

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## Plan Commission/Zoning Board of Appeals Wednesday, September 7, 2022 7:00 p.m.

West Chicago City Hall  
Council Chambers  
475 Main Street  
West Chicago, IL 60185

### A G E N D A

1. **Call to Order, Roll Call and Determination of a Quorum**
2. **Pledge of Allegiance**
3. **Chairman's Comments**
4. **Public Comment**
5. **Approval of the Draft August 2, 2022 Meeting Minutes**
6. **Public Hearing of Case PC 22-10**

Intrarex, Inc. is requesting approval of a Special Use Permit for *Contractor's Equipment Sales and Leasing* and approval of a Special Use Permit for *Outside Activity or Storage Ancillary to a Permitted or Special Use* for the property 1219 W Washington Street in the M Manufacturing District.

7. **Review and Recommendation of Case PC 22-10**
8. **Review and Recommendation of Case 22-11**

Filip Durbas and Britta Hatzold are requesting approval of a Minor Subdivision to consolidate two (2) vacant lots immediately south of 181 North Prince Crossing Road in the ER-1 Estate Residence District.

9. **Other Business**
10. **Next Meeting** – Tuesday, October 4, 2022 at 7:00 p.m.
11. **Adjournment**

|     |                         |                                           |
|-----|-------------------------|-------------------------------------------|
| cc: | Plan Commission Members | School Districts #25, #33, #94, #303, #46 |
|     | Mayor                   | West Chicago Fire Protection District     |
|     | City Council            | West Chicago Park District                |
|     | M. Guttman              | West Chicago Public Library District      |
|     | T. Dabareiner           | DuPage County Building & Zoning           |
|     | M. Patel                | Warrenville Plan Commission               |
|     | J. Sterrett             | News Media                                |

475 Main Street  
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60185

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

**Draft  
MEETING MINUTES**

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**August 2, 2022 7:00 P.M.**

**1. Call to Order, Roll Call and Establishment of a Quorum**

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins and Commissioners Banasiak, Billingsley, Hale, Henkin, and Slattery present. Commissioner Kasprak was absent. With six members present, a quorum was established.

Staff in attendance was City Planner John Sterrett and Community Development Intern Austin Shwatal.

**2. Pledge of Allegiance** – Commissioner Banasiak led the Commission in the Pledge of Allegiance.

**3. Chairman's Comments** – None.

**4. Public Comment** - None

**5. Approval of the Draft Minutes of the June 7, 2022 Plan Commission Meeting**

Commissioner Billingsley made a motion, seconded by Commissioner Banasiak, to approve the June 7, 2022 Plan Commission meeting minutes as presented. With a voice vote of all ayes, the motion carried and the June 7, 2022 Plan Commission meeting minutes were approved.

**6. Public Hearing of Case PC 22-09 – Zoning Text Amendments**

Commissioner Hale made a motion, seconded by Commissioner Slattery, to open the public hearing. With a voice vote of all ayes, the motion carried and the Plan Commission opened the public hearing of Case PC 22-09.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that staff has prepared a series of Zoning Text Amendments that clarify requirements, codify past practices, and remove inconsistencies within certain regulations for fences, prohibited signs, and driveways. Staff is not proposing to add new regulations but instead to explain in clear terms how certain codes within these sections are enforced.

The Plan Commission discussed each proposed Zoning Text Amendment one by one. Following the completion of a review each amendment, Commissioner Hale made a motion, seconded by Commissioner Henkin, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

**7. Review and Recommendation of Case PC 22-09 – Zoning Text Amendments**

Members of the Plan Commission deliberated on the proposed Zoning Text Amendments. Commissioner Slattery made a motion, seconded by Commissioner Hale, to recommend the proposed Zoning Text Amendments as presented. A roll call vote found Commissioners Slattery,

Hale, and Chairperson Laimins voting “aye” and Commissioners Banasiak, Billingsley, and Henkin voting “no”. With a vote of three (3) “ayes” and three (3) “noes”, the motion failed, having not received a majority of votes of Plan Commissioners in office.

Members of the Plan Commission voiced concerns over the proposed Zoning Text Amendment to prohibit LED lights surrounding window openings. It was decided that this proposed change would be revisited for further discussion at a later date when the sign regulations as a whole are discussed in the future. Members of the Commission also expressed concern over a change to the requirement for all dwellings to provide two enclosed parking spaces (i.e. a two-car garage). Members of the Plan Commission felt the proposed language for this requirement should be removed.

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to recommend approval of the proposed Zoning Text Amendments with the exception of the proposed Zoning Text Amendments to Section 12.4(K) (Prohibited Signs) and to Section 13.1-13(A)(7) (Dwellings – Garages). A roll call vote found Commissioners Banasiak, Henkin, Billingsley, Hale, and Slattery, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of six (6) “ayes” and zero (0) “noes”, the motion carried.

#### **8. Plan Commission/Zoning Board of Appeals Rules of Procedure**

Mr. Sterrett presented the proposed Rules of Procedure for the Plan Commission/Zoning Board of Appeals.

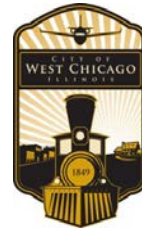
After a brief discussion on the proposal, Commissioner Billingsley made a motion, seconded by Commissioner Banasiak to approve the Rules of Procedure as presented. A roll call vote found Commissioners Banasiak, Henkin, Billingsley, Hale, and Slattery, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of six (6) “ayes” and zero (0) “noes”, the motion carried.

#### **9. Adjournment**

With no further business to discuss, Commissioner Hale made a motion, seconded by Commissioner Henkin to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 8:21 p.m., adjourned.

Respectfully Submitted,  
John Sterrett, City Planner

**City of West Chicago**  
**Community Development Department**  
**Report for the Plan Commission/Zoning Board of Appeals**  
**September 7, 2022**



**Case:** PC 22-10  
**Petitioner:** Intrarex, Inc. represented by Attorney Nicole Kersten  
**Address:** 1219 West Washington Street  
**Zoning:** M Manufacturing District  
**Existing Use:** Industrial Office/Warehouse  
**Comp Plan:** Industrial

**Requests:** A Special Use Permit for *Outside Activity or Storage Ancillary to a Permitted or Special Use*, in accordance with Section 11.2-4(T) of the Zoning Code, and for *Contractor's Equipment Sales and Leasing*, in accordance with Section 11.2-4(J) of the Zoning Code. The request, if approved, will allow the property to have ancillary outside storage of refuse containers and trailers to lease off-site.

**Summary:** The requests for a Special Use Permit for *Outside Activity or Storage Ancillary to a Permitted Use* and a Special Use Permit for *Contractor's Equipment Sales and Leasing* meets the standards in accordance with Section 5.5 of the West Chicago Zoning Code.

**Staff Recommendation:**

Staff recommends that the Plan Commission adopt staff's suggested findings of fact, contained on the bottom of page 2 of this report, and staff further recommends the Plan Commission pass a motion recommending **APPROVAL** of the request subject to the conditions outlined below.

- All storage shall be contained in the paved area located in the rear of the building; and
- The four (4) parking stalls on the rear of the building shall remain free and clear of any storage and no storage shall hinder the ability for passage to and from the parking stalls from the access drive along the east side of the building; and
- A 10-foot privacy fence shall be installed, after approval of a permit, in the rear of the building along the west property line prior to outside storage occurring; and
- No off-site refuse may be kept on the subject property.

**Public Notice.**

All public notice requirements were completed including a notice of public hearing published in the Daily Herald, notification to all property owners within 250 feet of the subject property, and placement of a hearing sign on the property.

**Adjacent Property Zoning and Land Use Information**

| <i>Location</i> | <i>Adjacent Zoning</i> | <i>Adjacent Land Use</i>               | <i>2022 Comp Plan</i> |
|-----------------|------------------------|----------------------------------------|-----------------------|
| North           | M Manufacturing        | Landscape Contractor w/outside storage | Industrial            |
| South           | M Manufacturing        | Industrial Print Shop                  | Industrial            |
| East            | M Manufacturing        | Machine Shop w/outside storage         | Industrial            |
| West            | M Manufacturing        | Stormwater Detention                   | Industrial            |

**Existing Conditions.**

The subject property is 1.06 acres and is located on the north side of West Washington Street, approximately 140 feet east of Wegner Drive, in the M Manufacturing District. The property contains a ≈14,000 square foot industrial building with office and warehouse space that is partially occupied with an existing contractor's office. The building is served by an existing parking lot in the front of the building with a paved area, approximately 4,300 square feet in size, directly behind the building.

**Proposal.**

The petitioner, Intrarex, Inc., is proposing to occupy the remaining office space in the building to serve as contractor's equipment sales and leasing operation with ancillary outside storage of trailers and refuse containers to be used at construction sites. The storage will be located in the paved area directly behind building and will be screened with a proposed 10-foot solid privacy fence. No other improvements to the property are proposed. Furthermore, no other improvements are needed nor required for the requested use.

**Special Use Analysis.**

| <b><i>Requirement</i></b>                                                                | <b><i>Project Site Proposal</i></b>                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Storage must be located on a hard surface.                                               | The storage will be located on an existing paved area directly behind the building.                                                                                                                                                                                                       |
| Storage must be enclosed with a solid screen consisting of a fence or evergreen species. | A 10-foot privacy fence is proposed to screen the storage area from public view. The existing building will prevent the visibility of the storage area from the public right-of-way. Existing vegetation along the north and west property lines will further screen the outside storage. |
| Storage shall not hinder parking/fire lanes.                                             | The storage area will be contained in the rear of the building only and will not occupy any parking stalls nor obstruct drive aisles.                                                                                                                                                     |
| No storage permitted in the front yard                                                   | All storage will be contained in the rear of the property.                                                                                                                                                                                                                                |

**Special Use Findings of Fact**

As stated under Section 5.5-4, the Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make findings of fact based upon evidence presented that the special use. Staff has provided suggested findings of fact below and recommends the Plan Commission adopt these findings of fact with their recommendation:

- (1) *Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:*

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is *needed* there).

**The proposed use of contractor's sales and leasing of equipment with ancillary outside storage is best suited for an industrial area such as the location of the subject property. The subject property is located within one of the City's major industrial corridors with industrial uses, including outside storage, surrounding it. Adjacent properties will not be affected by the proposed use and are similar in character to the proposal. The proposed use will complement the Washington Street industrial corridor.**

- (2) *Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:*

**The proposed use of the subject property will not adversely impact the public health, safety and welfare of the community. It is consistent with the surrounding properties and will contain fencing, in addition to existing landscaping, to screen the use from public view. The property is already equipped with a paved surface on the rear of the building that will satisfy outside storage requirements. No other improvements are needed to the property for the proposed use.**

- (3) *Will not cause substantial injury to the value of other property in the neighborhood in which it is located:*

**The proposed use will not cause substantial injury to the value of other property in the area in which it is located. The proposed use will be compatible with the other properties in the industrial area. The properties to the north and the east both have existing outside storage occurring and will not be impacted by the proposed storage on the subject property. All storage will occur in the rear of the building and will not be seen from public view.**

- (4) *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

**The subject property is located in the M Manufacturing District and both *Contractor's Equipment Sales and Leasing* as well as *Outside Activity or Storage Ancillary to a Permitted or Special Use* are listed as special uses in the M Manufacturing District, per Section 11.2-4 of the Zoning Code.**

#### **Exhibits**

- Exhibit A – Location Map
- Exhibit B – Aerial Map
- Exhibit C – Zoning Map
- Exhibit D – Plat of Survey

For questions, please contact John H. Sterrett, City Planner (630) 293-2200 ext. 158 or at [jsterrett@westchicago.org](mailto:jsterrett@westchicago.org)

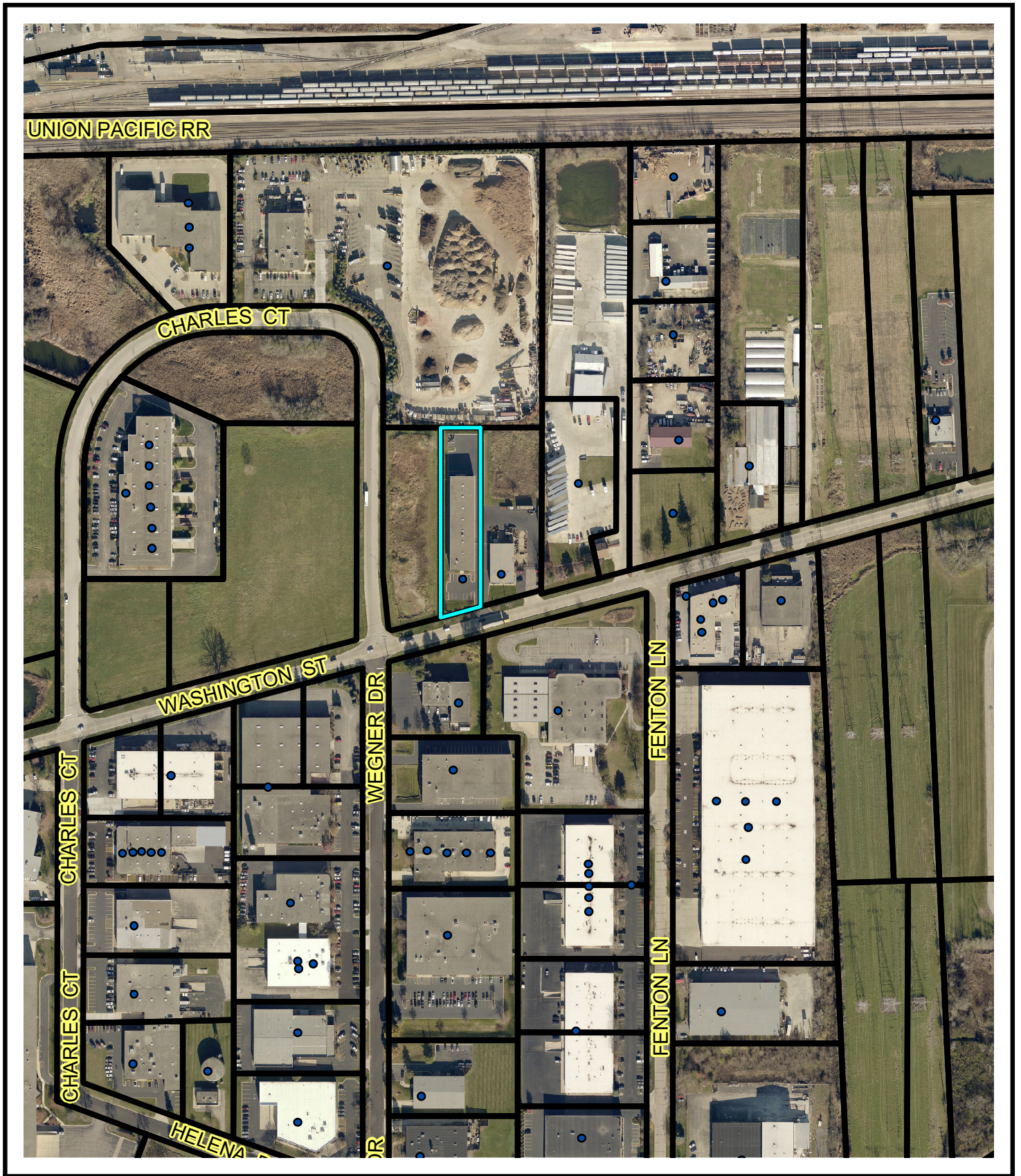


Exhibit "A" - Location Map



1 inch = 333 feet



Exhibit "B" - Aerial Photo



1 inch = 67 feet

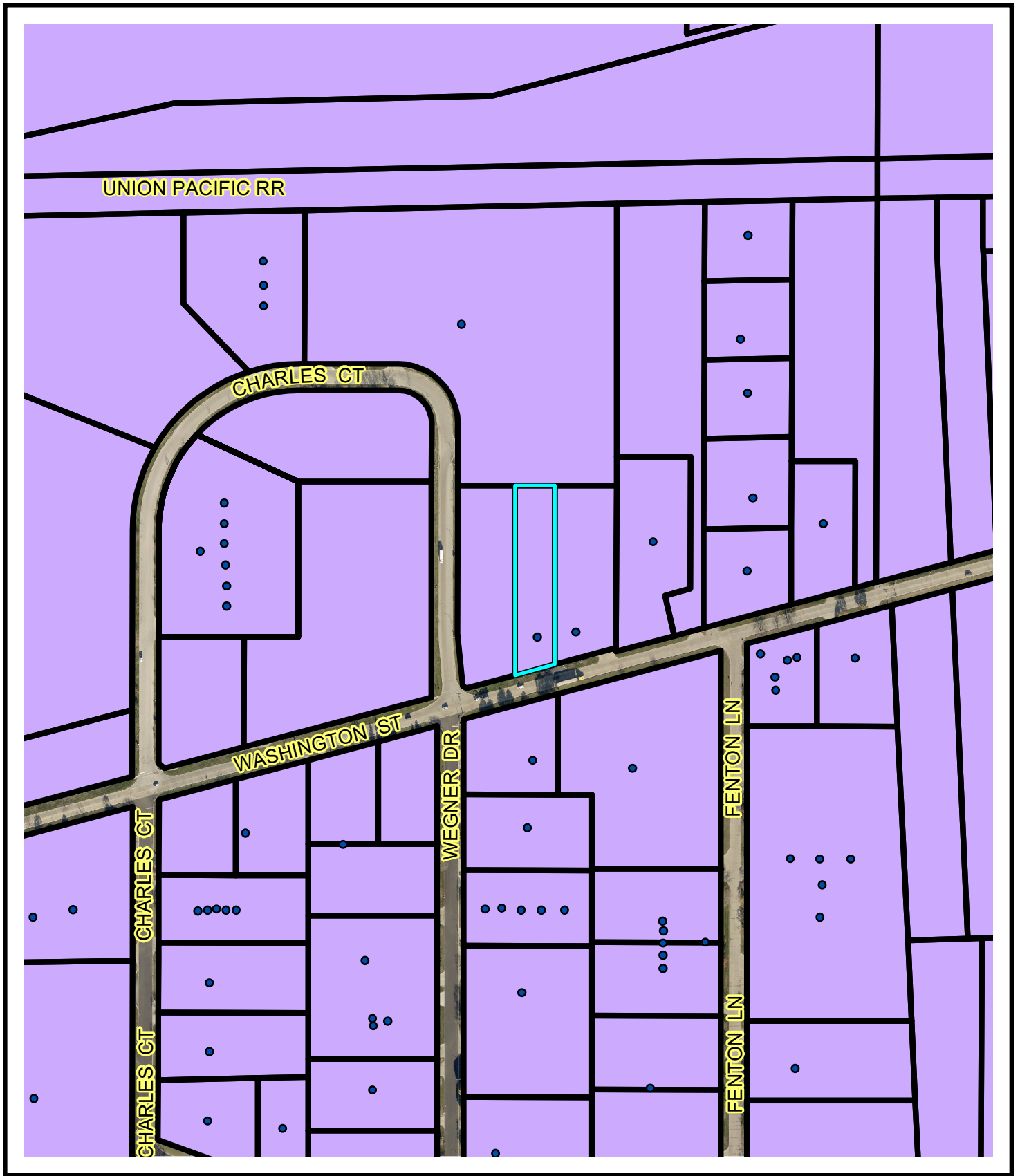


Exhibit "C" - Zoning Map



1 inch = 333 feet



**City of West Chicago  
Community Development Department  
Report for the Plan Commission/Zoning Board of Appeals  
September 7, 2022**



**Case:** PC 22-11

**Petitioners:** Filip Durbas and Britta Hatzold

**Address:** Immediately adjacent to 181 N Prince Crossing Road

**Zoning:** ER-1 Estate Residence District

**Existing Use:** Vacant/Unimproved

**Request:** Minor Subdivision

**Summary:** If approved, the proposed Minor Subdivision will consolidate two contiguous lots, both owned by the petitioners, into one (1) lot for the purpose of constructing a single-family home.

**Staff**

**Recommendation:** Staff recommends that the Plan Commission adopt staff's suggested findings of fact contained on page 2 of this report and further recommends that the Plan Commission pass a motion recommending **APPROVAL** of the requested Minor Subdivision to consolidate the lots.

**Adjacent Property Zoning and Land Use Information.**

| <i>Location</i> | <i>Adjacent Zoning</i>                 | <i>Adjacent Land Use</i>        | <i>Comprehensive Plan</i> |
|-----------------|----------------------------------------|---------------------------------|---------------------------|
| North           | ER-1 Estate Residential                | Single-Family Residential       | Single-Family Residential |
| South           | R-3 Single-Family Res (Unincorporated) | ComEd ROW/Illinois Prairie Path | Single-Family Residential |
| East            | R-3 Single-Family Res (Unincorporated) | Single-Family Residential       | Single-Family Residential |
| West            | R-3 Single-Family Res (Unincorporated) | Single-Family Residential       | Single-Family Residential |

**Existing Conditions.**

The petitioners own two (2) contiguous parcels of vacant unimproved land on the east side of Prince Crossing Road, approximately 70 feet north of Main Street, in the ER-1 Estate Residence District. The northern parcel contains 39,639 square feet and the southern parcel contains 37,461 square feet. The parcels were originally platted in 1914 as Lots 8 and 9 of the First Addition to High Lake Subdivision.

**Analysis of Minor Subdivision.**

The proposed Minor Subdivision will consolidate the two (2) parcels to create one (1) 77,106 square foot lot. The width of the new lot will be 262 feet while the existing depth of 327 feet will not change. The proposed consolidated lot will satisfy all lot size requirements of the ER-1 Estate Residence district. No public improvements nor any public ways are proposed with the Minor Subdivision. The petitioners intend to construct one (1) single-family home on the proposed consolidated lot.

**Findings of Fact**

Per Section 8.7-2(1) of the Subdivision Regulations Code, the Plan Commission/Zoning Board of Appeals shall make findings of fact for a Minor Subdivision. Staff has provided suggested Findings of Fact below and recommends the Plan Commission adopt these Findings of Fact with their recommendation.

1. That Filip Durbas and Britta Hatzold are the owners of record of the following described property:

LOTS 8 AND 9 IN THE FIRST ADDITION TO HIGH LAKE, A SUBDIVISION OF LOT 147 IN HIGH LAKE SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FIRST ADDITION TO HIGH LAKE RECORDED APRIL 28, 1914 AS DOCUMENT 116279, IN DUPAGE COUNTY ILLINOIS.

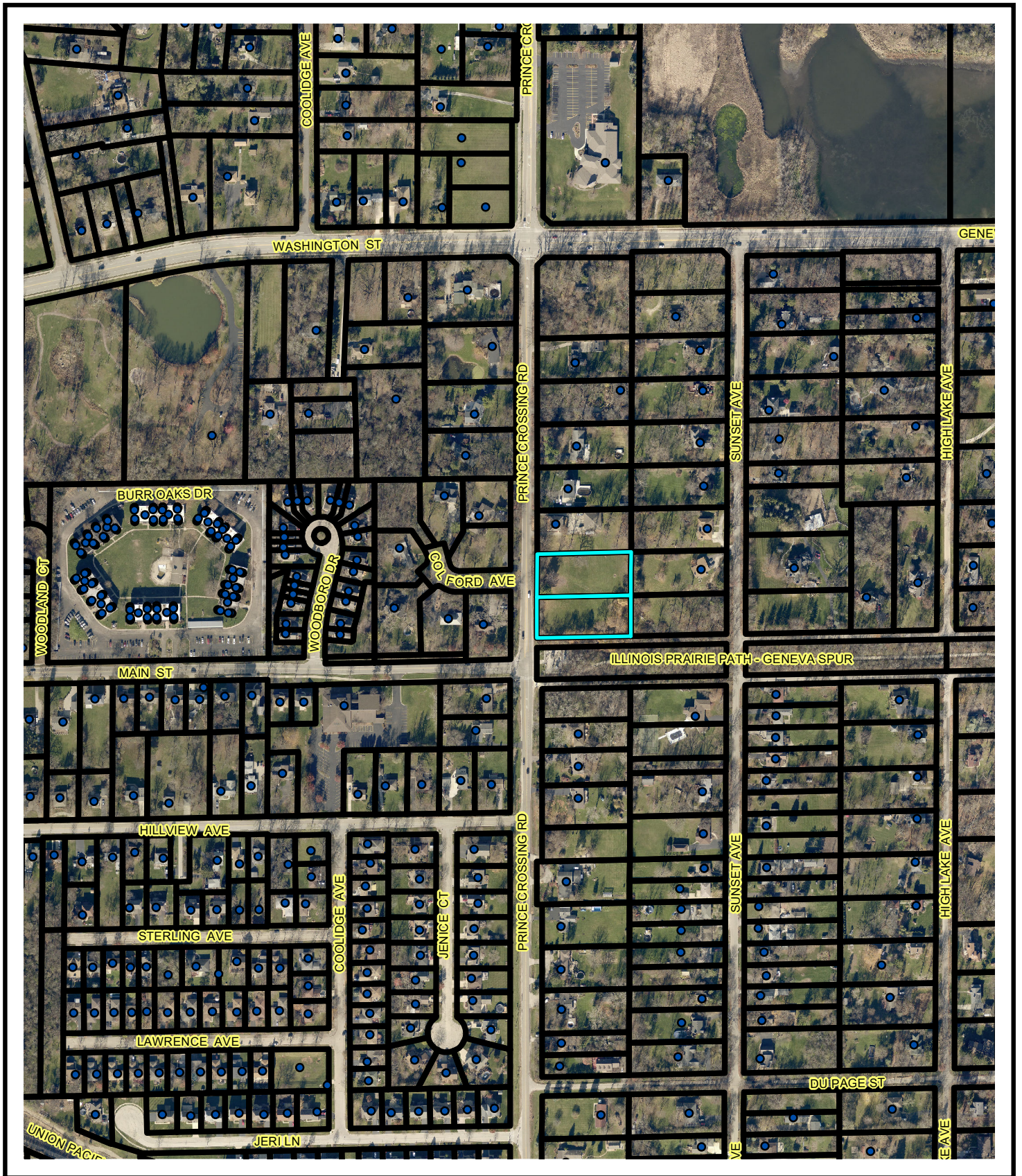
2. That all matters have been performed by the petitioners required by this ordinance.
3. That a Plat of Subdivision is attached hereto marked "Exhibit E" and has been duly attested by Bruce Smolinski of Polena Engineering, LLC, a registered land surveyor, contains all certifications required by law, and is in a condition to record once all signatures have been obtained.
4. That said Plat of Subdivision will be recorded in the Recorder of Deeds Office of the County of DuPage upon approval by the West Chicago City Council.
6. That said Minor Subdivision contains no additional public ways, nor are any public ways vacated therein.
7. That said Minor Subdivision contains no additional public improvements nor are any public improvements vacated.
8. The purpose of said Minor Subdivision is to construct one (1) single-family home.

**Exhibits**

- Exhibit A – Location Map
- Exhibit B – Zoning Map
- Exhibit C – Aerial Photo
- Exhibit D – Plat of Survey
- Exhibit E – Plat of Subdivision

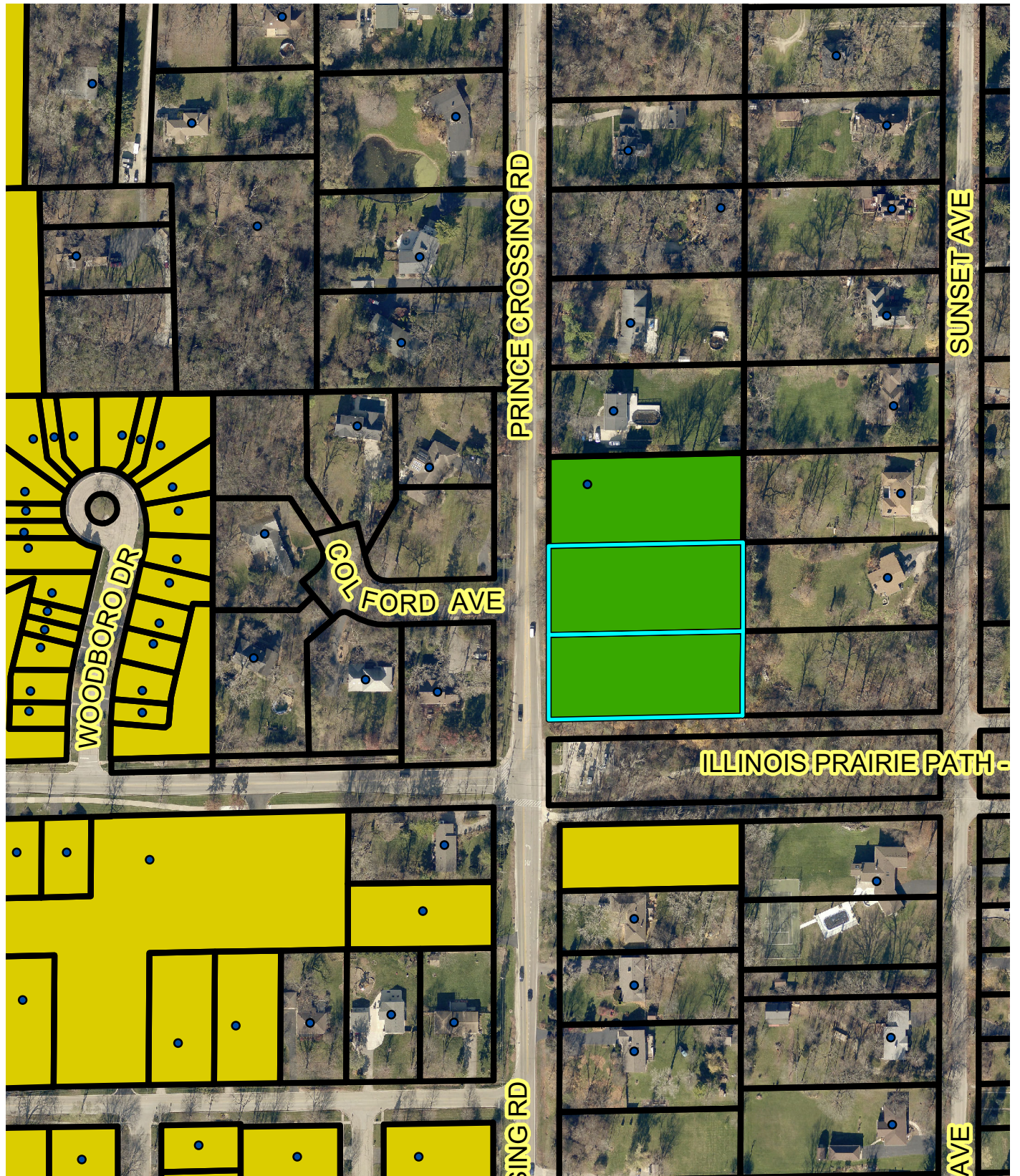
For questions, please contact John Sterrett, City Planner at (630) 293-2200 ext. 158 or [jsterrett@westchicago.org](mailto:jsterrett@westchicago.org)

Exhibit A - Location Map



1 inch = 417 feet

# Exhibit B - Zoning Map

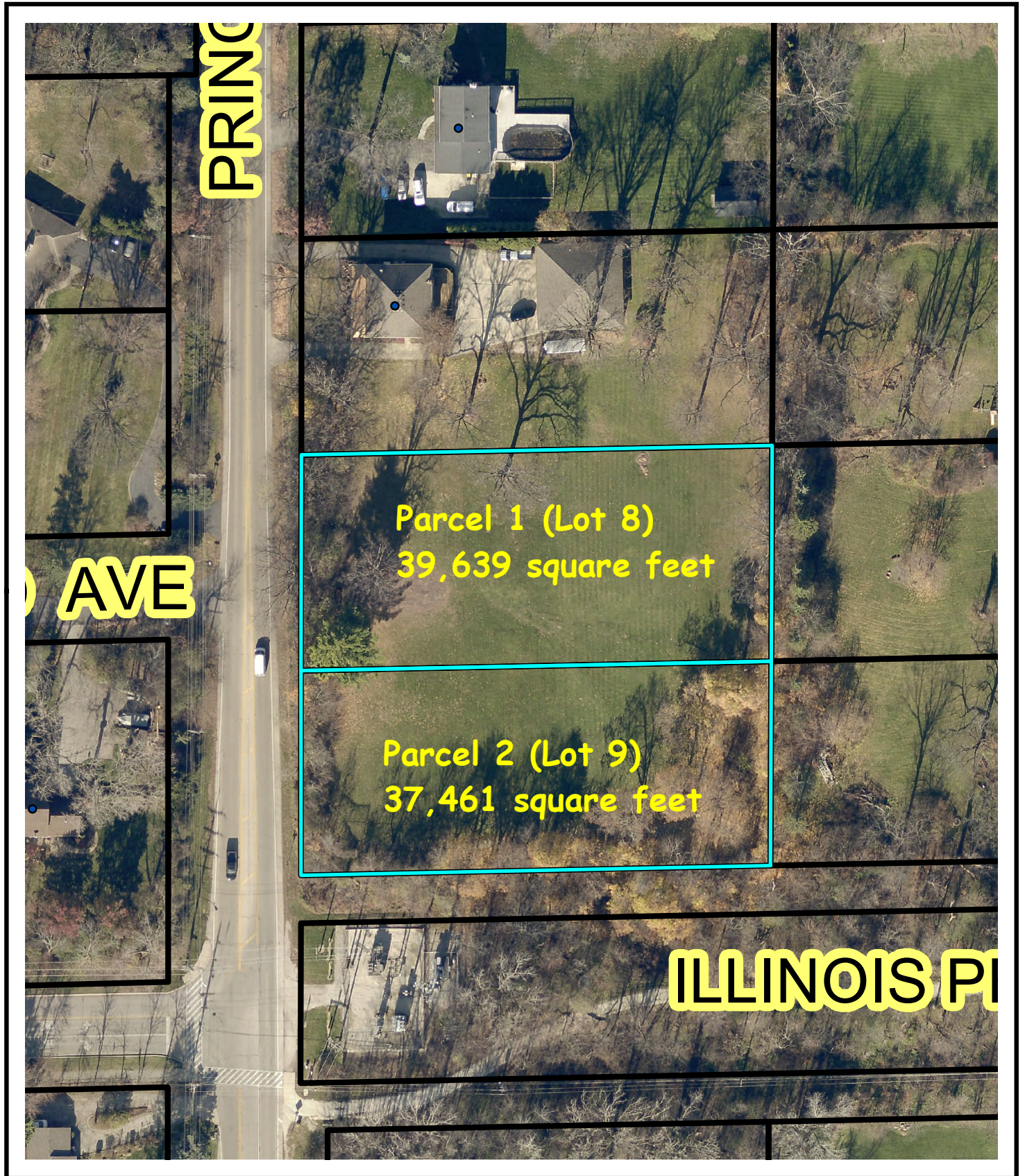


## Legend

- ER ESTATE RESIDENCE DISTRICT
- ER1
- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- R-3 SINGLE FAMILY RESIDENCE DISTRICT
- R-4 SINGLE FAMILY RESIDENCE DISTRICT
- R-5 SINGLE FAMILY RESIDENCE DISTRICT
- R-6 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- A AIRPORT
- B-1 CENTRAL BUSINESS DISTRICT
- B-2 GENERAL BUSINESS DISTRICT
- B-3 REGIONAL SHOPPING DISTRICT
- M MANUFACTURING DISTRICT
- ORI OFFICE/RESEARCH/LIGHT INDUSTRIAL DISTRICT

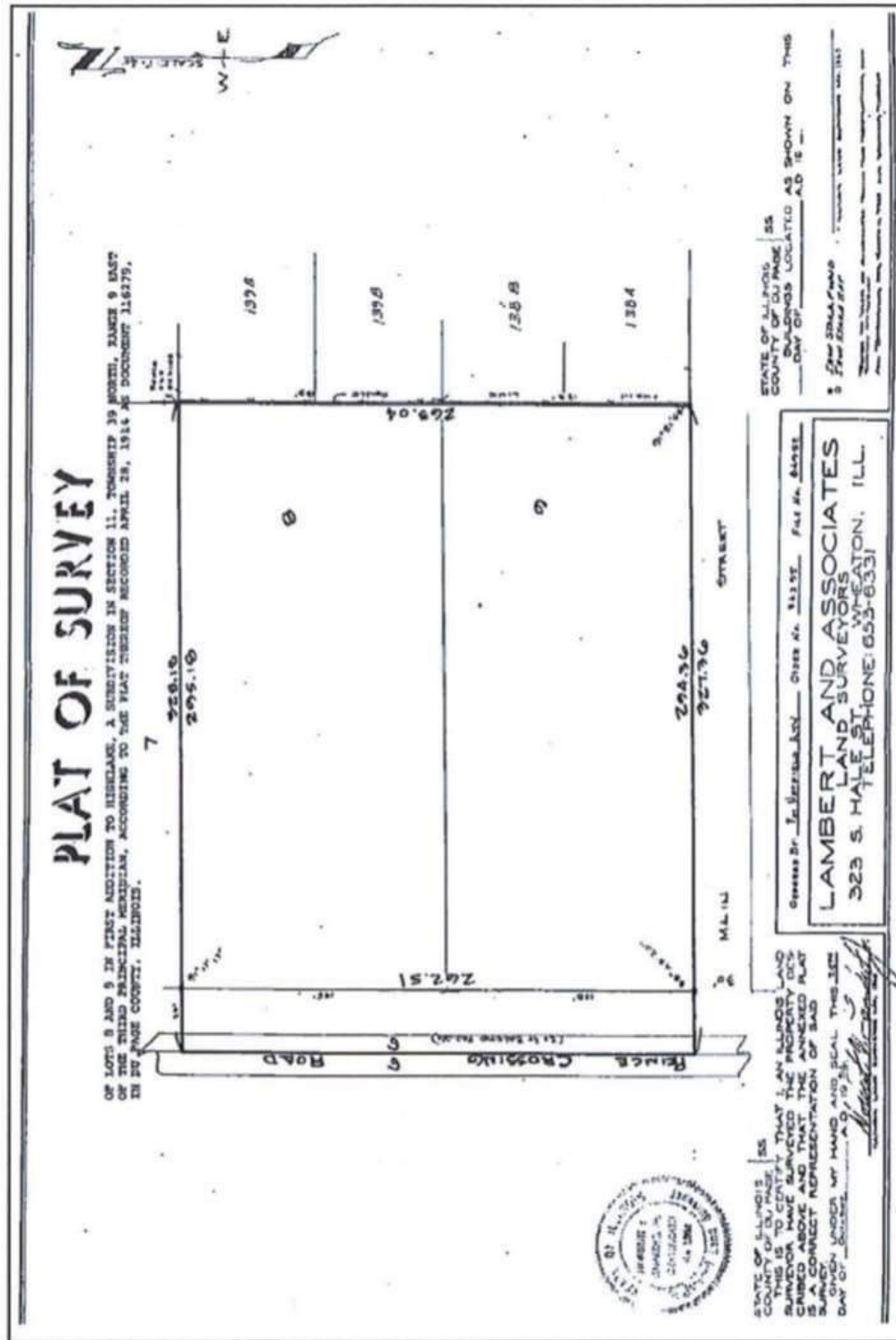


1 inch = 208 feet



1 inch = 83 feet

The subject is commonly known 181 N. Prince Crossing Road, consists of PINS 008 and 009, and is located in the City of West Chicago, Winfield Township, DuPage County, Illinois. The property is located in census tract 8414.01 and postal zip code 60185. A legal description, provided as part of the plat of survey, is presented below.



# DURBAS CONSOLIDATION

OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-11-100-008  
P.I.N.: 04-11-100-009



## OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) S.S.  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE  
ATTACHED PLAT AND HAS(HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND PLATED  
AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON AND THEREIN.  
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.  
DATED THIS 29 DAY OF JULY, 2022  
Filipe Durbas Britta Metzold  
(OWNER) (OWNER)

## NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE  
FOREGOING CERTIFICATE IS(ARE) KNOWN TO ME AS SUCH OWNER(S).  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

## SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE  
AS THE SCHOOL DISTRICT STATEMENT, TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT  
OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT:  
WEST CHICAGO COMMUNITY UNIT SCHOOL DISTRICT 303 (201 S 7TH ST, ST CHARLES, IL 60174)  
COLLEGE OF DUPAGE 502 (425 FAWELL BLVD., GLEN ELLYN, 60137 IL)

OWNER \_\_\_\_\_ OWNER \_\_\_\_\_

## DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) S.S.  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE  
RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.  
RECORDER \_\_\_\_\_

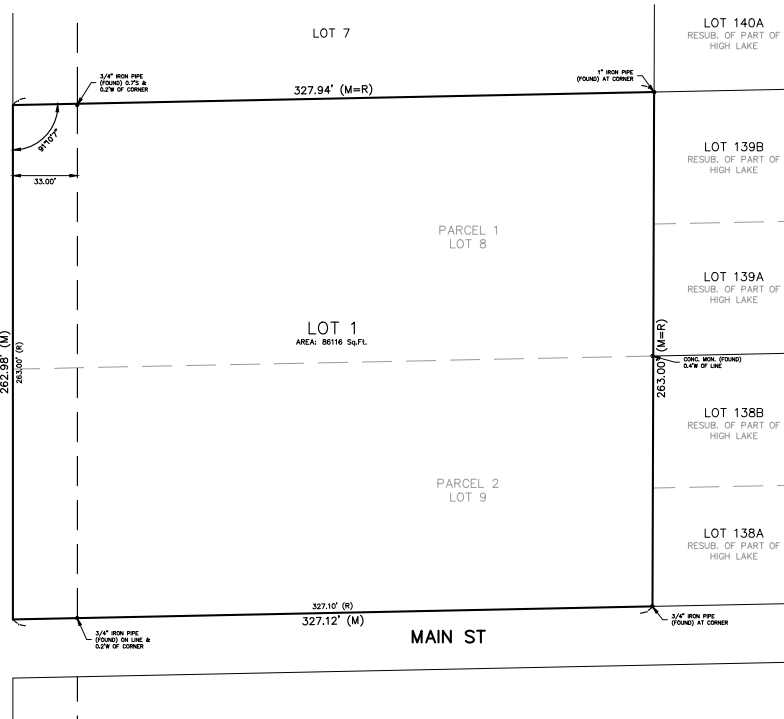
## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
THIS IS TO CERTIFY THAT I, BRUCE SMOLINSKI, LICENSED ILLINOIS LAND SURVEYOR NO. 035003251,  
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:  
PARCEL 1: LOT 8 IN FIRST ADDITION TO HIGHLAKE, A SUBDIVISION OF LOT 147 IN HIGHLAKE  
SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39  
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF  
SAID FIRST ADDITION TO HIGHLAKE RECORDED APRIL 28, 1914 AS DOCUMENT 116279, IN  
DUPAGE COUNTY, ILLINOIS.  
PARCEL 2: LOT 9 IN FIRST ADDITION TO HIGHLAKE, A SUBDIVISION OF LOT 147 IN HIGHLAKE  
SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39  
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID  
FIRST ADDITION TO HIGHLAKE RECORDED APRIL 28, 1914 AS DOCUMENT 116279, IN DUPAGE  
COUNTY, ILLINOIS.  
AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND  
SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND  
SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.  
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS SITUATED WITHIN THE  
CORPORATE LIMITS OF THE CITY OF WEST CHICAGO WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND  
WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE DIVISION 12 OF ARTICLE II OF ILLINOIS  
MUNICIPAL CODES AS HERETOFORE AND HEREINAFTER AMENDED AND THAT BASED UPON A REVIEW OF  
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY - PANEL  
NO. 17043C0043J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS MY OPINION THAT THE  
PROPERTY PLATED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.  
I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE CITY OF WEST CHICAGO TO RECORD THIS PLAT.  
GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF JULY, A.D. 2022.  
ILLINOIS LAND SURVEYOR NO. 035003251 LICENSE EXPIRES 11/30/22  
ILLINOIS DESIGN FIRM NO.: 184-007280



COLFORD AVE

PRINCE CROSSING RD



Scale 1" = 30'

## DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO  
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED  
TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.  
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS  
PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AS  
COUNTY CLERK \_\_\_\_\_

## CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, \_\_\_\_\_, COLLECTOR OF THE CITY OF WEST CHICAGO, ILLINOIS, DO  
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED  
SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN  
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.  
DATED AT WEST CHICAGO, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
CITY COLLECTOR \_\_\_\_\_

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF WEST CHICAGO, DUPAGE  
COUNTY, ILLINOIS,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CLERK

## DRAINAGE CERTIFICATE

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 PROVISION HAS  
BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC  
AREAS, OR DRAINS, WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE  
WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH  
CONCENTRATION AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE  
CONSTRUCTION OF THE SUBDIVISION.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
OWNER OR ATTORNEY \_\_\_\_\_ DESIGN ENGINEER \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY AND RETURN TO:  
CITY OF WEST CHICAGO  
475 MAIN STREET  
WEST CHICAGO, IL 60185

ORDERED BY: DURBAS, FILIPE FILE NO: 2200082



POLENA ENGINEERING LLC

WHEATON: 630-653-6331  
LAKE IN THE HILLS: 815-363-9200  
INFO@POLENA.COM  
WWW.POLENA.COM  
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-007280

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAUBERT & ASSOCIATES, AND ALAN J. COLESON