

**Village of Hanover Park**

Municipal Building  
2121 West Lake Street  
Hanover Park, Illinois  
60133-4398

Rodney S. Craig  
Village President

Eira L. Corral  
Village Clerk

630-372-4200  
Fax 630-372-4215

Ronald A. Moser  
Village Manager



**VILLAGE OF HANOVER PARK  
DEVELOPMENT COMMISSION  
REGULAR MEETING**

**Municipal Building, Village Board Room 214  
2121 W. Lake Street  
Hanover Park, IL 60133**

**Thursday, September 8, 2011**

**7:00 p.m.**

**AGENDA**

- 1. CALL TO ORDER: ROLL CALL**
- 2. PLEDGE OF ALLIEGENCE:**
- 3. ACCEPTANCE OF AGENDA:**
- 4. PRESENTATIONS/REPORTS:** None.
- 5. APPROVAL OF MINUTES:**
  - 5-a. Request to approve the Regular Meeting Minutes of July 14, 2011.
- 6. ACTION ITEMS:**
  - 6-a. Public Hearing:** Conduct the public hearing to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance Sections 110-5.1.2 and 110-5.8.3 to permit carwashes as a special use within the B-1 convenience shopping district and forward to the Village Board for their consideration.
  - 6-b. Recommendation:** Approve a request by John Benson (applicant) on behalf of Industrial Property Fund, V.L.P. (property owner) for a Final Plat of Subdivision at the property located at 850 Central Avenue, Hanover Park, Illinois, and forward to the Village Board for their consideration.

**7. TOWNHALL SESSION:**

Persons wishing to address the public body must register prior to Call to Order. Please note that public comment is limited to 5 minutes per speaker.

**8. OLD BUSINESS (NON-ACTION ITEMS):**

**9. NEW BUSINESS (NON-ACTION ITEMS):**

**9-a.** Community Development Update: Planner Katie Bowman.

**10. ADJOURNMENT:**

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**VILLAGE OF HANOVER PARK**  
**DEVELOPMENT COMMISSION**  
**REGULAR MEETING**

**Municipal Building, Village Board Room 214**  
**2121 W. Lake Street**  
**Hanover Park, IL 60133**

**Thursday, July 14, 2011**

**7:00 p.m.**

**MINUTES**

**1. CALL TO ORDER: ROLL CALL**

Chairman Bakes called the meeting to order at 7:02 p.m.

PRESENT:	Commissioners:	Arthur Berthelot, Philip McBride, Virginia Wachsmuth, Patrick Watkins, Chairman Jeffrey Bakes
ABSENT:	Commissioners:	Mark Mercier, Scot Neil, Roy Pouse,
ALSO PRESENT:		Trustee Ed Zimel, Jr., Village Planner Katie Bowman, Secretary Regina Mullen

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner McBride to accept Agenda as presented, seconded by Commissioner Watkins.

Voice Vote:

All AYES.

**Motion Carried:** Accept Agenda.

**4. PRESENTATIONS/REPORTS:** None.

**5. APPROVAL OF MINUTES:**

**5-a.** Request to approve the Regular Meeting Minutes of June 9, 2011.

Motion by Commissioner Wachsmuth to approve the Minutes, seconded by

Commissioner McBride.  
Voice Vote:  
All AYES.  
**Motion Carried:** Minutes approved.

**6. ACTION ITEMS:**

Chairman Bakes entertained a Motion to Open the public meeting.

Motion by Commissioner McBride to open the taking of public testimony, seconded by Commissioner Mercier.

Voice Vote:  
All AYES.

**Motion Carried:** Public meeting opened.

- 6-a. Consider a request by Derek McGrew (Petitioner) on behalf of the Hanover Park District (property owner) for a Special Use Amendment and Variance from the Village of Hanover Park Zoning Ordinance to allow a wireless communications facility (non Village owned facility) and a 30 foot variance from the maximum 60 foot antenna height at 1700 Greenbrook Boulevard, Hanover Park, Illinois. (Public Hearing held 4/14/11, Agenda Item 61. Public Hearing Closed and Commission requested Petitioner come back with additional information.)

Petitioner Derek McGrew of Cellusite, LLC, 10701 Firelight Court, Noblesville, IN 46060 summarized his request to the Commission.

Chairman Bakes called on speakers Rosemary and John Brocato, 5755 Essex Court, Hanover Park, IL 60133.

Mr & Mrs. Brocato stated their concerns over the location of the wireless communication facility and possible, associated, health issues. Mr. & Mrs. Brocato provided the Commission with a packet of information that included the following articles:

- 1 Jan. 2010: Prevention “Is ‘electrosmog’ harming our health?”
- Detect & Protect “What is Electrosmog?”
- 28 Jan. 2011: mysurburbanlife.com “Carol Stream Public Library denies cell tower request”
- 14 Feb 2011: abclocal.go.com “Wilmette officials vote down new cell tower
- 25 Aug. 2005: <http://articles.chicagotribune.com/2005-08-225/news> Schaumburg - “Bid for cell phone towers near schools is defeated”

Chairman Bakes turned the meeting over to the Commissioners.

Commissioner Berthelot – Concerned about aesthetics. Requested an increase of bollards on the east side of the tower.

Commissioner McBride – Requested the tower display a, lighted, U.S. Flag 7 days a week, 24 hour a day.

Commissioner Watkins – Thanked the petitioner for providing additional information.

Commissioner Wachsmuth – Verified the pole is grounded for lightening projection and stated people are giving up landlines and it is important to have coverage.

Chairman Bakes – Does the cell tower give out any more waves than a cell phone?

Mr. McGrew - The cell tower will give out more waves but at a 90ft height. The Telecommunication Act states that health affects is not something you can consider as a topic when it comes to approval or denial.

Chairman Bakes entertains a Motion to close the taking of testimony.

Motion by Commissioner McBride to close the taking of testimony, seconded by Commissioner Wachsmuth.

Voice Vote:

All AYES.

**Motion Carried:** Closed the taking of testimony.

Planner Bowman presented the Draft Findings of Fact and included additional conditions as noted by the Commission.

Chairman Bakes entertained a Motion to Approve the Draft Findings of Fact.

Motion by Commissioner McBride to approve the Draft Findings of Fact, seconded by Commissioner Watkins.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Wachsmuth, Watkins, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Mercier, Neil, Pouse

**Motion Carried:** Draft Findings of Fact Approved.

Chairman Bakes entertained a Motion to Approve the Petitioner's request based upon the Draft Findings of Fact.

Motion by Commissioner McBride to approve the special use amendment and variance, seconded by Commissioner Watkins.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Wachsmuth, Watkins, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Mercier, Neil, Pouse

**Motion Carried:** Special Use Amendment and Variance Approved.

- 6-b.** Public Hearing to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance Sections 110-6.1.2.g and 110-6.6.1.m to permit one shed and/or storage building, not exceeding 400 square feet, in the R Single-Family Detached Residence District.

Village Planner Katie Bowman stated the Public Hearing was properly published on June 24, 2011 in the *Daily Herald*.

Village Planner Katie Bowman presented the Village's request for a Text Amendment.

Chairman Bakes addressed the audience wishing to speak on this issue. No response received.

Chairman Bakes turns the meeting over to the Commissioners.

Commissioner Watkins questioned whether this was discussed during Comprehensive Plan meetings.

Commissioner Wachsmuth: Requested adding clarification on proposed amendment.

Commissioner Berthelot: Requested clarification on amendment wording requesting that changes to both sections use same wording.

Commissioner McBride: Confirmed the 15ft height restriction.

Chairman Bakes entertains a Motion to Close the public taking of testimony.

Motion by Commissioner Wachsmuth to close the taking of public

testimony, seconded by Commissioner Watkins.

Voice Vote:

All AYES.

**Motion Carried:** Close the taking of testimony.

Village Planner Katie Bowman states the Draft Findings of Fact.

Chairman Bakes entertains a motion to approve the Draft Findings of Fact.

Motion by Commissioner McBride to approve the Draft Findings of Fact, seconded by Commissioner Wachsmuth.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Wachsmuth, Watkins, Chairman Bakes
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NAYS:	Commissioner:	None.
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ABSENT:	Commissioners:	Mercier, Neil, Pouse
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**Motion Carried:** Approved Draft Findings of Fact.

Chairman Bakes entertains a motion to approve the Text Amendment presented by the Petitioner Village of Hanover Park.

Motion by Commissioner Wachsmuth to approve the Text Amendment, seconded by Commissioner McBride.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Wachsmuth, Watkins, Chairman Bakes
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NAYS:	Commissioner:	None.
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ABSENT:	Commissioners:	Mercier, Neil, Pouse
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**Motion Carried:** Approved the Text Amendment.

Chairman Bakes entertains a motion to close the public hearing.

Motion by Commissioner McBride to close the Public Hearing, seconded by Commissioner Wachsmuth.

Voice Vote.

All AYES.

**Motion Carried:** Closed Public Hearing.

**7. TOWNHALL SESSION:**

Persons wishing to address the public body must register prior to Call to Order. Please note that public comment is limited to 5 minutes per speaker.

**8. OLD BUSINESS (NON-ACTION ITEMS):** None.

**9. NEW BUSINESS (NON-ACTION ITEMS):**

**9-a.** Community Development Update: Village Planner Katie Bowman.

- Updated the Commission about an online Village Center Plan Survey and requested each Commissioner complete the survey.
- A Public Meeting to discuss the results of the survey is tentatively scheduled for Tuesday, Sept 13, 2011
- The Village will be holding a Developer's Incentive Showcase. On Thursday, July 21. Developers and Brokers are invited to this event featuring TIF incentives and available properties.
- At their August 4, 2011 Board meeting, the Board will be discussing a proposed amendment regarding church signs.
- The Village has received calls from a business wanting to build a car wash. Currently, Special Uses are required in the B2 district. Car washes are not permitted in the B1 District with or without a Special Use. This is proposed for discussion at the next Development Commission meeting. Staff is looking for feedback from the Commission.

**10. ADJOURNMENT:**

Motion by Commissioner McBride to Adjourn, seconded by Commissioner Wachsmuth.

Voice Vote:

All AYES.

**Motion Carried:** Meeting adjourned at 8:17 p.m.

Recorded and transcribed by:

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Regina Mullen, Secretary  
On this 14 day of July, 2011

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Jeffrey Bakes, Chairman



**Village of Hanover Park  
Community Development Department**

**INTEROFFICE MEMORANDUM**

**TO:** Chairman Bakes and members of the Development Commission

**FROM:** Patrick Grill, Community Development Director  
Katie Bowman, Village Planner

**SUBJECT:** **Zoning Code Text Amendment to Permit Carwashes as a Special Use Within the B-1 Convenience Shopping District**

**ACTION REQUESTED:**     Approval     Disapproval     Information

**MEETING DATE:** **September 8, 2011**

**REQUEST SUMMARY:**

The following request is scheduled for Development Commission review at 7:00 p.m. on September 8, 2011 in Room 214 of the Municipal Building, 2121 West Lake Street:

Text amendment to the Zoning Ordinance to permit carwashes as a special use within the B-1 convenience shopping district, to include:

- Amendment to Section 110-5.1.2 – Permitted and Special Uses Table
- Amendment to Section 110-5.8.3 – B-1 Convenience Shopping District Special Uses

*Staff recommends a positive recommendation of the text amendment.*

**BACKGROUND/DISCUSSION**

Based upon feedback from businesses, staff recommends the addition of carwashes as a permitted special use within the B-1 convenience shopping district. Carwashes are currently permitted by special use within the B-2 general commercial and L-I limited industrial districts.

Carwashes are a convenience use that is in keeping with the intent of the B-1 district and whose impacts may be adequately mitigated by the special use review and conditioning process. The special use process would allow for individual review of businesses and the inclusion of conditions of operation to limit the impact of noise, water, and traffic on neighboring properties. The B-2 and L-1 district requirement that carwashes be completely enclosed is recommended for the B-1 district to further mitigate external impact.

The development of carwashes will be somewhat more limited under the bulk requirements of the B-1 district than they are under the B-2 district. Required setbacks range from 20 to 75 feet, as compared to 10 to 25 feet in the B-2 district. Lot coverage, building height, and parking regulations in the B-1 district are the same as the B-2 district. A sizable number of parking spaces are required to avoid the backup of waiting cars in roadways. A minimum of 15 stacking parking spaces are required for each lane, with a minimum lane size of 10 by 270 feet.

The permitting of carwashes as a special use in the B-1 district is in conformance with the Comprehensive Plan, promoting a diverse sales tax base and the development of businesses in visible and convenient locations. The change will have an impact on minimal number of properties, with only several B-1 districts located in the Village (see Zoning map).

A survey of surrounding communities found that carwashes are generally permitted with a special use within convenience and higher-impact business and industrial districts (compatible to the local B-1, B-2, and L-I districts). Permitting of carwashes in the B-1 district would be in keeping with neighboring communities such as Roselle, Bartlett, and Carol Stream.

### **RECOMMENDATION**

Staff recommends approval of the request for a text amendment to allow carwash use in the B-1 Convenience Shopping District as a special use.

The following amendments to the Zoning Ordinance are recommended:

Addition of use to general uses table, Section 110-5.1.2:

The addition of “Carwashes, enclosed” as a special use “S” in the B-1 – Convenience Shopping District.

Addition of use as a permitted special use within the B-1 district, Section 110-5.8.3:

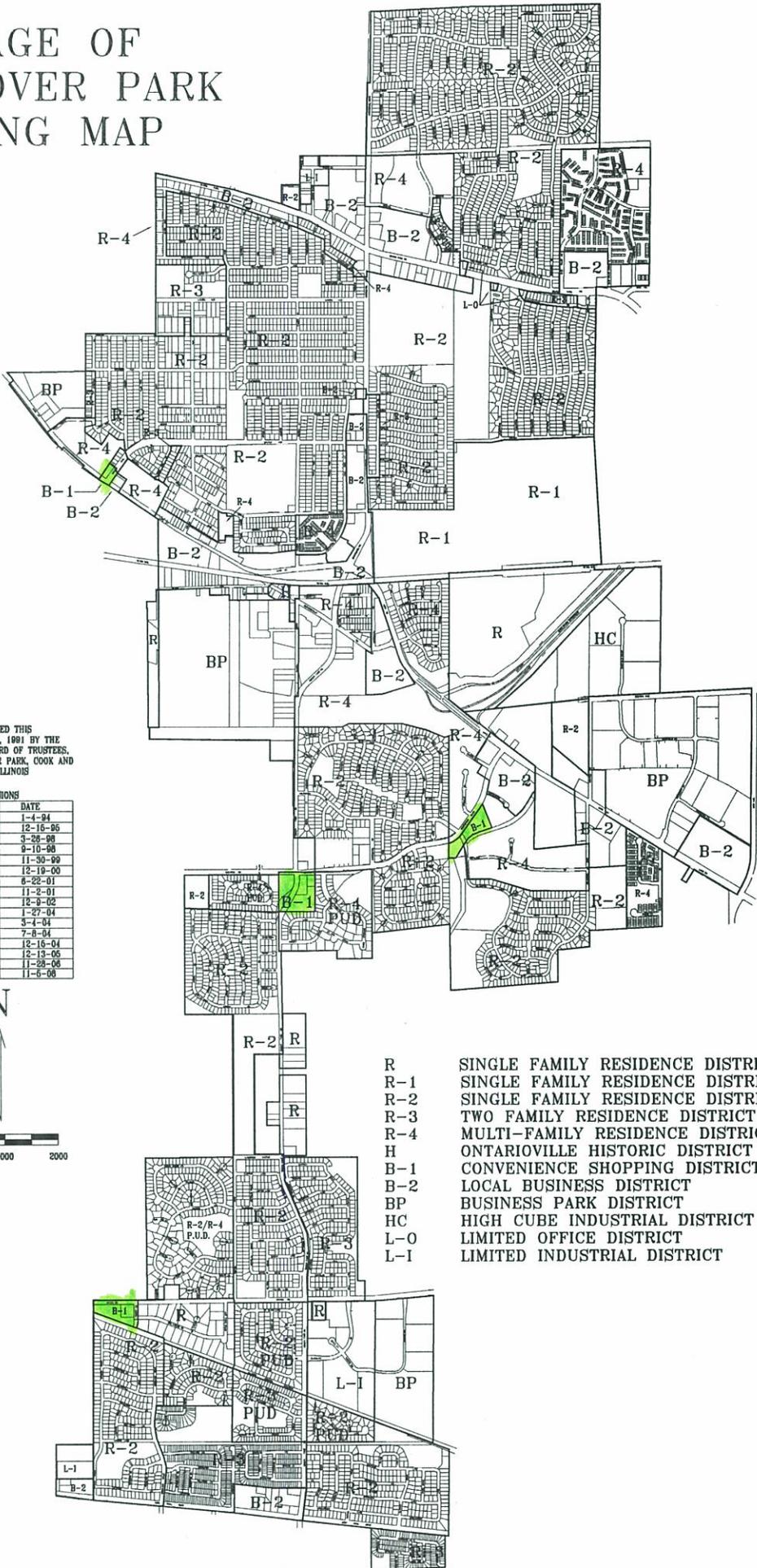
“n. Carwashes, only if within completely enclosed building.”

### **ATTACHMENTS**

Exhibit 1 – Zoning Map

Exhibit 2 – Draft Findings of Fact

# VILLAGE OF HANOVER PARK ZONING MAP



PASSED AND APPROVED THIS  
 17 DAY OF OCTOBER, 1991 BY THE  
 PRESIDENT AND BOARD OF TRUSTEES,  
 VILLAGE OF HANOVER PARK, COOK AND  
 DUPAGE COUNTIES, ILLINOIS

REVISIONS	
BY	DATE
WILLIAM BECKMAN	1-4-84
WILLIAM BECKMAN	12-15-85
WILLIAM BECKMAN	3-28-88
WILLIAM BECKMAN	9-10-88
WILLIAM BECKMAN	11-30-89
WILLIAM BECKMAN	12-19-90
WILLIAM BECKMAN	6-25-01
WILLIAM BECKMAN	11-9-01
WILLIAM BECKMAN	12-9-02
WILLIAM BECKMAN	1-27-04
WILLIAM BECKMAN	3-4-04
WILLIAM BECKMAN	7-9-04
WILLIAM BECKMAN	12-15-04
WILLIAM BECKMAN	12-13-05
WILLIAM BECKMAN	11-28-06
WILLIAM BECKMAN	11-6-08



- R SINGLE FAMILY RESIDENCE DISTRICT
- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- R-3 TWO FAMILY RESIDENCE DISTRICT
- R-4 MULTI-FAMILY RESIDENCE DISTRICT
- H ONTARIOVILLE HISTORIC DISTRICT
- B-1 CONVENIENCE SHOPPING DISTRICT
- B-2 LOCAL BUSINESS DISTRICT
- BP BUSINESS PARK DISTRICT
- HC HIGH CUBE INDUSTRIAL DISTRICT
- L-0 LIMITED OFFICE DISTRICT
- L-1 LIMITED INDUSTRIAL DISTRICT

**DEVELOPMENT COMMISSION**  
**FINDINGS OF FACT**  
**TEXT AMENDMENT**  
**CARWASH AS SPECIAL USE IN B-1 DISTRICT**

**I. Subject**

Consideration of a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance to permit carwashes as a special use within the B-1 convenience shopping district. Specifically, the following items are requested:

- Amendment to Section 110-5.1.2 – Permitted and Special Uses Table
- Amendment to Section 110-5.8.3 – B-1 Convenience Shopping District Special Uses

**II. Findings**

On September 8, 2011 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the text amendment \_\_\_\_ objectors appeared and no written objections were filed.

The Development Commission has made the following findings regarding the text amendment request:

**Conformance with Comprehensive Plan**

Approval of the text amendment is in conformance with the Comprehensive Plan. Special use permitting of carwashes in the B-1 district will promote several key visions of the Village, including to foster a diverse property and sales tax base that expands the Village's supply of goods and services and to provide business locations offering high market visibility and convenient access.

**Public Interest**

The text amendment is in the public interest and is not solely for the interest of the applicant. Special use permitting of carwashes in the B-1 district will allow for expanded business activity, while minimizing its impact upon surrounding uses.

**Necessity of Amendment**

The amendment is necessary due to certain vagaries that exist in the current Zoning Ordinance. The amendment will make it possible to permit carwashes as a special use in the B-1 district, thereby increasing functionality of the use in the Village.

**III. Recommendations**

Accordingly, by a vote of \_\_\_\_\_, the Development Commission recommends approval of the request.



**Village of Hanover Park  
Community Development Department**

**INTEROFFICE MEMORANDUM**

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**TO:** Chairman Bakes and members of the Development Commission

**FROM:** Patrick Grill, Community Development Director  
Katie Bowman, Village Planner

**SUBJECT:** **Request for Final Plat of Subdivision for the Fuji Property at 850 Central Avenue**

**ACTION REQUESTED:**  Approval  Disapproval  Information

**MEETING DATE:** **September 8, 2011**

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**REQUEST SUMMARY:**

The following request is scheduled for Development Commission review at 7:00 p.m. on September 8, 2011 in Room 214 of the Municipal Building, 2121 West Lake Street.

A request by John Benson (applicant) on behalf of Industrial Property Fund, V.L.P. (property owner) for approval of a final plat of subdivision at the property at 850 Central Avenue. Specifically, the following is requested for approval:

- A final subdivision plat creating two lots, sized 16.557 and 8.091 acres each, as indicated on the attached Re-Subdivision Plat.

*Staff recommends a positive recommendation of the final plat of subdivision.*



Portion of property to be re-subdivided

## **BACKGROUND**

The property is zoned BP Business Park and is currently improved with the Fuji Film building and associated parking, green space, drainage pond, and asphalt path (See Exhibit 1). The land uses to the south and west are zoned BP and improved with the Turnberry Business Park. The surrounding land uses to the north are Roselle portions of the Turnberry Business Park. The land use to the east is vacant property located within Roselle.

The subject property is proposed for re-subdivision into two lots with the intent to sell Lot 2 for future business park development. The applicant proposes to re-subdivide the 24.648 acre property into two lots as follows: (See Exhibit 2)

- Lot 1: 721,236 square feet or 16.557 acres – northern portion  
Occupied by Fuji Film building and associated parking and open space
- Lot 2: 352,429 square feet or 8.091 acres – southern portion  
Vacant, with open space, drainage pond, and asphalt path

The Comprehensive Plan identifies the subject property for Business Park/Light Industrial use. Specifically the plan recognizes the business park area as a key element of economic development within the Village, where higher-density employment should be encouraged.

## **DISCUSSION**

The proposed Lot 1 meets bulk requirements of the BP district, including lot coverage and setbacks. Development of Lot 2 will be required to meet all requirements of the district, with a building of over 100,000 square feet feasible under floor area ratio, setback, and parking requirements. The Annexation Agreement establishing development regulations for the Turnberry Business Park expired in 2008 and standard BP district requirements are in effect.

Several easements are proposed, including a 44 foot access and utility and 30 foot access, parking, and utility easement over Lot 1 to serve Lot 2. Vacation of a 10 foot public utility easement across Lot 1 was proposed for vacation at the September 1, 2011 Village Board meeting.

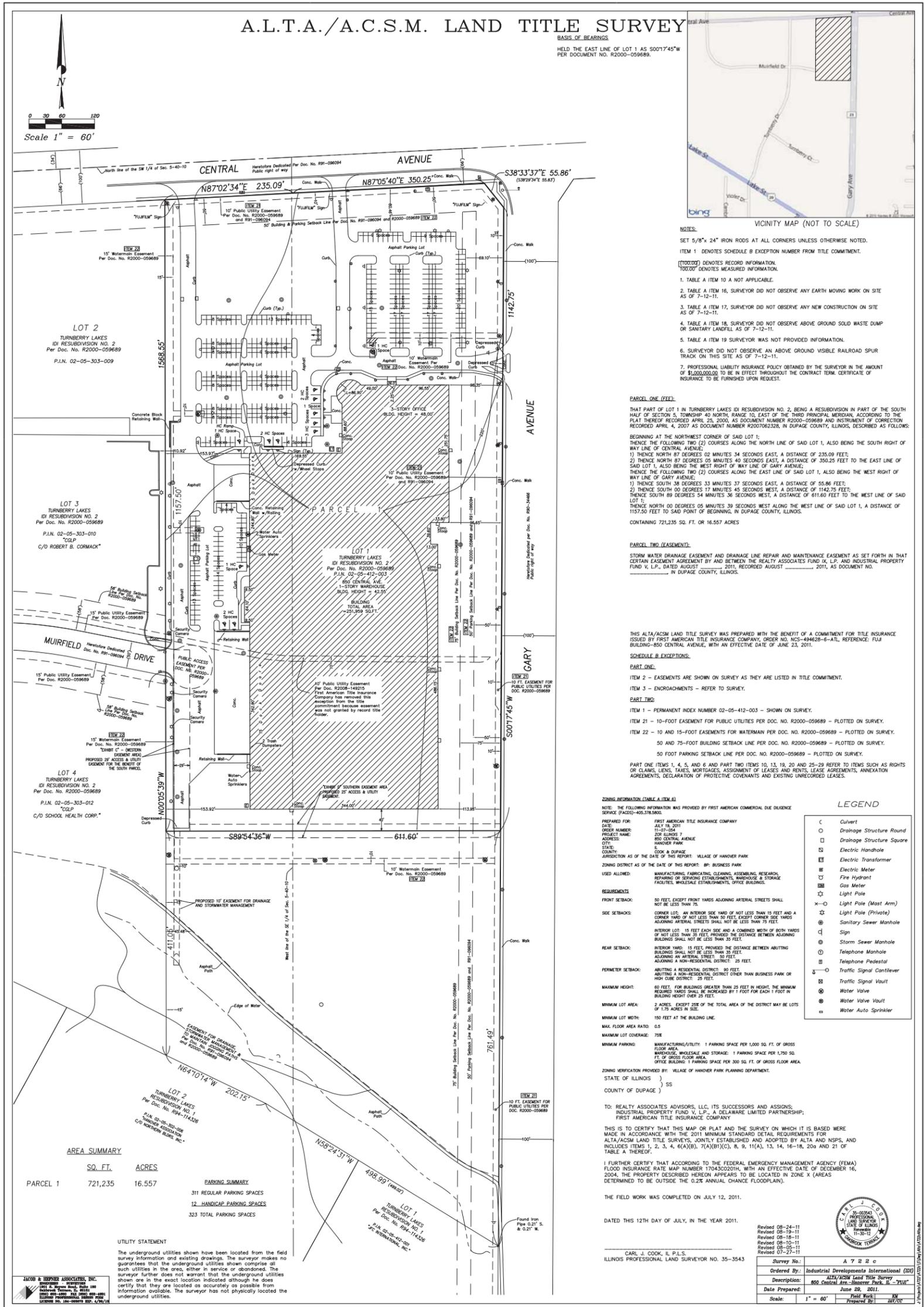
The subdivision of the property will better utilize existing land within the Turnberry Business Park and allow for development of a new business within the area, bringing additional employment, customers, and potentially sales tax, to the Village.

## **RECOMMENDATION**

The Final Plat is in substantial conformance. Staff recommends a positive recommendation of the Final Plat of Subdivision.

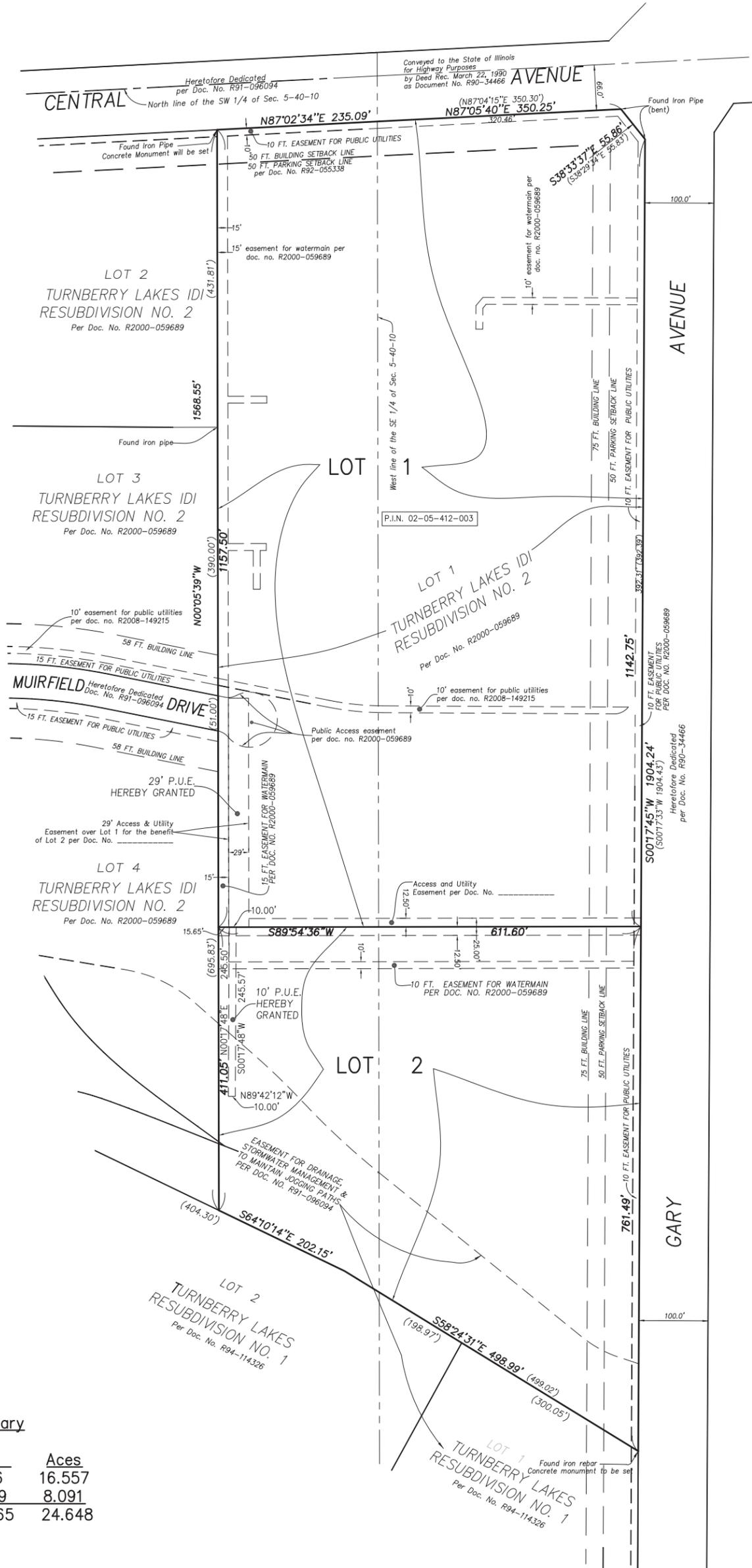
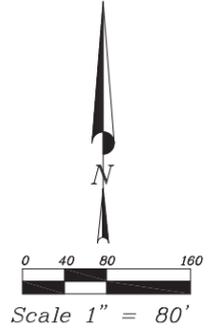
## **ATTACHMENTS**

- Exhibit 1 – Plat of Survey
- Exhibit 2 – Plat of Re-Subdivision



# TURNBERRY LAKES IDI RESUBDIVISION NO. 3

BEING A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 40 NORTH,  
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



**Notes:**  
**Basis of bearings:**  
 Held the East line of Lot 1 S00°17'45" W per document no. R2000-059689.  
 5/8" x 30" iron rebars with yellow caps will be set at all corners unless otherwise noted.

**Area Summary**

	Sq. Ft.	Acres
Lot 1	721,236	16.557
Lot 2	352,429	8.091
<b>Total</b>	<b>1,073,665</b>	<b>24.648</b>

Survey No.:	A722c
Ordered By:	I.D.I.
Description:	Plat of Resubdivision-Sheet 1 of 2
Date Prepared:	July 13, 2011
Scale:	1" = 80'
Field Work:	KM
Prepared By:	CC/JV

REVISED: 08-24-11  
 REVISED: 08-19-11  
 REVISED: 08-03-11 - ADDED 10' P.U.E.  
 REVISED: 07-26-11

Prepared by:  
**JACOB & HEFNER ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS  
 1901 S. Meyers Road, Suite 180  
 Oakbrook Terrace, IL 60181  
 (630) 452-4600 FAX (630) 452-4601  
 ILLINOIS PROFESSIONAL DESIGN FIRM  
 LICENSE NO. 184-003073 EXP. 4/30/13

# TURNBERRY LAKES IDI RESUBDIVISION NO. 3

BEING A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 40 NORTH,  
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

This is to certify that \_\_\_\_\_ is the owner of the property described herein as Lot 1 and has caused the same to be surveyed, subdivided, platted, and recorded as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated at \_\_\_\_\_ County, \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Owner address: \_\_\_\_\_

Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that \_\_\_\_\_ of \_\_\_\_\_ corporation, and \_\_\_\_\_ of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such \_\_\_\_\_ and \_\_\_\_\_ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth, and caused the corporate seal of said corporation to be affixed thereto as their own free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_.

By: \_\_\_\_\_  
Notary public

My commission expires: \_\_\_\_\_.

## SCHOOL DISTRICT STATEMENT

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the School District Statement, for Plat of Subdivision, in the Village of Hanover Park, DuPage County, Illinois.

To the best of the owner's knowledge the school district in which the tract of land lies, is in the following school district:

Grade School District 20  
High School District 108

By: \_\_\_\_\_  
Title: \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

This is to certify that \_\_\_\_\_ is the owner of the property described herein as Lot 2 and has caused the same to be surveyed, subdivided, platted, and recorded as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated at \_\_\_\_\_ County, \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Owner address: \_\_\_\_\_

Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that \_\_\_\_\_ of \_\_\_\_\_ corporation, and \_\_\_\_\_ of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such \_\_\_\_\_ and \_\_\_\_\_ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth, and caused the corporate seal of said corporation to be affixed thereto as their own free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_.

By: \_\_\_\_\_  
Notary public

My commission expires: \_\_\_\_\_.

## SCHOOL DISTRICT STATEMENT

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the School District Statement, for Plat of Subdivision, in the Village of Hanover Park, DuPage County, Illinois.

To the best of the owner's knowledge the school district in which the tract of land lies, is in the following school district:

Grade School District 20  
High School District 108

By: \_\_\_\_\_  
Title: \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_.

STATE OF ILLINOIS }  
COUNTIES OF DUPAGE AND COOK } SS

This is to certify that the members of the Development Commission of the Village of Hanover Park, Illinois, have reviewed and approved this Plat.

Dated at Hanover Park, Illinois, DuPage and Cook Counties, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_.

Chairman

Secretary

STATE OF ILLINOIS }  
COUNTIES OF DUPAGE AND COOK } SS

This is to certify that the Village Board of Trustees of the Village of Hanover Park, Illinois, have reviewed and approved this Plat.

Dated at Hanover Park, Illinois, DuPage and Cook Counties, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_.

By: \_\_\_\_\_  
President

Attest: \_\_\_\_\_  
Village Clerk

STATE OF ILLINOIS }  
COUNTIES OF DUPAGE AND COOK } SS

I, \_\_\_\_\_, Village Collector for the Village of Hanover Park, Illinois, do hereby certify that there are no delinquent or unpaid or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract, included in the plat.

Dated at Hanover Park, Illinois, DuPage and Cook Counties, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_.

By: \_\_\_\_\_  
Village Collector

STATE OF ILLINOIS }  
COUNTIES OF WILL AND DUPAGE } SS

I, \_\_\_\_\_, Village Engineer of the Village of Hanover Park, Illinois, hereby certify that the land improvements described in the property described herein and the plans and specifications therefor, meet the minimum requirements of said Village and that except as stated in the Public Notice, contained below, provision has been made for the required bond or other guarantee for the completion of the off-plat public improvements required by the regulations of said Village.

Dated at Hanover Park, Illinois, DuPage and Cook Counties, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_.

Village Engineer

The approval of and recording of this Plat of Resubdivision by the Village of Hanover Park is not a representation by the Village of Hanover Park. That all or any of the Public Improvements required to be installed in the property, subject to this Plat of Resubdivision pursuant to the Village's Municipal Code have been so installed.

The issuance of a Certificate of Occupancy for any structure erected on any lot created by this Plat of Resubdivision shall be conclusive evidence that all such required Public Improvements have been extended to such lot.

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, adequate provisions has been made for collection and diversion of such surface waters into public areas, or drains which the subdivision has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this \_\_\_\_\_ day of \_\_\_\_\_.

By: \_\_\_\_\_  
Engineer

By: \_\_\_\_\_  
Owner or Attorney

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS

I, \_\_\_\_\_, County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid special taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the property described herein. I further certify that I have received all statutory fees in connection with the property described herein.

Given under my hand and seal at Wheaton, DuPage County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_.

County Clerk

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS

This instrument Number \_\_\_\_\_ was filed for the record in the Recorder's Office of DuPage County, Illinois on this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock.

Recorder

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

This is to certify that I, Carl J. Cook, Registered Illinois Professional Land Surveyor No. 35-3543, have surveyed and subdivided the following described property:

LOT 1 OF TURNBERRY LAKES IDI RESUBDIVISION NO. 2, RECORDED APRIL 25, 2000 IN PLAT BOOK 196 AT PAGE 96 AS DOCUMENT R2000-059689 AND INSTRUMENT OF CORRECTION RECORDED APRIL 4, 2007 AS DOCUMENT NUMBER R2007-062328, BEING A RESUBDIVISION OF LOTS 8, 9 AND 10 OF TURNBERRY LAKES - HANOVER NO. 1, OF PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1991 AS DOCUMENT NUMBER R91-096094, IN DUPAGE COUNTY, ILLINOIS.

as shown by the annexed plat which is a correct representation of such survey and subdivision. All distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the Board of Trustees relative to plats and subdivisions have been complied with in the preparation of this plat.

I also certify that the foregoing property falls within the corporate limits of the Village of Hanover Park.

I FURTHER CERTIFY THAT ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 17043C0201H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, A PORTION OF THE PROPERTY DESCRIBED HEREON APPEARS TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR) AND ZONE A (NO BASE FLOOD ELEVATION DETERMINED), TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Given under my hand and seal this 12th day of July in the Year 2011.

Land Surveyor



Prepared by:  
**JACOB & HEFNER ASSOCIATES, INC.**  
ENGINEERS SURVEYORS  
1901 S. Meyers Road, Suite 180  
Oakbrook Terrace, IL 60181  
(630) 652-4800 FAX (630) 652-4801  
ILLINOIS PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184-003073 EXP. 4/30/13

## EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to;

**Commonwealth Edison Company  
and  
Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees**

their respective licensees, successors and assigns, jointly and severally, to construct, operate, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Public Utility Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed lines marked "Public Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time.

The term "Common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NICOR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

## CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS

This Plat has been approved by the DuPage County Division of Transportation with respect to roadway access to County Highway # \_\_\_\_\_ pursuant to 765 ILCS 205/2; however, a highway permit for access is required of the owner of the property prior to construction within the County's Rights-of-Way. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
County Engineer

## PUBLIC UTILITY EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Hanover Park and their successors and assigns and to those public utility companies operating under franchise from the Village including but not limited to Commonwealth Edison Company, Ameritech, I.C.I., Northern Illinois Gas Company, and their successors and assigns over and through all the areas marked or shown as Easement for Public Utilities, and the property designated as street and alleys on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems, street accessories, including but not limited to water, storm and sanitary sewer systems together with any and all necessary manholes, catch basin, connections, appliances and other structures and appurtenances as may be deemed necessary over, upon, along, under and through said easements, together with the right of access across the property for the necessary personnel and equipment to do any of the above work. An easement is granted to the Village of Hanover Park, its successors and assigns over, under and through the area marked EASEMENT FOR WATERMAIN for the use of the easement area as a Village right-of-way and street. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewer or utilities, facilities or drainage within said easements. No permanent buildings or structures shall be placed on said easements, but some may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for sewer and other utilities, the other utility installation shall be subject to the ordinances of the Village of Hanover Park.

Survey No.:	A722c
Ordered By.:	I.D.I.
Description:	Plat of Resubdivision-Sheet 2 of 2
Date Prepared:	July 14, 2011
Scale:	1" = _____
Field Work:	KM
Prepared By:	CC