

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- c. Consideration of the following requests from One School Global, located at 404 E. Devon, to waive permit fees in the amount of \$697 for the following projects:

- Asphalt removal, replacement, and striping in the amount of \$641; and
- Parking lot patching and striping in the amount of \$56

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- d. Consideration of a request from the Elk Grove Village Public Library, 1001 Wellington Ave, to waive permit fees to replace the main entrance sidewalk in the amount of \$2,725.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- e. Consideration to confirm a purchase contract through the Suburban Purchasing Cooperative (SPC) Joint Purchasing Contract to Superior Road Striping, of Melrose Park, IL for the installation of Thermoplastic roadway markings in the amount of \$35,989.81 from the General Fund.

(The Public Works Department is using Thermoplastic to mark Village pavement.

(The Thermoplastic is available through the Suburban Purchasing Cooperative (SPC) Joint Purchasing Contract from Superior Road Striping, of Melrose Park, IL.

(Adequate funds are budgeted in the General Fund.

(The Public Works Department recommends approval.)

- f. Consideration to award a professional services contract to Tasty Catering of Elk Grove Village, IL to manage and operate the Village's food vending, event tents and dining areas as part of the Village's annual Oktoberfest Celebration in an amount not to exceed \$50,633.50.

(The Village holds an annual Oktoberfest Celebration each September at Rotary Green.

(Tasty Catering has submitted a professional services proposal to provide food, event tents, lighting, a stage, tables, chairs, and staffing to manage the event.

(Event attendees purchase tickets to be used for food and drink at the event. The costs of this contract will be partially offset by ticket revenue, which is estimated at \$29,000.

(Tasty Catering has successfully provided the same services for the Village's Oktoberfest for the past four years.

(There are adequate funds available in the General Fund .

(The event will take place on Friday, September 17 and Saturday, September 18.)

- g. Consideration to award a sole source purchase contract to Dinges Fire Company of Amboy, IL for the purchase of twenty-two (22) sets of custom turnout gear in the amount of \$66,000 from the General Fund.

(The Fire Department budgets annually to purchase custom turnout gear.
(Lion Group, Inc. is a leader in the protective clothing industry and offers a wide variety of custom options.

(Personnel have provided positive feedback for Lion turnout gear.

(Dinges Fire Company of Amboy, IL is a local Lion distributor and holds a joint purchasing contract through National Purchasing Partners (NPP); however, due to the quantity of gear being ordered, is extending more advantageous pricing to the Village.

(The current price reflects a 4.5% increase from the prior year due to the increased cost of materials.

(The Fire Department has a good working relationship with Dinges Fire Company.

(Adequate funds are available in the Fire Department General Fund budget.

(The Fire Chief recommends approval.)

- h. Consideration to award a professional service contract to the lowest responsive and responsible bidder Advanced Rehabilitation Technology of Bryan, OH for the 2021 Manhole Rehabilitation project in the amount of \$352,045.80 from the Water and Sewer Fund.

(On Tuesday, August 31, 2021, the Village opened sealed bids for the 2021 Manhole Rehabilitation project.

(The project includes installation of internal chimney seals, bench and chimney repairs, Obic manhole lining, television inspections, and a ten-year warranty.

(A total of five (5) contractors obtained contract documents, with two (2) submitting bids.

(The lowest responsive and responsible bid was received from Advanced Rehabilitation Technology of Bryan, OH in the amount of \$352,045.80.

(Adequate funds are available in the Water and Sewer Fund.

(The Director of Public Works recommends approval.)

- i. Consideration of the following:

- To concur with prior Village Board authorization to award a professional services contract to Nicholas & Associates, Inc. of Mt. Prospect, IL to act as Construction Manager and Constructor for design, architectural drawings, trade bidding, permitting, supervision of demolition & construction, and administration of trade packages for improvements to the Clock Tower & Veterans Memorial Park for a total contract amount not to exceed \$1,754,908 from the Residential Enhancement Fund; and
- To increase the Residential Enhancement Fund budget by \$754,908.

(On February 28, 2017, the Village Board approved an agreement with Nicholas & Associates, Inc. of Mt. Prospect, IL to perform professional services where the construction manager is the constructor.

(On Thursday, August 3, 2021, the Village opened sealed bids for the 2021 Proposed Improvements to the Clock Tower and Memorial Park.

(The project includes the demolition and removal of pavers, concrete, retaining walls, landscaping, electrical components and reinstallation of concrete, seatwalls, electrical upgrades, signs and the addition of a waterwall and parking lot at the Memorial Park.

(A total of four (4) contractors submitted bids. Attached is the bid tabulation and the

recommendation from Nicholas & Associates, Inc., who is serving as the Village's Construction Management firm. They have reviewed all of the submitted bids.

(Nicholas & Associates recommends awarding the contract to AJ Oleson Construction Company of Mundelein, IL in the amount of \$1,210,520, which includes the Combined Base Bids.

(The total amount to be awarded to Nicholas & Associates includes the Combined Base Bid (\$1,210,520), expense pass-through (\$50,000), required bonds and insurances (\$20,458), 6.5% of the actual construction cost (\$78,684), Architectural, Engineering and Design services (\$121,310), direct purchase of sign and metalwork services (\$132,786) and Fixed General Conditions (\$141,150) for a total amount of \$1,754,908.

(Village Staff has reviewed the bids and alternates and concurs with the recommendation from Nicholas & Associates to award the contract to AJ Oleson Construction Company of Mundelein, IL. based upon their submitted bid.

(Increase the Residential Enhancement budget in the amount of \$754,908.

(The Public Works Director recommends approval.)

- j. Consideration to concur with prior Village Board authorization to hold a Public Hearing before the Plan Commission to amend the list of special uses in the I-1 and I-2 Industrial Districts of the Elk Grove Village Zoning Ordinance #2410 to allow indoor dog parks & training facilities with ancillary services including boarding and retail sales of merchandise.

(The Public Hearing Date has been scheduled for October 4, 2021.)

- k. Consideration to adopt Ordinance No. 3722 granting a variation of Section 3-7:D(3) of the Zoning Ordinance to permit the construction of a six (6') foot high vinyl privacy fence extending approximately twenty-four (24') beyond a line extended from the nearest front corner of the principal structure on the adjacent single-family residential lot to the north at 947 West Glenn Trail and extend approximately five (5') feet beyond the adjacent front corner of the principal structure for property located at 951 Borman Court, Elk Grove Village.

(This item was discussed at the August 17, 2021 Village Board Meeting and currently appears under Unfinished Business.)

- l. Consideration to adopt Ordinance No. 3723 granting a variation of Section 7E-9(A) of the Zoning Ordinance to permit the construction in the front yard of an eight foot (8') high, open black security fence with brick covered CMU columns along the north, south, west and east sides of property that will extend approximately seventy-four feet (74') beyond the principal structure to the south and approximately seventy-one feet (71') beyond the principal structure to the west and that will encroach a maximum of six feet (6') into the twenty-five foot (25') public utility easement on the southwest corner of property located at 800 E. Devon Avenue, Elk Grove Village.

(This item was discussed at the August 17, 2021 Village Board Meeting and currently appears under Unfinished Business.)

- m. Consideration to adopt Ordinance No. 3724 annexing certain property to the Village of Elk Grove Village and automatically zoning same in accordance with the Village's comprehensive plan and zoning map (Salt Creek Properties).

(Pursuant to the Zoning Code of the Village of Elk Grove Village, the designated property shall be automatically zoned R-3 Residential District upon annexation.)

- n. Consideration to adopt Resolution No. 52-21 approving the Plat of Subdivision identified as Steiner Electric, Elk Grove Village, IL that was submitted by HMK1100, LLC on behalf of Steiner Electric (1100-1250 Touhy Avenue).

(The Resubdivision will consolidate two (2) existing lots at 1100-1250 Touhy Avenue into one (1) lot for the purpose of operating an electrical supply distribution center.
(Village staff recommends approval.)

7. REGULAR AGENDA

8. PLAN COMMISSION - Village Manager Rummel

- a. PC Docket 21-6 - Consideration of a Text Amendment to the Zoning Ordinance to amend the list of special uses in the I-1 and I-2 Industrial Districts to allow indoor dog parks & training facilities with ancillary services including boarding and retail sales of merchandise. (PH 10-04-21)
- b. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-2 to I-1 for property located at 751 Pratt Blvd. (A Public Hearing date is yet to be established.)

9. ZONING BOARD OF APPEALS - Village Manager Rummel

- a. ZBA Docket 21-5 - Consideration of a petition submitted by Thomas Krengiel for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted locations for fences in residential zoning districts for property located at 501 Wellington Avenue. (PH 09-23-2021)

10. YOUTH COMMITTEE - Trustee Franke

11. BUSINESS LEADERS FORUMS - Trustee Lissner

12. CABLE TELEVISION COMMITTEE - Trustee Lissner

13. HEALTH & COMMUNITY SERVICES - Trustee Czarnik

14. INFORMATION COMMITTEE - Trustee Lissner

- a. Newsletter Redesign

15. RECYCLING & WASTE COMMITTEE - Trustee Feichter

16. PARADE COMMITTEE - Trustee Czarnik

17. PERSONNEL COMMITTEE - Trustee Franke

18. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

19. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Czarnik

20. AIRPORT UPDATE

21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE - Mayor Johnson

22. SPECIAL EVENTS COMMITTEE - Mayor Johnson

23. LIQUOR COMMISSION - Mayor Johnson

24. REPORT FROM VILLAGE MANAGER

25. REPORT FROM VILLAGE CLERK

26. UNFINISHED BUSINESS

- a. Village Attorney - Direct the Village Attorney to prepare the necessary documents for a fence variation in a residential zoned district for property located at 951 Borman Court.
- b. Village Attorney - Direct the Village Attorney to prepare the necessary documents for a fence variation in the industrial zoning district for property located at 800 E. Devon Avenue.
- c. Final adoption of an Ordinance approving the Midway Court Tax Increment Financing Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
- d. Final adoption of an Ordinance designating the Village of Elk Grove Village Midway Court TIF Redevelopment Project Area, in connection with the approval of the Midway Court Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
- e. Final adoption of an Ordinance adopting Tax Increment Financing for the Village of Elk Grove Village, Cook County, Illinois, in connection with the Designation of the Midway Court Redevelopment Project Area and Adoption of the Midway Court Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)

27. NEW BUSINESS

28. PUBLIC COMMENT

29. ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF SECTION 3-7:D(3) OF THE ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A SIX (6') FOOT HIGH VINYL PRIVACY FENCE EXTENDING APPROXIMATELY TWENTY-FOUR (24') FEET BEYOND A LINE EXTENDED FROM THE NEAREST FRONT CORNER OF THE PRINCIPAL STRUCTURE ON THE ADJACENT SINGLE-FAMILY RESIDENTIAL LOT TO THE NORTH AND EXTEND APPROXIMATELY FIVE (5') FEET BEYOND THE ADJACENT FRONT CORNER OF THE PRINCIPAL STRUCTURE FOR PROPERTY LOCATED AT 951 BORMAN COURT, ELK GROVE VILLAGE

WHEREAS, the Zoning Board of Appeals of the Village of Elk Grove Village, at a public hearing duly called and held according to law, considered the question of granting a variation of Section 3-7:D(3) of the Zoning Ordinance to permit the construction of a size (6') foot high vinyl privacy fence which will extend approximately twenty-four (24') feet beyond a line extended from the nearest front corner of the principal structure on the adjacent single-family residential lot to the north at 947 West Glenn Trail and extend approximately five (5') feet beyond the adjacent front corner of the principal structure for property located at 951 Borman Court, Elk Grove Village; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendation and finding of said Zoning Board of Appeals, find and believe that sufficient hardship exists so as to justify the granting of said variation.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That there be granted a variation of Section 3-7:D(3) of the Zoning Ordinance to permit the installation of a six (6') foot high vinyl privacy fence extending approximately twenty-four (24') feet beyond a line extended from the nearest front corner of the principal structure on the adjacent single-family residential lot to the north at 947 West Glenn Trail and extend approximately five (5') beyond the adjacent front corner of the principal structure for property located at 951 Borman Court, Elk Grove Village.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2021.

APPROVED this _____ day of _____ 2021.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF SECTION 7E-9(A) OF THE ZONING ORDINANCE TO PERMIT THE CONSTRUCTION IN THE FRONT YARD OF AN EIGHT FOOT (8') HIGH, OPEN BLACK SECURITY FENCE WITH BRICK COVERED CMU COLUMNS ALONG THE NORTH, SOUTH, WEST AND EAST SIDES OF PROPERTY THAT WILL EXTEND APPROXIMATELY SEVENTY-FOUR FEET (74') BEYOND THE PRINCIPAL STRUCTURE TO THE SOUTH AND APPROXIMATELY SEVENTY-ONE FEET (71') BEYOND THE PRINCIPAL STRUCTURE TO THE WEST AND THAT WILL ENCROACH A MAXIMUM OF SIX FEET (6') INTO THE TWENTY-FIVE FOOT (25') PUBLIC UTILITY EASEMENT ON THE SOUTHWEST CORNER OF PROPERTY LOCATED AT 800 E. DEVON AVENUE, ELK GROVE VILLAGE

WHEREAS, the Zoning Board of Appeals, at a Public Hearing duly called and held according to law, considered various variations of Section 7E-9(A) of the Zoning Ordinance with respect to the height and location of fences for property located at 800 E. Devon Avenue, Elk Grove Village; and

WHEREAS, the Mayor and Board of Trustees after having considered the recommendation and finding of the Zoning Board of Appeals, find and believe that sufficient hardship exists so as to justify the granting of said variation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That there is hereby granted a variation of section 7E-9(A) pertaining to the height and location of fences of the Zoning Ordinance to permit the construction in the front yard of an eight-foot (8') high, open black security fence with brick covered CMU columns along the north, south, west and east sides of property that will extend seventy-four feet (74') beyond the principal structure to the south and approximately seventy-one feet (71') beyond the principal structure to the west and that will encroach a maximum of six feet (6') into the twenty-five (25') public utility easement on the southwest corner of property located at 800 E. Devon Avenue, Elk Grove Village.

Section 2: That this Ordinance shall be in full force and effect from after its passage and approval according to law.

VOTE: AYES: _____ **NAYS :** _____ **ABSENT:** _____

PASSED this _____ **day of** _____ **2021.**

APPROVED this _____ **day of** _____ **2021.**

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE VILLAGE OF ELK GROVE VILLAGE AND AUTOMATICALLY ZONING SAME IN ACCORDANCE WITH THE VILLAGE'S COMPREHENSIVE PLAN AND ZONING MAP (SALT CREEK PROPERTIES)

WHEREAS, there exists certain contiguous and wholly bounded property, as legally described herein, in unincorporated Cook County, which property is less than sixty (60) acres in size; and

WHEREAS, said property is not within the corporate limits of any municipality; and

WHEREAS, the corporate authorities of the Village of Elk Grove Village are desirous of annexing said property to the Village of Elk Grove Village; and

WHEREAS, the corporate authorities of the Village of Elk Grove Village have given notice of the contemplated annexation by publication on August 27, 2021, in the Daily Herald, a newspaper of general circulation in the territory hereinafter described; and

WHEREAS, any entity or person entitled to notice prior to the annexation of the subject property has been given such notice as is required by law; and

WHEREAS, the Mayor and Board of Trustees find and believe it to be in the best interest of the Village that said land and territory be annexed to the Village pursuant to the provisions of Article 7, Division 1 of the Illinois Municipal Code (65 ILCS 5/7-1-1, *et seq.*), specifically Section 7-1-13 of said Article (65 ILCS 5/7-1-13), and be automatically zoned upon annexation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That certain contiguous and wholly bounded land and territory, which land and territory is less than sixty (60) acres in size and is not within the limits of any other municipality, and legally described hereinafter in Section 2, be and the same is hereby annexed to the Village of Elk Grove Village, so that said territory shall be included within the boundary limits of said Village as is by law in such case made and provided.

Section 2: That the subject property is legally described as follows:

PIN 08-33-301-016; 08-33-301-002; 08-33-301-003; 08-33-301-035:

PARCEL 1:

LOT 1 (EXCEPT THE WEST 326 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES) IN WILLIAM LUMPP'S DEVON AVENUE FARMS SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE LAND TAKEN IN CONDEMNATION CASE NO. 73L9092) IN COOK COUNTY, ILLINOIS;

AND

PARCEL 2:

LOTS 2 AND 3 AND THAT PART OF LOT 4 LYING WEST OF A LINE COMMENCING AT A POINT 35.2 FEET EAST OF THE NORTHWEST CORNER OF LOT 4 AND TERMINATING AT THE SOUTHWEST CORNER OF LOT 4, ALL IN WILLIAM LUMPP'S DEVON AVENUE FARMS SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE LAND TAKEN IN CONDEMNATION CASE NO. 73L9092) IN COOK COUNTY, ILLINOIS.

A plat of annexation accurately depicting the subject property is attached hereto as Exhibit A and made a part hereof. If applicable, the annexed boundary shall extend to the far side of any unincorporated adjacent highway and shall include all or every highway within the area annexed, and these highways shall be considered annexed even though not included in the property description. The area annexed shall also include any portion of a waterway (PIN 08-33-999-001) that would make the municipality and territory contiguous if the waterway is under the jurisdiction and control of another unit of local government or the State, or the federal government if allowed under federal law, except for any territory within the corporate limits of another municipality.

Section 3: That upon annexation, said property shall be automatically classified in the Village of Elk Grove as the zoning district R-3 Residential District, in accordance with Chapter 6, Section 6-4, of the Zoning Code of the Village of Elk Grove Village.

Section 4: That the Mayor is hereby authorized to execute and the Village Clerk is hereby authorized to attest to the plat of annexation of said property.

Section 5: That the Village Clerk of the Village of Elk Grove Village is directed to record a certified copy of this ordinance together with a plat of annexation of said territory, as appended hereto, with the Recorder of Deeds of Cook County, Illinois.

Section 6: That the Village Clerk is hereby directed to file with the County Clerk and the Cook County Election Department a certified copy of this ordinance together with a plat of annexation of said territory, as appended hereto, and to report the annexation of the territory to the proper postal service officials.

Section 7: That the Village Clerk is directed to amend the official Village map in accordance with the provisions of this ordinance.

Section 8: That the Village Clerk is authorized to publish this ordinance in pamphlet form.

Section 9: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this 14th day of September 2021.

APPROVED this 14th day of September 2021.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

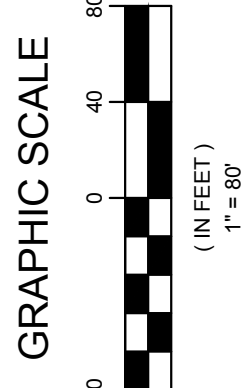
ATTEST:

Loretta M. Murphy, Village Clerk

PUBLISHED this _____ day of _____ 2021 in pamphlet form.

EXHIBIT "A"
PLAT OF ANNEXATION

PLAT OF ANNEXATION TO THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS



RESERVED FOR COOK CO.

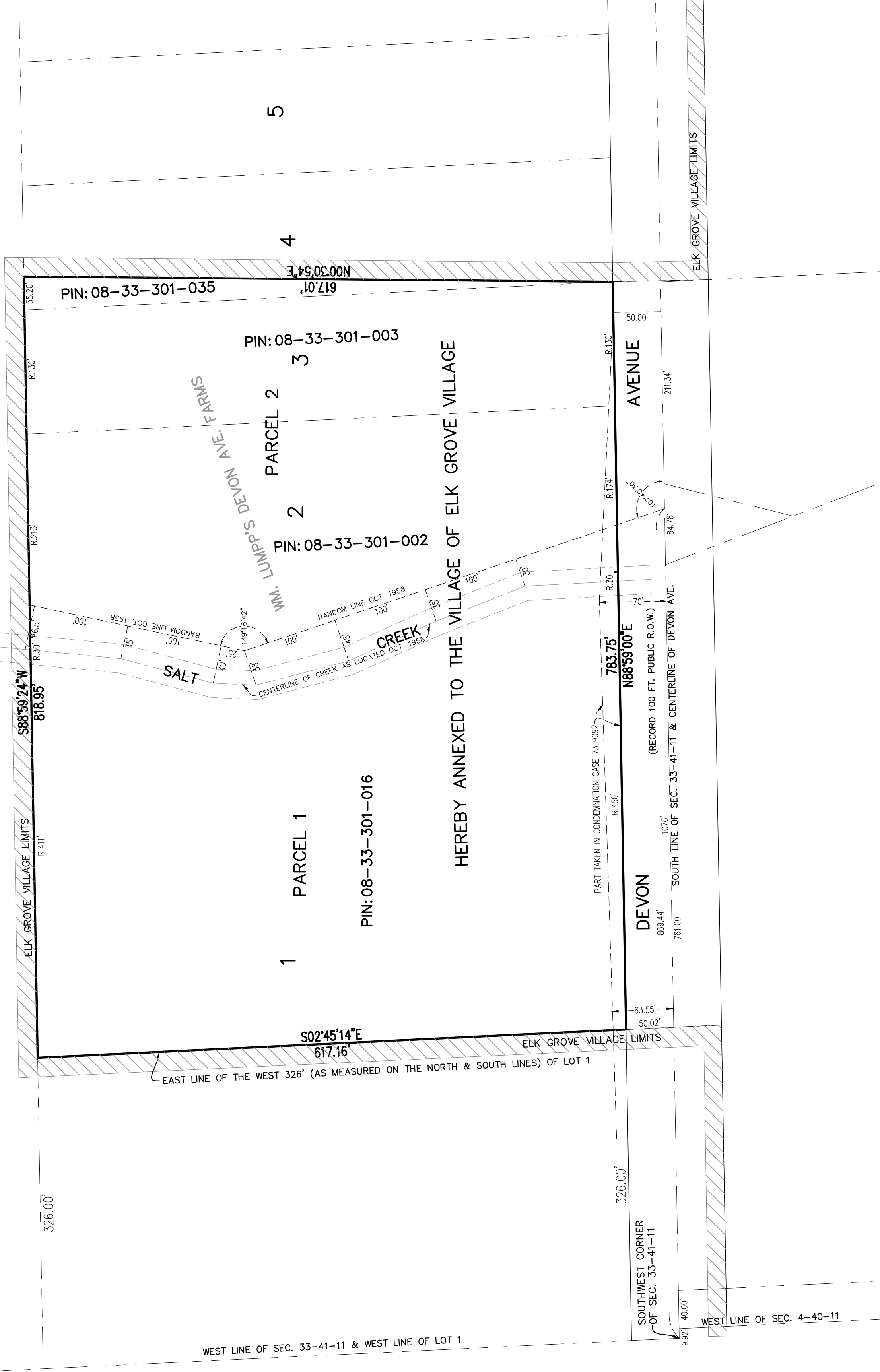
RESERVED FOR THE VILLAGE OF ELK GROVE VILLAGE

PARCEL 1
LOT 1 (EXCEPT THE WEST 326 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES) IN WILLIAM LUMPP'S DEVON AVENUE FARMS SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN IN CONDEMNATION CASE NO. 73L9092) IN COOK COUNTY, ILLINOIS.

PARCEL 2
LOTS 2 AND 3 AND THAT PART OF LOT 4 LYING WEST OF A LINE COMMENCING AT A POINT 35.2 FEET EAST OF THE NORTHWEST CORNER OF LOT 4 AND TERMINATING AT THE SOUTHWEST CORNER OF LOT 4. ALL IN WILLIAM LUMPP'S DEVON AVENUE FARMS SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN IN CONDEMNATION CASE NO. 73L9092) IN COOK COUNTY, ILLINOIS.

CONTAINING, IN THE AGGREGATE, 494,299.6 SQUARE FEET (11.35 ACRES) OF LAND, MORE OR LESS.

PIN:
08-33-301-002-0000
08-33-301-003-0000
08-33-301-016-0000
08-33-301-035-0000



VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS)
COUNTIES OF COOK & DUPAGE)
THIS IS TO CERTIFY THAT THIS ACCURATE MAP OF TERRITORY ANNEXED IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS, AND IS SO ADOPTED BY THE MAYOR AND THE BOARD OF TRUSTEES OF SAID VILLAGE ON THE _____ DAY OF _____, A.D. 20____
BY: _____ VILLAGE MAYOR
PRINTED NAME _____
ATTEST: _____ VILLAGE CLERK
PRINTED NAME _____

REVISED SEPTEMBER 5, 2021 LABELS/COMMENTS
REVISED SEPTEMBER 5, 2021 PER COMMENTS

ORDERED BY: VILLAGE OF ELK GROVE VILLAGE
ADDRESS: ELK GROVE VILLAGE, IL

CHECKED: DRAWN: BSS
DATE: AUGUST 31st 2021
SCALE: 1" = 80' FEET

ORDER NO. 2021-29195-001
PAGE NO. 1 OF 1

G. CREMLEY & BIEDERMANN
PLCS, CORPORATION
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE (773) 685-5032 FAX (773) 284-4184 EMAIL INFO@PLCS-SURVEY.COM

NOTES:
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
No dimensions shall be assumed by scale measurement upon this plat.
Unless otherwise noted hereon the Bearing, Elevation, Datum and Coordinate Datum if used is ASSUMED.
COPYRIGHT CREMLEY & BIEDERMANN, INC. 2018 "All Rights Reserved"

STATE OF ILLINOIS
COUNTY OF COOK'SS

I, BRIAN S. STOUT, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND ALL PREVIOUS PLATS AND RECORDS FOR THE PURPOSES OF ANNEXING THE SAME TO THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS. THE DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED ON: SEPTEMBER 8, 2021.

By: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3584
My license expires November 30, 2022.

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PLAT OF SUBDIVISION IDENTIFIED AS
STEINER ELECTRIC, ELK GROVE VILLAGE, IL (1100-1250 TOUHY AVENUE)**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois as follows:

Section 1: That approval is hereby given the Plat of Subdivision identified as Steiner Electric, Elk Grove Village, IL being part of the south 1/2 of Section 27, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, a copy of which is attached hereto and made a part hereof as if fully set forth.

Section 2: That the Mayor and Village Clerk are hereby authorized to sign said Plat of Subdivision for and in the name of the Village and attach thereto the corporate seal.

Section 3: That the Village Clerk is hereby directed to record a copy of said Plat of Subdivision with the Recorder of Deeds of Cook County, Illinois.

Section 4: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2021.

APPROVED this _____ day of _____ 2021.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

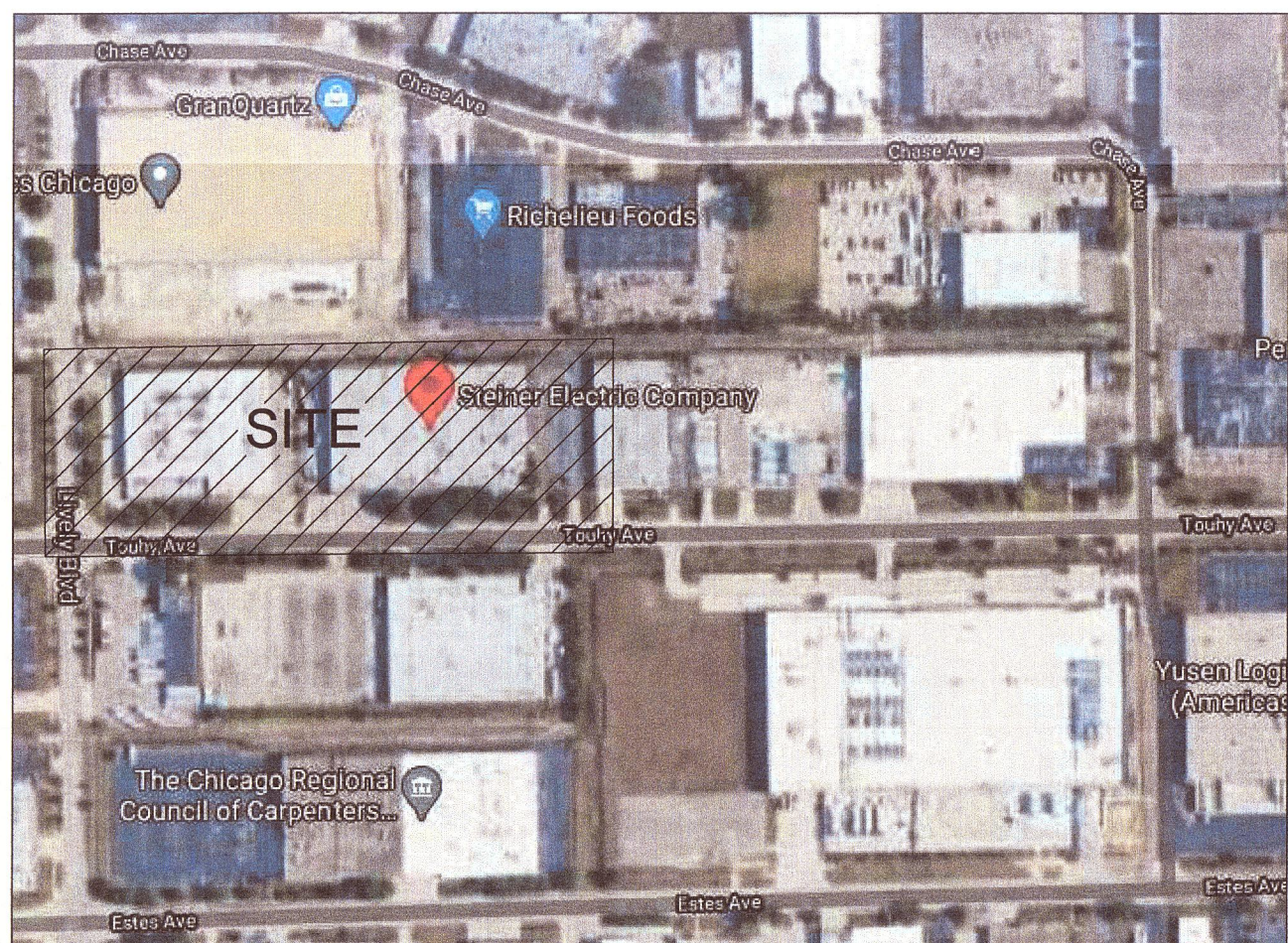
ATTEST:

Loretta M. Murphy, Village Clerk

PLAT OF SUBDIVISION OF STEINER ELECTRIC ELK GROVE VILLAGE, IL

RECEIVED
JUL 17 2021
VILLAGE CLERKS OFFICE

BEING PART OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE
PIN:
08-27-303-013
08-27-402-023

SUBMITTED BY & RETURN TO:
ELK GROVE VILLAGE
901 WELLINGTON AVENUE
ELK GROVE VILLAGE, IL 60007

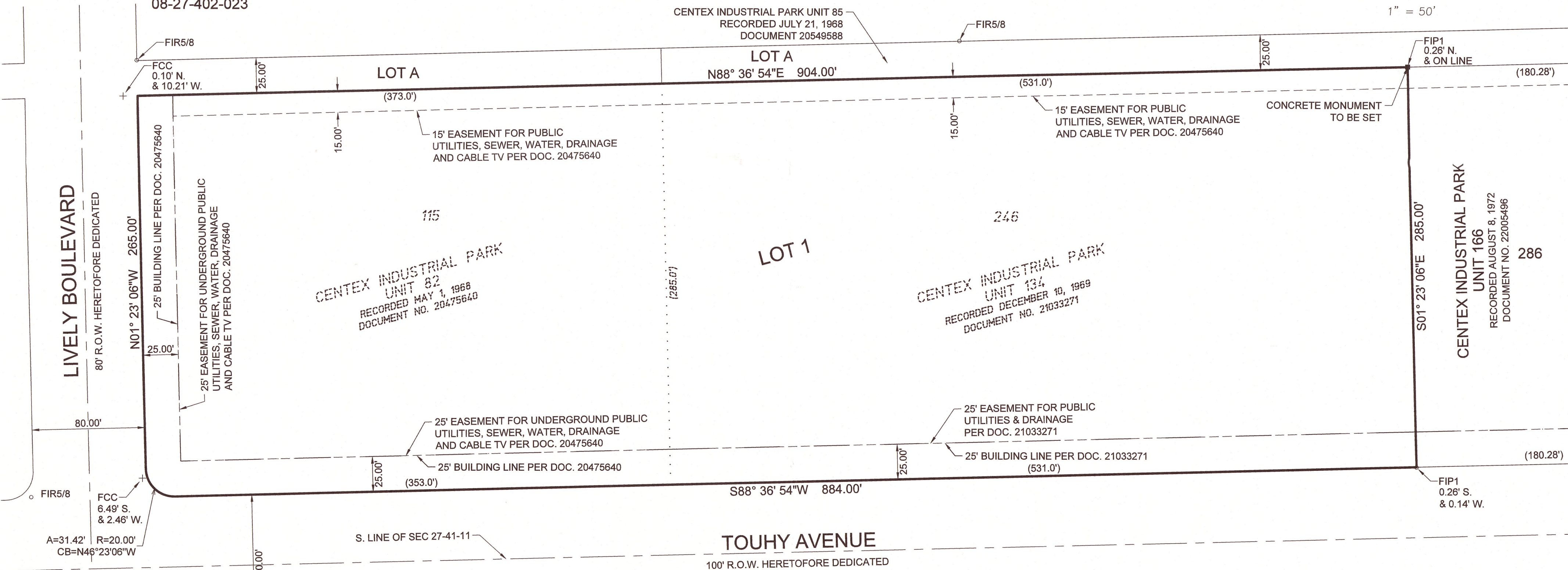
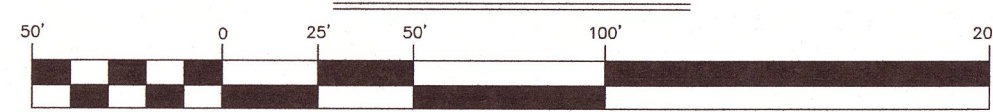
AREA

257,554 SQ. FT.
5.9126 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 42°00'30.45200 N LONGITUDE: 87°58'12.73241 W ELLIPSOIDAL HEIGHT: 586.278 SFT GROUND SCALE FACTOR: 1.0000418460 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



ABBREVIATIONS

LEGEND

N NORTH	— SUBDIVISION PROPERTY LINE	○ FIR FOUND IRON ROD
S SOUTH	— EXISTING RIGHT-OF-WAY LINE	○ FRS FOUND RAILROAD SPIKE
E EAST	— PROPOSED RIGHT-OF-WAY LINE	○ FPK FOUND PK NAIL
W WEST	— EXISTING LOT LINE	○ FMN FOUND MAG NAIL
CB CHORD BEARING	— PROPOSED LOT LINE	+ FCC FOUND CUT CROSS
A ARC LENGTH	— EX. & PRO. CENTERLINE	○ FIP FOUND IRON PIPE
R RADIUS	— EXISTING EASEMENT LINE	○ FIB FOUND IRON BAR
(REC) RECORD DATUM	— PROPOSED EASEMENT LINE	■ SCM CONCRETE MONUMENT
MEAS. MEASURED DATUM	— EX. & PRO. BUILDING SETBACK LINE	
[CALC] CALCULATED DATUM	— SECTION LINE	

OWNER / SUBDIVIDER

Steiner Electric Company
1250 Touhy Avenue
Elk Grove Village, Illinois 60007
847 228 0400
SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED 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.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF: GRADE SCHOOL DISTRICT 59 HIGH SCHOOL DISTRICT 214

DATED AT _____, THIS _____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC SIGNATURE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK AND DUPAGE) SS

APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS THIS _____ DAY OF _____, 20____ A.D.

BY: _____ MAYOR ATTEST: _____ VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT _____, ILLINOIS

THIS _____ DAY OF _____, 20____.

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY,

ILLINOIS, ON THE _____ DAY OF _____, 20____, AT O'CLOCK M., AND WAS RECORDED

AS DOCUMENT _____.

RECORDER OF DEEDS

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA 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 CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____ A.D.

IL REGISTERED PROFESSIONAL ENGINEER

OWNER

STATE REGISTRATION NUMBER

BY: _____ ITS: _____

REGISTRATION EXPIRATION DATE

BY: _____ ITS: _____

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH COMPANY, AND CABLE TELEVISION FRANCHISES, IF ANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN, UPON, ALONG, AND UNDER THOSE PARTS OF THE LOTS HEREOF INDICATED BY BROKEN LINES ON THIS PLAT AND AND MARKED "EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV" OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV" AND IN, UPON, ALONG, AND UNDER THE STREETS, ROADS, BOULEVARDS, LANES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT WHERE NECESSARY TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW, AND REMOVE EQUIPMENT CONSISTING OF POLES, POLE STRUCTURES, PUSH POLES, BRACES, ANCHOR GUYS, STUDS, WIRES AND UNDERGROUND CONDUITS, CABLES, CABLE POLES, AND OTHER NECESSARY ELECTRICAL FACILITIES FOR THE PURPOSE OF SERVICING THE SUBDIVISION AND RESIDENTS AND OWNERS OF THE PROPERTY THEREIN, AND ADJOINING PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREOF AND TO TRANSMIT AND DISTRIBUTE BY MEANS OF SAID ELECTRICAL EQUIPMENT, ELECTRICITY TO BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, AND ALSO TO TRIM AND REMOVE FROM TIME TO TIME, SUCH TREES, BUSHES AND SAPLINGS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE INSTALLATION AND MAINTENANCE OF SUCH FACILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH SAID EASEMENT FOR PUBLIC UTILITY PURPOSES. SAID EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ELK GROVE VILLAGE, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SEWER AND WATERMANS.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE

NICOR GAS COMPANY

ITS SUCCESSORS AND ASSIGNS, IN ALL STREETS, ROADS, BOULEVARDS, LANES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT AND IN, UPON, ALONG, AND UNDER THOSE PARTS OF THE LOTS HEREOF INDICATED BY BROKEN LINES ON THIS PLAT AND AND MARKED "EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV" OR MARKED "EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV." SAID EASEMENT TO BE FOR INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL OF GAS FACILITIES.

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
- NO NEW EASEMENTS OR RIGHT-OF-WAYS ARE CREATED BY THIS DOCUMENT

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF ELK GROVE VILLAGE TO RECORD THIS PLAT OF CONSOLIDATION OF STEINER ELECTRIC WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

DATED THIS _____ DAY OF _____, A.D., 20____.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 115 IN CENTEX INDUSTRIAL PARK, UNIT 82, BEING A SUBDIVISION SECTIONS 27 AND 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

LOT 246 IN CENTEX INDUSTRIAL PARK, UNIT 134, BEING A SUBDIVISION SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREOF DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ELK GROVE VILLAGE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, AREAS OF MINIMUM FLOOD HAZARD PER FIRM MAP NUMBER 17031C0213J & 17031C0214J EFFECTIVE DATE AUGUST 19, 2008.

DATED THIS _____ DAY OF _____, A.D., 20____.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.
emurray@v3co.com

V Engineers 7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Eckenhoff Saunders Architects
130 East Randolph, Suite 1850
Chicago, IL 60601
312-786-1204

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/01/21	REVISED PER VILLAGE COMMENT

PLAT OF SUBDIVISION
STEINER ELECTRIC - ELK GROVE VILLAGE, IL

DRAFTING COMPLETED: 12/18/20	DRAWN BY: KAR	PROJECT MANAGER: EJM
FIELD WORK COMPLETED: 12/10/20	CHECKED BY: EJM	SCALE: 1" = 50'

Project No: 20756
Group No: VP04.1
SHEET NO. 1 of 1