRINCIPAL MERIDANE 11. EAST OF THE THRD PRINCIPAL MERIDANE 11. EACE PT THAT PART TAKEN FOR ROAD PURPOSES) IN LAKE COUNTY, LAUNDS.

PARCEL 3:

THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF ROUTE 83 AS WIDENED (EXCEPTING THEREOF) AND (EXCEPTING THE NORTH 562,50 FEET THEREOF) AND (EXCEPTING THE NORTH 562,50 FEET THEREOF) AND (EXCEPTING THE NORTH 5 ACRES OF THAT PART THEREOF LYING SOUTH OF THE SOUTH LINE OF SAID NORTH 562,50 FEET AND ALSO EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLLINOIS BY DOCUMENT 323325) IN LAKE COUNTY, ILLINOIS.

Property Index Numbers: 15-30-200-022, 15-30-200-024, and

STATE OF ILLINOIS BY DOCUMENT 3235325) IN LAKE COUNTY, ILLINOIS. Property Index Numbers: 15-30-200-022, 15-30-200-024, and 15-30-200-027
All persons who attend the hearing shall have the opportunity to make oral comments and ask questions concerning the proposed development and requested zoning relief described in this notice.
Additionally, any person may submit written comments regarding the matters set forth herein by email sent to: kstonehouse@longgroveil.gov prior to the public hearing or in-person of the public hearing written comments should include the full name and address of the author and include in the subject line "Re: Quik Trio Application." All written comments received prior to or during the public hearing will be included in the official hearing record, but no such public comment shall be treated as testimony with respect to the subject of this public hearing unless it includes the following statement: "The comments herein provided are true to my best knowledge and belief under penalty of perjury."

Any person who also wishes to appear as an "interested"

true to my best knowledge and beliet under penaity or periury."

Any person who also wishes to appear as an "interested party" with the right to cross-examine others at the hearing must file an appearance form with the Village of Long Grove no later than three business days prior to the public hearing. Appearance forms are available, and may be filed, at the Village Hall. 3110 Old McHenry Road. Long Grove, Illinois, or by making a request via e-mail to: kstonehouse@longgroveil.gov.

The PCZBA may further continue the hearing to a later date, time, and place should that become necessary without further public notice, other than notice entered upon the minutes of the public hearing.

Dated at Long Grove, Illinois this 19 day of August 2024 Magdalena Dworak
Village of Long Grove, PCZBA

Village of Long Grove PCZBA Published in Daily Herald August 19, 2024 (4618389)

NOTICE OF PUBLIC HEARING
Notice is hereby given by the Board of Education,
Medinah Elementary School District #11, in the County of
DuPage, State of Illinois that a tentative budget for said
School District for the fiscal year beginning July 1, 2024 will
be on file and conveniently available during the hours of
\$8.00 a.m. to 4:00 p.m. for public inspection at the District
Office, 700 East Granville Avenue, Roselle, Illinois on the
19th of August and daily, Monday through Friday, through
September 19, 2024.

September 19, 2024.
Notice is further hereby given that a Public Hearing on said Budget will be held at 7:00 p.m. on the 19th day of September, 2024 at the Medinah Middle School, 700 E. Granville Ave., Roselle, IL 60172.
Dated this 15th day of August 2024, for the Board of Feducation

Education.

Destini Best, Secretary, Board of Education
Published in Daily Herald August 19, 2024 (4618331)

NOTICE OF PUBLIC HEARING
CITY OF WEST CHICAGO

A public hearing before the City of West Chicago Plan
Commission/Zoning Board of Appeals will be held on
Wednesday, September 4, 2024 at 7:00 p.m. in the Council
Chambers of West Chicago City Hall, 475 Main Street, West
Chicago, Illinois, to consider the following matters:
Case PC 24-07: SRH Properties, LLC, 1710 W Armitage
Court, Addison, IL 60101, is petitioning the City of West
Chicago for approval of a third amendment to an existing
special use permit for a motor vehicle service station (gas
station) in accordance with Sections 5.5 and 10.3-4(G) of the
West Chicago Zoning Code, and is petitioning the City of
West Chicago Toning Code to allow 33 parking stalls in
lieu of the minimum 41 required in accordance with Section
3.4 of the West Chicago Zoning Code. The subject property
is located on the east side of Neltnor Boulevard (Illinois
State Route 59) and on the south side of Dayton Avenue and
is commonly known as 1307 South Neltnor Boulevard in
West Chicago, Illinois and is legally described as:
Lot 1 in Sonni Nguyen Shell Resubdivision, being a
subdivision located in part of the southeast auarter of
Section 15, Township 39 North, Range 9 East of the Third
Principal Meridian, according to the plat thereof recorded
October 26, 2015 as Document No. R2015-118259, in DuPage
County, Illinois.
PIN 04-15-400-011; and
Case PC 24-11: Forming America LLC, 1200 N Prince
Crossing Road, has petitioned the City of West Chicago Toning
Code. The Special Use Permit, if approved, would amend
the approved site plan attacked as Exhibit
"C" to
Ordinance 23-0-0037. The sublect property is located on the
west Side of North Prince Crossing Road, between
Meadowview Crossing and Howthorne Lane, commonly
known as 1200 North Prince Crossing Road, between
Meadowview Crossing and Howthorne Lane, commonly
known as 1200 North Prince Crossing Road, between
Meadowview Crossing and Howthorne Lane, commonly
known as 1200 North Prince Crossing Road, between
Meadowview Crossing and Howthorne Lane,

Chicago, IL 60185 in the M Manufacturing District and is geally described as folious arrater of Section 34, Township 40 North, Range 9, East of the Third Principal Meridian, described by beginning at the northwest corner of soid southeast auarter and running thence south 00 degrees 21 minutes 51 seconds east on the east 1 line thereof, 870.30 form monwealth East and Company by document R&2-27931, thence north 38 degrees 37 minutes 05 seconds west on said northerly line (being a line drawn parallel with and 50 fear ortherly of the northerly line of the former Chicago Great Western Railroad Right of Way), 137.39 feet to the west interpretation of the northerly line of the former Chicago Great Western Railroad Right of Way), 137.39 feet for the west interpretation of the northerly of the northerly of the northerly line of the former Chicago Great Western Railroad Right of Way), 137.39 feet for the west interpretation of the northerly line of the said southeast quarter; thence north 88 degrees 42 minutes 25 seconds east on said north line, 130.36 feet to the place of beat of the northerly line of the place of the line, 130.376 feet to the place of Seconds east on said north line, 130.376 feet to the place of Seconds east on said north line, 130.376 feet to the place of West Chicago, IL 60185, has petitioned the City of West Chicago for approval of a Special Use Permit, in accordance with Section 5.5 of the West Chicago Zoning Code. The subject property is located at the southeast corner of limios Route 57 (West Chicago) and Code of the Section 130 of the West Chicago Zoning Code. The subject property is located at the southeast corner of limios Route 57 (West Chicago) and Code of the Section 130 of the West Chicago Code. The subject property is located at the southeast corner of Section 34, 10 of the West Chicago Code. The Subject property is located on the section line 157.4 feet: thence east 254.1 feet line of the broad of the Section 150 of the West Chicago Code. West Chicago Code Code Code Code Code Code Code C

#### Public Hearings & Notices Public Hearings & Notices

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HERBY GIVEN that a public hearing will be held by the Buffalo Grove Planning & Zoning Commission on September 4, 2024, at 7:30 P.M. in the Jeffery S. Braiman Council Chambers, Buffalo Grove Municipal Building, 50 Raupp Boulevard, Buffalo Grove, IL concerning the following matter:
SUBJECT: Petition to the Village of Buffalo Grove for the following variation to Title 14 (Sign Code) of the Village Municipal Code for property in the B-5: Town Center Business District: A variation from Section 14.20. To install an electronic message board sign, which is only permitted by variation.

The request is to allow Culver's Restaurant to add an electronic message board to the existing ground sign at 450 McHenry Road.
PETITIONER: Lora Trent Springfield Sign 4825 E Kearney St.
ASO MCHENTS Springfield, MO 65803

PARCEL INDEX NUMBERS: 15-33-111-003

SUBJECT PROPERTY COMMON ADDRESS: 450 McHenry Road, Buffalo Grove, IL Documents submitted by the petitioner for the public hearing concerning this petition are on file with the Village Clerk and the Department of Community Development, 50 Raupp Boulevard, and may be examined by any interested persons. Anyone with questions concerning the hearing may contact Andrew Binder, abinder@vbb.org or 847-459-5592.

All persons present of the position of the position of the proportion of the proport

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 3, 2024 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 Michaela
Grant ("Applicant") to allow a Special Use for a Child Day
Care Center at 581 Sullivan Rd. The Applicant is proposing
to redevelop the southern portion of the existing building of
the .58-acre property, The northern half of the building is
currently occupied with multiple professional and medical
office uses.
Property Index Number (PIN): 15-09-251-007
The Subject Property is legally described as follows:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN-

Property Index Number (PIN): 15-09-251-007
The Subject Property is legally described as follows:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN-SHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINGIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS AS DESCRIBED IN DOCUMENT 98(05)221.
The address of the Applicant is 203 N Kendall St, Aurora, IL 60505. The Applicant's phone number is (630) 340 - 1469.
Applications have been filed by the petitioner and are known as Petition #24-15. The application for Special Use is on file at the office of the North Aurora Community Development Department and are 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: August 8, 2024
/s/ Nathan Darga, Community Development Director Published in Daily Herald August 19, 2024 (4618326)

PUBLIC NOTICE

Public notice is hereby given that on Tuesday, September 3, 2024 at 7:00 p.m., at City Hall in the City Council Chambers, 3600 Kirchoff Road, Rolling Meadows, Illinois, the Rolling Meadows Planning and Zoning Commission will conduct a public hearing to consider a petition by Damian Rechul ("Petitioner").

The public hearing will consider an amendment to the City's Zoning Regulations to allow chicken coops, runs, or other structures for housing hens in an M district with city's Zoning Regulations to allow chicken coops, runs, or other structures for housing hens in an M district with Hearing, and will be given an appartunity to be heard.

A copy of the genda and supporting materials will be available for inspection no later than the Friday before the scheduled meeting date at the City's website, www.citym.org, or in person at City Hall, 3600 Kirchoff Road, during City Hall's operating hours (weekdays from 8:00am to 4:00 pm).

Persons with disabilities requiring special accommodations are encouraged to contact the Community Development Department at (847) 506-6030, at least 48 hours prior to the hearing to arrange for the accommodations.

HARMAN MILTON BUCKINGHAM.

CHAIRMAN MILTON BUCKINGHAM PLANNING AND ZONING COMMISSION Deputy City Clerk
Published in Daily Herald August 19, 2024 (4618341)

FORM OF PUBLICATION NOTICE

NOTICE 1S HEREBY GIVEN in accordance with Section 4(2) of the Illinois Local Government Professional Services Selection Act, 50 ILCS 510/4(2), that the Board of Education of Community Consolidated School District No. 62, Cook County, Illinois, is requesting statements of interest from firms seeking to provide construction management services on a continuing basis for various projects of the School District. It is anticipated that such services will commence on or about October 21, 2024.

The Board of Education is turther requesting statements of qualifications and performance data from those firms which do not have such a statement on file with School District 62.

Statements of interest, and statements of qualifications and performance data, must be submitted to the following address by no later than 10:00 a.m. on September 11, 2024:

Mr. Mark Bertolozzi

Assistant Superintendent for Business Services/CSBO Community Consolidated School District 62.

777 E. Algonquin Rd.
Des Plaines, IL 60016

Community Consolidated School District No. 62, Cook County, Illinois

Margaret Goodchild, Secretary, Board of Education Published in Daily Herald August 19, 2024 (4618380)

DUPAGE COUNTY, ILLINOIS
LEGAL NOTICE
The Glen Ellyn Park District will be seeking grant funding for improvements at Lake Village Green Park and invites you to aftend a public input meeting to view the plan, ask questions, and provide comments. The proposed improvements include pathways, fencing, seating amenities, and reliable pathways, fencing, seating amenities, and royerview of the planned improvements and be available for questions during the meeting. The meeting will be held at Village Green Park, on Thursday, August 29th, 5:00 pm – 6:30 pm.

to <u>ntroia@gepark.org</u> PUBLISHED BY THE AUTHORITY OF:

Board of Park Commissioners of the Glen Ellyn Park District, DuPage County, Illinois. Dated this 16th Day of August Published in Daily Herald August 19, 2024 )4618361)

Legal Notice of Special Education Services Available

Legal Notice of Special Education Services Available in North DuPage Special Education Cooperative (NDSEC)

School Districts
This notice is meant for School Districts
This notice is meant for School districts lied below that comprehensive special education programs and services for all students with disabilities are currently available through your own local district or through the other districts of the NDSEC special education in programs and services for all students with disabilities are currently available through NDSEC special education in 19 the other districts of the NDSEC.

Bensenville Elementary School District #2

Bensenville Elementary School District #3

Wood Dale Elementary School District #3

Hosselle Elementary School District #10

Roselle Elementary School District #11

Roselle Elementary School District #13

Fenton Community High School District #18

Bloomingdale Elementary School District #10

Lake Park Community High School District #18

Within NDSEC, all member school districts establish, maintain or have access to comprehensive special education instructional programs, resource programs and related services which meet the educational needs of children who have been found to have the following challenges when they adversely affect the child's educational performance resulting in the child's need for special education services: 1) intellectual disability, 2) orthopedic impairment, 3) visual impairment, 4) hearing impairment, 5) specific learning disability, 6) speck or language impairment, 7) deafness and deaf-blindness, 8) emotional disability, 9) autism, 10) developmental delay, 11) multiple disabilities, 12) traumatic brain injury, and 13) other health impairment.

Referrals of students for special education services may be made by parents, community service agencies, persons having the primary care and custody of the child, other professional persons having knowledge of the child's difficulties, the child, the State Board of Education, as well as by local school district.

Perents may als

naving the primary care and custagy of the child, other professional persons having knowledge of the child's difficulties, the child, the State Board of Education, as well as by local school personnel. Referral forms are available at your local school district. Parents may also access a copy of the "Illinois Administrative Code, Part 226 - Special Education Rules and Regulations" by writing to the Illinois State Board of Education, 100 North First Street, Springfield, Illinois 62777-0001 or by visiting the ISBE website at www.isbe.net, A copy of the document entitled Parent Guide: Educational Rights and Responsibilities: Understanding Special Education in Illinois may also be obtained by writing to ISBE at the above address or by visiting their website. A copy of the document entitled Notice of Procedural Safeguards for Parents/Guardians of Students with Disabilities may also be obtained by writing to ISBE at the above address or by visiting their website. A copy of the document entitled Notice of Procedural Safeguards for Parents/Guardians of Students with Disabilities may also be obtained by writing to ISBE at the above address or by visiting their website. These documents are also available by writing or calling the NDSEC office at 132 E. Pine Ave., Roselle, IL 60172, phone 630-894-0499.

Students who qualify for home or hospital instruction during the course of the school year should be referred to their local school district. A student's medical condition or anticipates that the student will be unable to aftend school for the or more consecutive weeks due to medical condition or anticipates that the student's medical condition or anticipates that the student's medical condition or anticipate in education, and the anticipated duration or nature of the student's absence from school. Home or hospital instruction may begin as soon as the health care provider in development of the student's absence from school. Home or hospital instruction may begin as soon as the health care provider for the student's absence

132 E. Pine Ave., Roselle, IL 60172, phone 630-894-0490 ext. 1308.

The Special Education Procedures Assuring the Implementation of Comprehensive Programming for Children with Disabilities for NDSEC and the member school districts is available by writing or calling the NDSEC office. If you have any questions about the availability of speciale ducation services in your local school district, please contact your local district. If you have any questions about State or Federal special education requirements or about programs within NDSEC, please call the NDSEC office at 630-894-0490 for this information.

We look forward to a very positive school year and, as always, NDSEC appreciates your cooperation and assistance in helping local school district staff provide high quality education for your child and for all students.

Published in Daily Herald August 19, 2024 (4618367)

# LEGAL NOTICE IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT, KANE COUNTY, ILTINOIS CASE NO. 2024 PR 318 IN THE MATTER OF THE ESTATE OF IL COUNTY, ILTINOIS AMPARO RIOS RIOS 611 S. Webster Street AUTORO, IL 60505 DATE AND PLACE OF DEATH: JULY 9, 2024 AUTORO, IL PUBLICATION NOTICE INDEPENDENT ADMINISTRATION TO: CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES 1. Notice is hereby given of the death of Amparo Rios Rios who died on July 9, 2024, a resident of Autora, Illinois. 2. The Representative for CIRCUIT KANE COUNTY, 540 SOUTH RANDALL ROAD, ST. CHARLES, ILLINOIS ESTATE OF Valerie J. Walker Lewandowski, DECEASED. 24 PR 275

IN THE CIRCUIT COURT
FOR THE 16TH JUDICIAL
CIRCUIT
COUNTY, \$40
SOUTH RANDALL ROAD,
ST. CHARLES, ILLINOIS
ESTATE OF Alonzo J. Cain,
JAPR 317
Notice is given to creditors
of the death of the above
named decedent, Letters of
office were issued to
office were
office
offic

2024, a resource.

11 Illinois.

2. The Representative for the estate is:
Lorena Granados Rios
791 Serendigity Dr.
Aurora, IL 60505

3. The Attorney for the

The Gil Law Group.
605 N. Broadway Ave.,
Aurora, IL. 60505
4. Claims against the estate
may be filed on or before
February 19, 2025. Claims
against the estate may be
filed with the Clerk of the
Circuit Court, 540 S. Randall
Road, St Charles, IL. 60174 or
with the Representative, or
both. Any claim not filed
within that period is barred.
Copies of a claim filed with
the Clerk must be mailed or
delivered to the Representative and to the attorney
within 10 days after it has
been filed.
5. On 8/6/2024 an Order within 10 days after it has been filed.
5. On 8/6/2024 an Order Appointing the Representative was entered.
6. Within forty-two (42) days after the effective date of the original Order Admitting the Will to Probate, you may file a petition with the Court to require proof of the validity of the Will by testimony or witnesses to the Will in open Court, or other evidence, as provided in Article VI 5/6/21 (755 ILCS 5/6/21).

mony or witnesses to the will in open Court, or other evidence, as provided in Article VI 5/6-21 (755 ILCS 5/6/21).

7. Within six (6) months after the effective date of the original Order Admitting the Will to Probate, you may file petition with the Court to contest the validity of the Will as provided under Article VIII 5/8-1 of the Probate Act (755 ILCS 5/8-1).

8. The estate will be administrated without Court supervision unless an interested party terminate independent supervision administration by filing a petition to terminate under Article XVIIII 5/8-4 of the Probate Act (755 ILCS 5/8-4).

8./Lorena Granados Rios Signature of Executor Published in Daily Herald Aug. 19, 26, Sep. 2, 2024 (4618340)

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT LAKE COUNTY, 18 COUNTY STREET, WAUKEGAN, ILLINOIS ESTATE OF William L. Hedderly, DECEASED. 24 PR 398

JAPR 398
Notice is given to creditors of the death of the above named decedent. Lefters of of the death of the above named decedent Lefters of office were issued to Shelley Acid Header of Sturgeon Bay, Wisconsin 54235, as Independent Executor, whose ottorney of record is Patricia Lane Smith, Johnson Smith Trusts & Estates Law Group, 1200 Shermer Road, Suite 212, Northbrook, Illinois 60062. The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. 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. Claims against the estate may be filed with the clerk or with the representative, or both, on or before February 12, 2025, 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 aftorney within 10 days after it has been filed. E-filing is now mandatory for documents in civil cases with limited exemptions. Visit extreme the file with the cream of the clerk was been filed.

thbrook, Illinois 60062

ILLINOIS ESTATE OF Carolyn Jaeger, DECEASED.

Jaeger, DECEASED.

Jaeger, DECEASED.

Jay R 596
Notice is given to creditors
of the death of the above
named decedent. Letters of
office were issued to Tracy
Yarmolich, 3 East Double
Green. The Woodlands,
Texas 77382, as Independent
Executor, whose attorney of
record is Thomas R.
Saviski, Bielski Chapman,
Ltd. 123 North Wacker
Drive, Suite 2300, Chicago,
Illinois 60606.
The estate will be administered without court supervision, unless under section
5/28-4 of the Probate Act III.
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.
Claims against the estate
may be filed with the clerk
or with the representative,
or both, on or before February 19, 2025, 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 with the clerk must be
mailed or delivered by the
claimant to the representative and to the atforney
within 10 days after it has
been filled.
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. If
soveries and to select shall be service provider. If
soveries and solved in the service provider in the service provider. If
soveries and solved in the service provider in the service provider in the service pr

Chicago, Illinois 60606 (312)583-9430 13250139 (4618313)

Marketplace eading to Find All

I THE CIRCUIT COURT OR THE 16TH JUDICIAL RCUIT

24 PR 275
Notice is given of the death
of the above named decedent. Letters of Office were
issued to James Johnson,
Jr., 201 West South Street, P.

gov/FAQ/gethelp.asp. Heather Voorn Voorn, Jaworski, & Preston, PLLC PLLC 1938 E. Lincoln Highway, Ste 219 New Lenox, IL 60451 (815) 215-8777 Attorney No: 6290981 Attorney No: (ARDC) 13249711 (4618155)

IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT KANE COUNTY, ILLINOIS IN THE MATTER OF THE ESTATE OF:
SAM U. TURKMAN, Deceased.
Case No. 24 PR 172
Notice is given of the death of Sam U. Turkman, who died on December 23, 2021, a resident of Elgin, Kane County, Illinois.
Letters of Office were issued on July 5, 2024, to Patricia Turkman, as Independent Administrator, 336 Headee Street Elgin, IL 60123. The attorney for the estate is Colleen G. Thomas, 30 N. Western Ave., Carpentersville, IL 60110. Claims against the estate may be filed on or before February 19, 2025. Claims against the estate may be filed with the office of the Clerk of the Circuit Court, 540 S. Randall Road, 5t. Charles, IL 60174, or with the Administrator or both. Any claim not filed with the Clerk must be mailed or delivered to the Administrator or both. Any claim not filed with the Clerk must be mailed or delivered to the Administrator ond to the attorney within 10 days after it has been filed. The estate will be administered without court supervision unless an interested party terminates independent administration be reliable on terminate under Article XXIV of the Probate Act (755ILCS 5/24-8).

8). Patricia Turkman

Public Hearings & Notices

The requisite affidavit for publication having been filed:

## Your Suburban Source DAILY HERALD

NOTICE OF PUBLIC HEARING
PUBLIC NOTICE is hereby given to all persons interested that:

PUBLIC NOTICE IS hereby given to all persons interested that:

Sarah Maki
312 N. R. River Rd.
Fox River Grove, II 60021
has filed an application with the Planning & Zoning Commission of the Village of Fox River Grove requesting variances to allow the expansion of the existing structure toward the street developed to the early of the expansion of the existing structure for expansion of the expansion of t

Zoning Commission will near evidence presented on this matter.

Objections, if any, to the Variance being requested in the application may be made in writing and filed with the Village Clerk of the Village of Fox River Grove before the hearing or may be made verbally at the hearing.

Dated this 14th day of August, 2024.

Becky Korpan, Deputy Village Clerk

Published in Daily Herald August 19, 2024 (4618333)

Just Go To: www.dailyherald.com

Little Ducklings Childcare LLC 203 N Kendall St. Aurora, IL 60505

Tel: 630.3401469 Fax: 630.907.7187



# LITTLE DUCKLINGS CHILDCARE LLC,

06/23/2024

Subject: Introductory Letter

To whom it may concern,

I take immense pleasure in introducing you to Little Ducklings Childcare. We are currently a home daycare operating on the east side of Aurora, IL. Over the past six years we have successfully served over 25 children and 15 low-income families. As the need for childcare increases, our goal is to expand to 581 Sullivan Road to meet the needs of even more families.

I am Michaela Grant, the owner and founder of Little Ducklings Childcare LLC, I am dedicated and passionate about providing the best care and learning for children. I have over 10 years' experience working in a childcare environment with children of various background and needs.

Little Ducklings will provide creative learning as well as playtime for children 6-weeks-3 years of age. Our goal is to services at least 28 children. At this facility we will be able to handle 17 toddlers and preschoolers along with 11 infants. I will work closely with qualified teachers and staff to craft a center and curriculum that will help develop the foundation for generations to come.

I do believe this location would serve our purpose perfectly. Our center will ensure a safe and secure environment for children, parents, teachers and staff with Entergrity Smart system. Our daycare keyless entry system will allow parents to check in and out in a total of about 10 seconds using their smart phone. This same system will also only allow daycare door to be opened with an active individual code. Staff will ensure daily that all codes are active and current for teachers, staff and parents.

We understand the importance of recreation to the development of children. At Little ducklings' safety is our number one concern. We will have a 6- ft fenced in playground for children creativity. We will have age-appropriate equipment, all children will also be supervised by an adult at all times while using any outside equipment.

Tel: 630.340.1469 Email: michaelagrant@littleducklingschildcare.org 203 N Kendall St. Aurora, IL 60505

Little Ducklings Childcare LLC 203 N Kendall St.

Aurora, IL 60505 Tel: 630.3401469 Fax: 630.907.7187



# LITTLE DUCKLINGS CHILDCARE LLC,

06/23/2024

Subject: Introductory Letter Continued

Our center hours will be 6am-6pm, giving the families we serve enough time to beat high traffic hours. We estimate that the majority of our daycare parents will arrive before 830am. Eighty-five precent arriving between 3:30pm-6:00pm for pick-up allowing for the heavy school and work traffic to pass.

Daycare centers are important to our community, they provide children a safe, stimulating and nurturing environment while parents' work. They offer numerous benefits, including socialization, learning and development, routine, and preparation for school. A daycare center is a haven for young children whose parents cannot care for them during the day due to work or other commitments.

We know that the need for childcare is at an all-time high driven by the increased demand due to more parents returning to offices, advancements in learning technologies, and government funding, specifically for single and working mothers.

Childcare is a growing necessity and Little Ducklings is prepared to help meet the needs of the families in our community.

Kind Regards,

Michaela Grant

·n 9Lt

Little Ducklings Childcare LLC,

#### Northerly Tenants notes from Building Owner

Rui Zhang

1733 Robinwood Ln

Riverwoods, IL 60015

(847)208-9819

summerzhang100@gmail.com

Subject: 581 Sullivan Rd, Aurora IL current tenants and parking lot usage

To whom it may concern:

The building has 2 symmetry suites. Suite A has 7 tenants occupied by its own individual office. But 3 tenants (1 attorney, 1 big box dumpster company, 1 IT staff) are renting the office for branching out their main office for physical location, but not physically use the office space.

4 tenants (1 attorney, 1 massager, 2 estheticians) are actively using the office spaces.

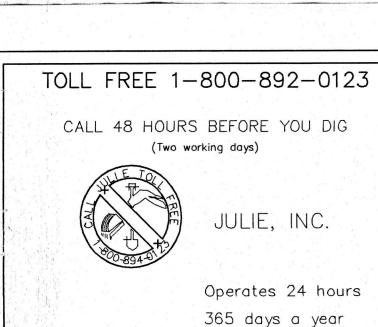
All visitors are by appointments. Their business hours during weekday are from 10am to 4:30pm. For the massager and estheticians have more clients on weekends than the weekdays.

Suite B - the Fox Valley Allergy and Asthma Clinics is open 3 half days – Tuesday morning, Thursday afternoon, and Saturday morning. They are all walk-in with no appointments, and on average about **50 – 60** patients during their half-day business hours. On average the patient stays in about 10 minutes to take shots. They have 4 staff members on duty during their operation hours. They have no issues with current shared parking lot.

Any further questions, please feel free to reach out.

Sincerely,

Rui Zhang



SITE BENCHMARKS: 1) NORTHWEST BONNET BOLT OF FIRE HYDRANT AT THE NORTH EAST CORNER OF THE INTERSECTION OF SULLIVAN RD & FAIRVIEW DRIVE

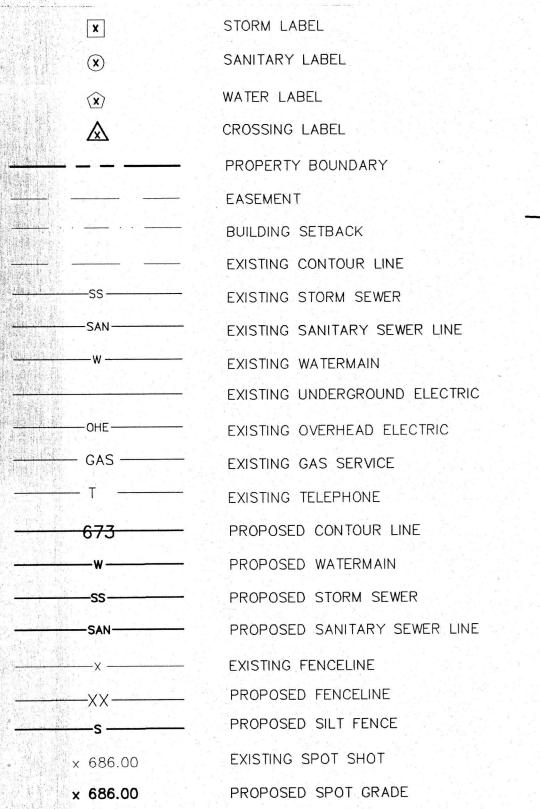
ELEV = 690.82

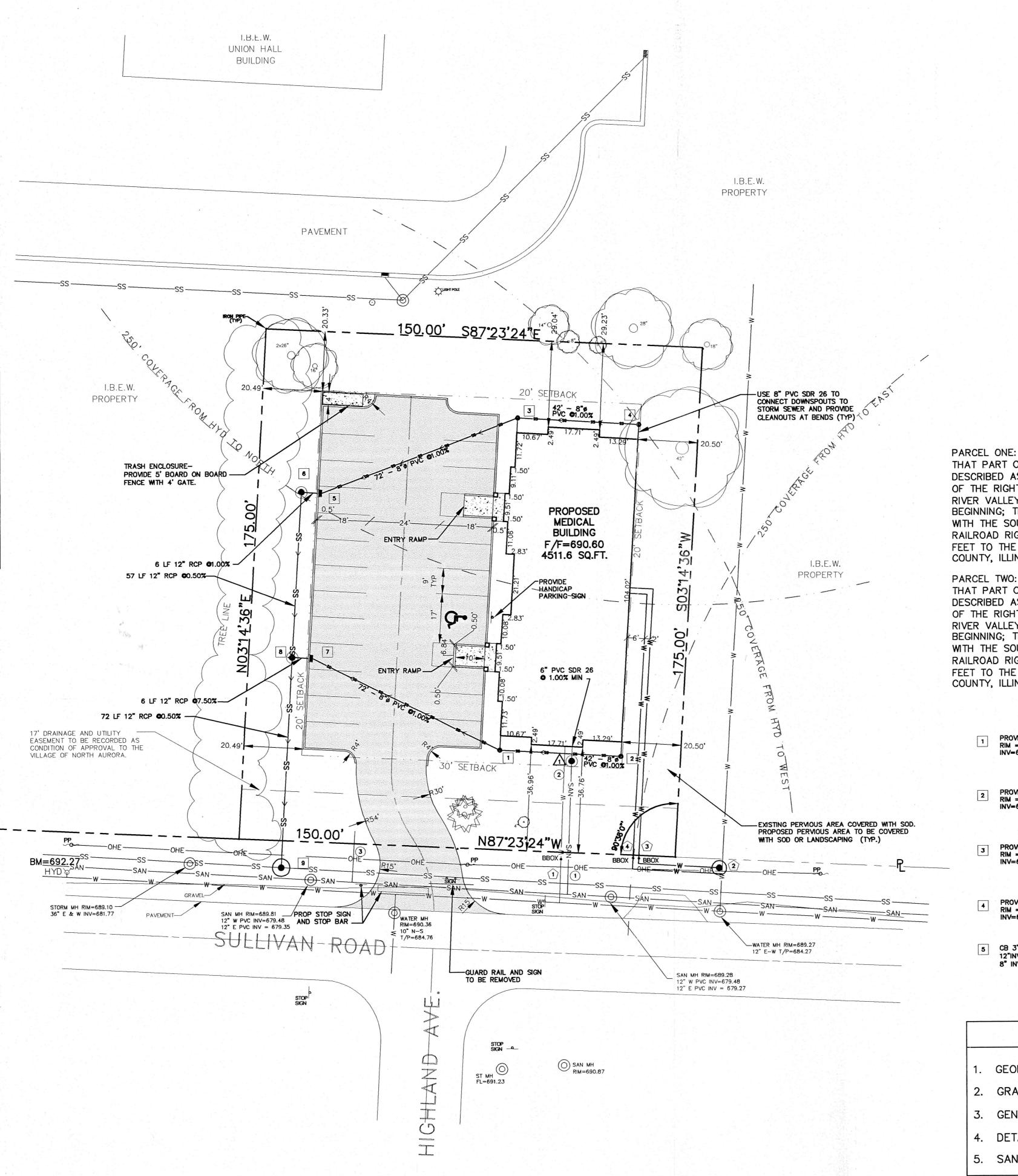
2) NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF SULLIVAN RD APPX 125' WEST OF THE INTERSECTION OF SULLIVAN RD & HIGHLAND AVE

ELEV = 692.32

SITE DATA	
TOTAL SITE AREA	26,250 S.F.
ZONING:	M-1
PROP BLDG S.F.:	4,511.6 S.F.
PARKING REQUIRED:	24 SPACES
PARKING PROVIDED:	24 SPACES
TOTAL IMPERVIOUS AREA (BLDG & PVMT)	12,964.50 S.F.
PERCENTAGE OF LOT COVERAGE:	49.39%

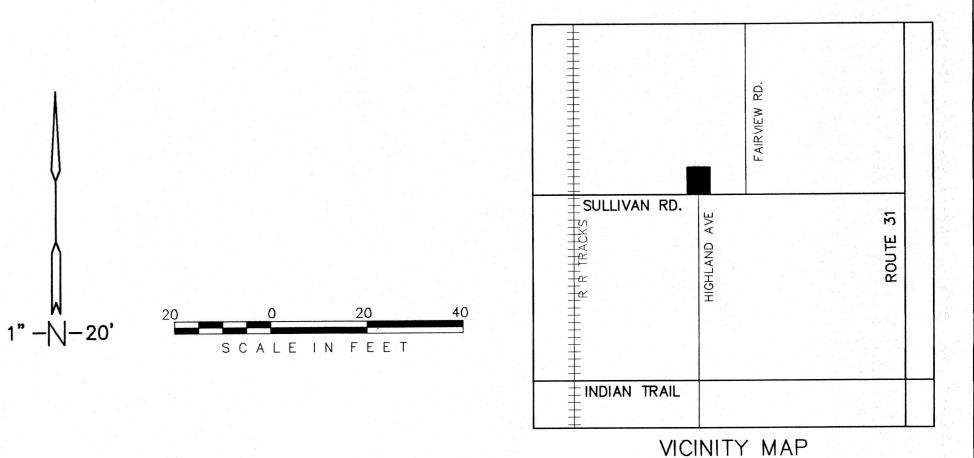
# LEGEND





# SITE PLAN MAHKRI MEDICAL CLINIC

581 SULLIVAN RD. - NORTH AURORA, IL



## LEGAL DESCRIPTION

THAT PART OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH EAST 1/4 WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 265 FEET FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET; ; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH EAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH LINE OF SAID NORTH EAST 1/4; THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART FALLING IN THE HIGHWAY), IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

THAT PART OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH EAST 1/4 WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 340 FEET FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH EAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH LINE OF SAID NORTH EAST 1/4; THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART FALLING IN THE HIGHWAY), IN THE TOWNSHIP OF AURORA, KANE

STORM	SEWER	WATER SERVICE	SANITARY SEWER
PROVIDE CLEANOUT RIM = 690.00 INV=686.12	MH 4' W/R-1530 RIM=688.60 INV=685.04(E) INV=684.94	DISCONNECT EXISTING WATER SERVICE AT MAIN AND REMOVE B-BOX	CONTRACTOR TO CONFIRM LOCATION AND CONDITION OF EXISTING SANITARY SERVICE LINE AND RE-USE OR REPLACE AS REQUIRED
PROVIDE CLEANOUT RIM = 690.00 INV=686.54	7 CB 3' W/ T/C=683.10 12"INV=685.10 w/SNOUT (W) 8" INV=685.40 (E)	PROP 4" PRESSURE TAP WITH 5' VAULT RIM = 688.40	2 INSPECTION MANHOLE 4' DIA W/R-1530 RIM = 690.10 INV = 680.10 *
PROVIDE CLEANOUT RIM = 690.00 INV=686.12	8 MH 4' W/R-1530 RIM=688.60 INV=684.65(N,E) INV=684.55(S)	132 L.F. 1-½" K-COPPER WATER SERVICE WITH B-BOX 1' SOUTH OF PROPERTY LINE	*CONTRACTOR TO CONFIRM  REMOVE EXIST SANITARY SERVICE LINE & PLUG AT MAIN
PROVIDE CLEANOUT RIM = 690.00 INV=686.54	9 MH 6' W/R-1530 RIM=688.60 12" N INV=684.19 36" E-W INV=681.82	132 L.F. 4" D.I.P. CLASS 52 FIRE SERVICE PROTECTION LINE WITH B-BOX 1' SOUTH OF PROPERTY LINE	UTILITY CROSSINGS  PROP STM INV 686.37 PROP SAN INV 680.1*
CB 3' W/ T/C=689.10 12"INV=685.10 w/SNOUT 8" INV=685.40 (E)	(w)		*CONTRACTOR TO CONFIRM
DRAWIN	G INDEX	STATE OF ILLINOIS)	

- 2. GRADING & EROSION CONTROL PLAN
- GENERAL NOTES & DETAILS
- 4. DETAILS & SPECIFICATIONS
- SANITARY NOTES FOR FOX METRO

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND IN CONFORMANCE WITH ACCEPTED ENGINEERING PRACTICE.

<del></del>	4
RICHARD A. SCHEFFRAHN PAE #062-039	720

DATE	REVISION	NO. DATE	REVISION	NO. DATE	REVISION	TITLE:	GEOMETRY AND UTILITY PLAI
_6_05	INITIAL SUBMITTAL						MAHKRI MEDICAL CLINIC
-20-05	VARIOUS REVISIONS PER COMMENTS						NORTH AURORA, ILLINOIS
						CLIENT:	DR. MAHKRI 581 SULIVAN ROAD
					PATH: C:\LAND PROJECTS 2005\SULLIVAN & HIGHLAND AURORA\DWG\ENGINEERING1		NORTH AURORA, ILLINOIS



The same of the sa		
DRAWN BY:	SLL	DWG. NO. 3956
 CHECKED BY:	RAS	1" = 20'
 DATE:		SHEET: 4 OF F
MAY	20, 2005	1 OF 5
		The second of th

REGISTERED

PROFESSIONAL ENGINEER



#### 215 Fulton Street, Geneva, IL (630) 578-1105 info@allenpepa.com

**Date:** July 26, 2024

**Project:** Little Duckling Child Care

RE: City of North Aurora Special Use Response

Project: Building Remodeling of 581 Sullivan Road, North Aurora, IL

Little Ducklings Child Care. Michaela Grant, Tenant

**Building Owner:** 

Summer Zhang: 1733 Robinwood Lane, Riverwoods, IL 60016, summerzhang100@gmail.com

#### Tenant:

Little Ducklings Childcare, LLC: 203 N. Kendall St. Aurora, IL 60505. 630.340.1469, <a href="michaelagrant@littleducklingschildcare.org">michaelagrant@littleducklingschildcare.org</a>

#### **General Preface:**

1. Daycare Parents coming and Going:

- a. The Daycare facility expects to open their doors at 6 am and close at 6 pm. The kids ages are infants, and Preschool age. Of course, the parents have very varying time table, but from Michaela's experience she has found that 50% are before 8:30 and 85% are from 3:30 to 6:00.
- b. The parents are required to park their cars, go in and officially sign-out their children and head back to their cars. So the kids will always be with a parent. The Staff do not bring children to the cars.
- 2. Many of the questions below question of this use is appropriate for the area:
  - a. Day Care is in great demand. We have found this site and the nicely detailed building suits our purposes very well and is centrally located and across from many medical facilities, whose workers are looking for their kids' daycare. We have adequate parking, a controlled access point, good lighting, and good signage that enhances our ability to succeed, and b e a benefit to the community.
  - b. On 3 sides the IBEW owns large yards that separate our building from any adjacent buildings, so there is no way for those neighbors to complain about this use.
- 3. **Use Standards (11.2.D.1)- Retail and Service Uses.** 1. Day Care Center, Adult and Day Care Center, Child. Day care centers shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. Day care centers shall include facilities, other than residential dwelling units, providing care for more than three children or elderly and/or functionally impaired adults in a protective setting for less than twenty-four (24) hours per day. In addition, the following criteria shall be considered by the Plan Commission:
  - a. The provision of adequate on-site drop-off zones, sidewalks, and exterior lighting:





i. People will Park and enter the south entry to get their kids and back into their cars. Note the wall-pack exterior lighting that is in place.

b. The amount of traffic or noise to be generated will be minimal.



- i. As there is adequate green space around the building and only cars or personal trucks, traffic noises will not be a problem.
- ii. We believe the traffic circle works well as a entry and exit point as people can manage their vehicle in a controlled manner.



c. The provision of adequate open space: As per the requirements of DCSF, we are adding a new playground on the East side. A retaining wall and backfill will be required relative to the grading and a 6' Fence with (2) gates.

#### 4. Parking:

- a. Parking Calculations per Zoning Code:
  - i. Existing Medical Office (Previous Use of South half of building the Day care is occupying): 1.5 per Exam Room X 4 = 6 Stalls minimum required.
  - ii. Office: Northern unit: 3/1000 gross s.f.: 2400 s.f./1000 = 7.2 = 8 stalls
  - iii. Daycare: 2/1000 gross s.f. 2260 s.f. = 4.52 = 5 stalls
  - iv. Existing spaces:
    - 1. ADA stalls (includes marked off stalls): 1 Stalls
    - 2. West stalls:3. East stalls (non ADA):9 Stalls
    - 4. Existing Total Stalls: 23 Stalls available
    - 5. Required: for Daycare for half building: 8+5 = 13 stalls (OK 10 extra))

## Attach a statement indicating the manner in which the requested Special Use supports each of the following standards:

- 1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof. Response: We believe our proposed design is to the benefit of the community as we are providing a valuable service to the North Aurora community.
- 2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
  - Response: As the surrounding spaces are open spaces of enclosed buildings we find Child Care is a compatible use.
  - Official Neighbors:
    - 15-09-400-023, AURORA PROPERTY HOLDINGS LLC CASCADE CAPITAL GROUP, DANIEL GARDEN 3450 OAKTON ST. SKOKIE, IL, 60076-2951
    - 15-09-400-075, KANE COUNTY FACILITIES MANAGEMENT 719 BATAVIA AVE GENEVA, IL, 60134-3077
    - o 15-09-501-005, **BURLINGTON NORTHERN RAILROAD** PROPERTY TAX DEPARTMENT PO BOX 961089 FORT WORTH, TX, 76161-0089
    - 15-09-251-003, BONITAS, JEFFREY THOMAS 601 SULLIVAN RD AURORA, IL, 60506-1407
    - 15-09-251-002, INTERNATL BROTHERHOOD ELECTRIC WORKS, TRUST: TR# 461 591 SULLIVAN RD AURORA, IL, 60506
    - 15-09-251-008, TLP-PHELAN 518 FAIRVIEW PROPERTY OWNER LLC 2215 YORK RD STE 405 OAK BROOK, IL, 60523-4008
- 3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.
  - Response: We believe a local daycare facility in this area will be appreciated by the neighbors: Electrical Union, Hospital related services, Dental Office and therefore in the spirit of the zoning Ordinance and Comprehensive Plan.
- 4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.
  - A. The proposed special use is, in fact, a Special Use authorized in the zoning district in which the property is located

Response: The proposed special use is located in "ORI :Office Research/ Light Industrial" Zoning area".

B. 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.

Response: We are not asking for any additional financial assistance to build out this project.



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

Response: We believe we are meeting the intent of the Comprehensive Plan and we will be submitting Architectural and Engineered Permit Construction Documents to verify our conformance.

D. 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.

Response: The building is very nice already and we expect both the Owner and Tenant will be making appropriate upgrades to enhance its interior use and clean up the landscaping for its exterior appearance.

E. 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.

Response: There will be no impact on the adjacent neighbor's property.

- F. The proposed special use is compatible with development on adjacent or neighboring property. **Response: Daycare will not impact the neighbors use.**
- G. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

**Response:** We believe the traffic circle works well as a entry and exit point as people can manage their vehicle in a controlled manner.

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

Response: As noted above the north portion of the building needs 8 spaces and the Daycare needs 5 for a total of 13 parking spaces. There are a total of 23 parking installs including (1) HC stall.

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

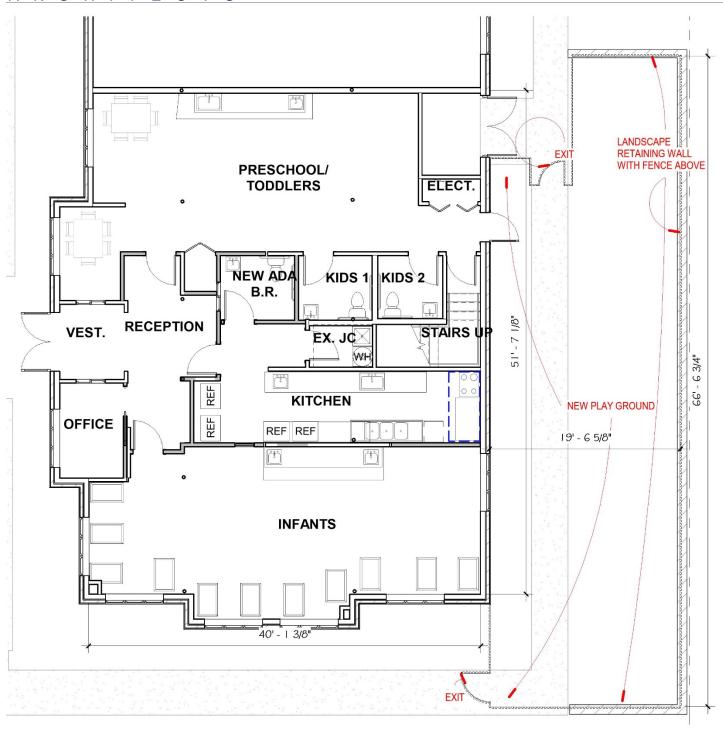
Response: We believe that our design has adequate utilities, drainage, road access, public safety, and other necessary facilities.

J. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

Response: We believe that our design conforms with the requirements of this Ordinance and other applicable regulations.







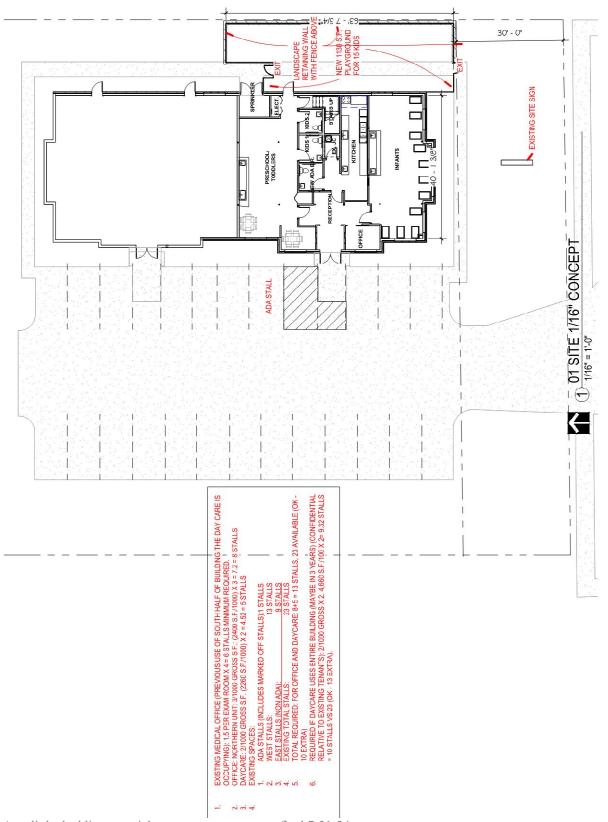
- 7/31/24

Lane Allen, Allen+Pepa Architects Aurora Studio, Inc.

1:\2024\2024 projects\2024-08 little ducklings day care\g-zoning and building code\a+p little ducklings special use statement response incomplete 7-26-24.docx



581 SULLIVAN RD. NORTH AURORA, IL. PROJECT NO. 100-100 A REET S WWW. Bleinpepa.com ALLEN PEPA GENEVALUE CONSTRUCTION STREET OWNERS (100 PATE) OWNERS (100 PA





SA

215 FULTON STREET CENEVA, IL 60131 WWW.allenrepa.com ALLEN TECTS

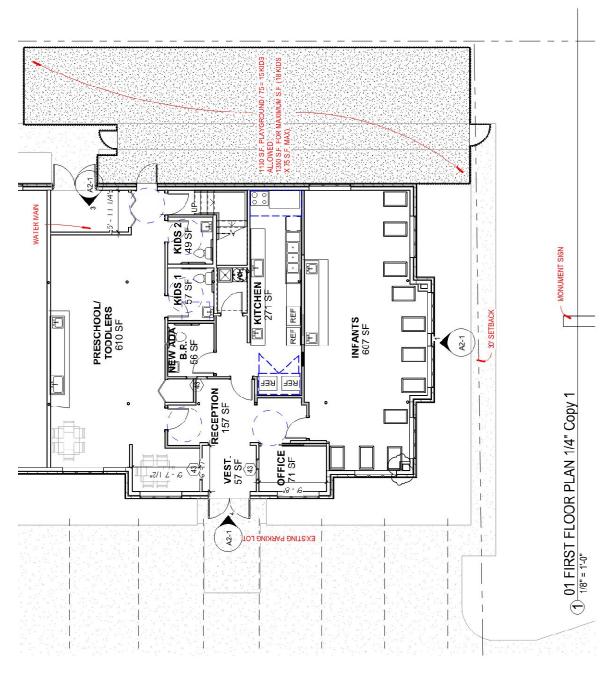
DATE: 06/19/15

COALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

PROJECT NO.: 00-000

981 SULLIVAN LITTLE DUCKLINGS



09 - Room Finish - rooms areas	- rooms areas
Room Name	Area
COTS CLOSET	15 SF
ELECT.	17 SF
EX. JC	32 SF
COUNTERSPACE	40 SF
counter area	44 SF
KIDS 2	49 SF
NEW ADA B.R.	56 SF
VEST.	57 SF
KIDS 1	57 SF
SPRINKLER	57 SF
OFFICE	71 SF
STAIRS UP	82 SF
RECEPTION	157 SF
KITCHEN	271 SF
NFANTS	607 SF
PRESCHOOL/ TODDLERS	610 SF
	2,224 SF

IL1907.1199

KANE COUNTY

**BOUNDARY SURVEY** 

COUNTY, ILLINOIS.

COUNTY, ILLINOIS.

V/V = VALVE VAULT G/M = GAS METER E/M = ELECTRIC METER C/I = CURB INIET =LIGHT POST

NOTE:

PARCEL ONE: THAT PART OF THE NORTHEAST 1/4 OF SECTION RANGE & EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBE

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF

THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, I RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID Q FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH RAILROAD RIGHT OF WAY 208 FEET; THENCE EAST PARALLEL \ NORTHEAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARALL OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH I THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE THEREFROM THAT PART FALLING IN THE HIGHWAY), IN THE TO

PARCEL TWO: THAT PART OF THE NORTHEAST 1/4 OF SECTIO RANGE & EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBE COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF

THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO,

RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID (

FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WIT RAILROAD RIGHT OF WAY 208 FEET; THENCE EAST PARALLEL

NORTHEAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARAL

OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH

THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE THEREFROM THAT PART FALLING IN THE HIGHWAY), IN THE TC

TOTAL AREA OF PROPERTY SURVEYED 26247 SQ.FT.±

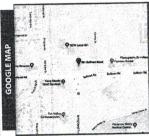
## **EXACTA** LAND SURVEYORS, LLC

PROPERTY ADDRESS SURVEY NUMBER

IL1907.1199

581 SULLIVAN ROAD, AURORA, ILLINOIS 60542





**CLIENT ORDER NUMBER:** 70786

DATE: 08/09/19

**BUYER:** XIN WU & RUI ZHANG

**SELLER: M INVESTMENTS LLC** 

XIN WU & RUI ZHANG; FIDELITY NATIONAL TITLE; FNBC BANK & TRUST; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

EGAL DESCRIPTION

NONE VISIBLE

POINTS OF INTEREST

STATE OF ILLINOIS COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF AUGUST, 2019 AT 312 S. HALENSTREET IN WHEATON, IL 60187.

ILLINOIS PROFESSIONAL AND SURVEYOR No. 2971 LICENSE EXPIRES 1 1/30/2020

EXACTA LAND SURVEYORS

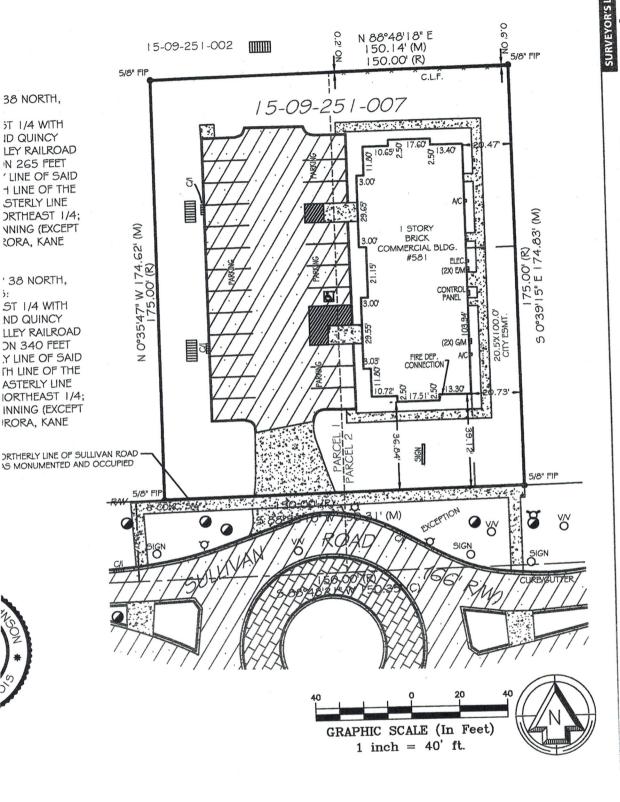
PROFESSIONAL DESIGN FIRM 184008059-0008

Exacta Proudly Supports

**PROGRAM** 

Use of this Survey other than Intended, without Writen Verification

and the second s



e Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Beneifts to Anyone than those Certified

TER TRACEFIE S

OVERTEAD LINES SURVEY THE LINE WALL OR PARTY W WOOD FORCE VMM. TENCE GODOGO BALLER LEGISLOS COLOCOS CAMARON DO COLOCOS COLO 



#### VILLAGE OF NORTH AURORA KANE COUNTY, ILLINOIS

Ordinance N	No
ODDINANCE ADDDOVING A SDECIAL	LISE TO ALLOW A CHILD DAVCADE CENTED IN

# ORDINANCE APPROVING A SPECIAL USE TO ALLOW A CHILD DAYCARE CENTER IN THE O-R OFFICE AND RESEARCH DISTRICT FOR THE PROPERTY LOCATED AT 581 SULLIVAN RD, NORTH AURORA, ILLINOIS

Adopted by the Board of Trustees and President of the Village of North Aurora this day of , 2024

Published in Pamp by authority of the Board	of Trustees of the
Village of North Aurora, Ka this day of	• /
by	, 2024
Signed	

|--|

# ORDINANCE APPROVING A SPECIAL USE TO ALLOW A CHILD DAYCARE CENTER IN THE O-R OFFICE AND RESEARCH DISTRICT FOR THE PROPERTY LOCATED AT 581 SULLIVAN RD, NORTH AURORA, ILLINOIS

(Petition #24-15; 581 Sullivan Rd)

**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 Michaela Grant (the "Applicant") requesting approval of a special use pursuant to Title 17, Chapter 8 of the North Aurora Zoning Ordinance (the "Code") to allow for a Child Daycare Center located at 581 Sullivan Rd, North Aurora, Illinois (the "Property") in the O-R Office and Research District as described in the application materials attached as Exhibit A; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on September 3, 2024, 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 Child Daycare Center is hereby approved for the Property, subject to the following conditions:

- 1. On-site management shall effectively monitor and regulate all on-site drop-off activities and shall have a drop-off zone clearly marked with striping and signage.
- 2. All outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32).
- 3. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.

**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 581 Sullivan Rd, North Aurora, Illinois and legally described as follows:

PIN 15-09-251-007: PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS AS DESCRIBED IN DOCUMENT 98K052621.

**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 Board of Table day of, 20	rustees of the Village of No. 24, A.D.	orth Aurora, Kane Coun	ty, Illinois this
Passed by the Board of Trust day of, 2024, A	ees of the Village of North Au .D.	urora, Kane County, Illin	ois this
Jason Christiansen	Laur	a Curtis	
Mark Guethle	Mich	nael Lowery	
Todd Niedzwiedz	Caro	lyn Bird Salazar	
Approved and signed by me Kane County, Illinois this da	as President of the Board of Ty of, 2024, A.I.		f North Aurora,
ATTEST:	Mark Gat	ffino, Village President	_
Jessi Watkins, Village Clerk			

## Exhibit A

Application Materials