



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. 25-06-02-01

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A CANNABIS CRAFT GROWER
AND TRANSPORTING ORGANIZATION IN THE I-2 GENERAL INDUSTRIAL DISTRICT
FOR THE PROPERTY LOCATED AT 220 POPLAR PLACE, NORTH AURORA, ILLINOIS**

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this 2 day of Jul, 2025

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this 2 day of Jul, 2025
by [Signature].

Signed [Signature]

ORDINANCE NO. 25-04-02-01

ORDINANCE APPROVING A SPECIAL USE TO ALLOW A CANNABIS CRAFT GROWER AND TRANSPORTING ORGANIZATION IN THE I-2 GENERAL INDUSTRIAL DISTRICT FOR THE PROPERTY LOCATED AT 220 POPLAR PLACE, NORTH AURORA, ILLINOIS

(Petition #25-05; 220 Poplar Place)

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

WHEREAS, an application has been filed by GCF Industries, Inc. (the “Applicant”) requesting approval of a special use pursuant to Title 17, Chapter 9 of the North Aurora Zoning Ordinance (the “Code”) to allow for a Cannabis Craft Grower and Transporting Organization for the property located at 220 Poplar Place, North Aurora, Illinois (the “Property”) in the I-2 General Industrial District as described in the application materials attached as Exhibit A; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on May 6, 2025, pursuant legal notice as required by State law and the Code; and,

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

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

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

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

SECTION 2: The application for special use for a Cannabis Craft Grower and Transporting Organization is hereby approved for the Property.

SECTION 3: That this Ordinance is limited and restricted to the Applicant and shall not be transferred to any other party. This Ordinance is further limited and restricted to the property located at 220 Poplar Place, North Aurora, Illinois and legally described as follows:

PIN 15-05-400-014: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST

QUARTER, 49.50 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID SOUTHEAST QUARTER 366 FEET; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 290 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 404.95 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 300 FEET THENCE SOUTH 0 DEGREES 18 MINUTES 53 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 404.95 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 38 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 300 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

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

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

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 2nd day of June, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 2nd day of June, 2025, A.D.

Jason Christiansen yea

Laura Curtis yea

Mark Guethle yea

Michael Lowery yea

Todd Niedzwiedz yea

Carolyn Bird Salazar yea

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 2nd day of June, 2025, A.D.


Mark Gaffino, Village President

ATTEST:


Holly O'Brien, Village Clerk

Exhibit A

Application Materials



**VILLAGE OF
NORTH
AURORA**
Crossroads on the Fox

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

APPLICATION FOR SPECIAL USE

Project Name: <u>GCF Industries Cannabis Craft Grow Facility</u>	
Subject Property/Location: <u>220 Poplar Place, North Aurora, IL 60542</u>	
PIN(s): <u>15-05-400-014</u>	
Current Zoning District: <u>I-2</u>	Present Use: <u>Empty</u>
Proposed Special Use: <u>Cannabis Craft Grow</u>	

CONTACT INFORMATION:

Applicant Name: <u>GCF Industries, Inc.</u>	Phone: <u>630-696-1361</u>
Applicant Address: <u>43 East Jefferson Ave, Suite 201, Naperville, IL 60540</u>	
Applicant Email: <u>tim.nitsch@kcolegal.com</u>	
Signature of Applicant: <u>[Signature]</u>	Signature Date: <u>3/20/2025</u>
Property Owner(s): <u>220 Poplar Place, LLC</u>	Phone: _____
Owner Address: <u>609 Airport Road, Suite B North Aurora, IL 60542</u>	
Owner Email: <u>jwarden@cyberdynemasonry.com</u>	
Signature of Owner*: <u>[Signature]</u>	Signature Date: <u>3-20-25</u>

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

Instructions:

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



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REQUIRED SUBMITTAL CHECKLIST

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

FOR OFFICE USE

Petition Number: _____

File Name: _____

Filing Date: _____

Fee Received: _____



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SPECIAL USE STANDARDS

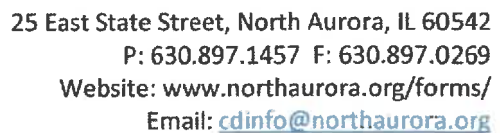
Attach a statement indicating the manner in which the requested special use supports each of the following standards:

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.
4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.
 - The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
 - The proposed special use is deemed necessary for the public convenience at that location.
 - The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
 - The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
 - The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
 - The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
 - The proposed special use is compatible with development on adjacent or neighboring property.



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- The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
- The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
- The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
- The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.



OFFICIAL SEAL
KELLY M JONES
NOTARY PUBLIC, STATE OF ILLINOIS
WILL COUNTY
MY COMMISSION EXPIRES 07/14/2025




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

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

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-05-400-008	609 AIRPORT ROAD LLC	609 AIRPORT RD STE B NORTH AURORA, IL, 60542-1467
15-05-400-006	205 POPLAR PLACE LLC	205 Poplar Pl North Aurora IL 60542
15-05-400-005	203 POPLAR PLACE LLC	203 POPLAR PL NORTH AURORA, IL, 60542-1406
15-05-400-023	TRIZZINO, SCOTT	39W494 BAERT LN SAINT CHARLES, IL, 60175-7736
15-05-476-002	WEST AURORA SCHOOL DISTRICT 129	1877 W DOWNER PL AURORA, IL, 60506-7302
15-05-400-009	SUGAR GROVE INDUSTRIES INC	18 DORCHESTER CT SUGAR GROVE, IL, 60554-4139
15-05-400-057	BATAVIA ENTERPRISES INC	140 FIRST ST BATAVIA, IL, 60510-2453
15-05-400-025	UBER PRODUCTS LLC	202 POPLAR PL NORTH AURORA, IL, 60542-1498
15-05-400-040	203 Poplar Place LLC	03 POPLAR PL NORTH AURORA, IL, 60542-1406

I, Timothy M Nitsch, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.


Applicant Signature

4/8/2025
Date

GCF Industries, Inc.

GCF Industries, Inc. plans to operate a Cannabis Craft Grow and Cannabis Transport operation at 220 N Poplar Place, North Aurora, IL. The location is 60,000 square feet with 6,258 sf office space and 53,742 sf of warehouse space. The warehouse space will include grow rooms, production machinery, preparation and packaging. The facility will operate Monday-Friday from 8:00am until 5:00pm and will be closed on weekends and holidays. The facility will have an access control system and extensive camera coverage on the exterior and interior of the facility in compliance with the Illinois Cannabis Regulation Tax Act. Cannabis products will be delivered and taken from the facility under GCF's license. Products will be delivered and removed by vehicles licensed a cannabis transport vehicle. The facility has an overhead door that allows a vehicle to pull into the warehouse to load and unload products outside of public view. The facility will employ 20-30 employees when fully operational. GCF Industries will grow cannabis at the facility. The property has 66 designated parking spaces available on a daily basis for use by GCF.

Our team has reviewed the statements below and will ensure that the location meets all of the items outlined below and the setbacks in the ordinance.

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
 - a. **The location at 220 Poplar Place is enclosed from general public and only authorized personnel can access the property. The operation will comply with the Illinois Department of Agriculture cannabis regulations and will ensure that the general welfare of the public is not endangered.**
2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
 - a. **The property at 220 Poplar Place is zoned as I-2, which allows for a cannabis craft grow as a special use under Title 17, Chapter 9 Section 9.2 of the North Aurora Zoning Code. The adjacent properties are a masonry contractor, a towing service and a school bus parking facility. Applicants' craft grow operation would not impede or affect any of the adjacent businesses. No site changes are being proposed with this use.**
3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.
 - a. **The property at 220 Poplar Place is zoned as I-2, which allows for a cannabis craft grow as a special use under Title 17, Chapter 9 Section 9.2 of the North Aurora Zoning Code and is consistent with the Zoning**

Ordinance in allowing cannabis operations in the I-2 zone and with the adopted Comprehensive Plan.

4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.
 - a. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
 - i. **The property at 220 Poplar Place is zoned as I-2, which allows for a cannabis craft grow as a special use under Title 17, Chapter 9 Section 9.2 of the North Aurora Zoning Code and is in fact a Special Use.**
 - b. The proposed special use is deemed necessary for the public convenience at that location.
 - i. **The property at 220 Poplar Place is necessary for public convenience.**
 - c. The proposed special use does not create excessive additional impacts at public expense for public facilities and services and will be beneficial to the economic welfare of the community.
 - i. **The property at 220 Poplar Place will not require any additional public expense for public facilities and services and will be beneficial to the economic welfare of the community by providing tax revenue and a number of good paying jobs.**
 - d. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
 - i. **The cannabis craft grow operation at 220 Poplar Place is in conformance with the goals and policies of the Comprehensive Plan and will be in conformance with all Village Codes and regulations.**
 - e. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
 - i. **The cannabis craft grow operation at 220 Poplar Place is in conformance will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.**
 - f. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

- i. The cannabis craft grow operation at 220 Poplar Place will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.**
- g. The proposed special use is compatible with development on adjacent or neighboring property.
 - i. The cannabis craft grow operation at 220 Poplar Place is compatible with development on adjacent or neighboring property.**
- h. The proposed special use minimizes potentially dangerous traffic movements and provides adequate and safe access to the site.
 - i. The cannabis craft grow operation at 220 Poplar Place will minimize potentially dangerous traffic movements and provides adequate and safe access to the site.**
- i. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
 - i. The property at 220 Poplar Place provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.**
- j. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
 - i. The cannabis craft grow operation at 220 Poplar Place is served by adequate utilities, drainage, road access, public safety, and other necessary facilities. We estimate the craft grow operation will use 2000 gallons of water per day.**
- k. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.
 - i. The cannabis craft grow operation at 220 Poplar Place conforms with the requirements of this Ordinance and other applicable regulations.**

630 . 918 . 8512

220 POPLAR PLACE LLC

609 AIRPORT RD., SUITE B
NORTH AURORA, IL 60542

MARCH 20, 2025

TO WHOM IT MAY CONCERN,

This Letter serves notice that I am the owner of 220 Poplar Place, North Aurora, IL 60542. I authorize my tenant, GCF Industries, to file for a special use permit for 220 Poplar Place, North Aurora, IL 60542.

We agree to be co-applicants for the special use permit.

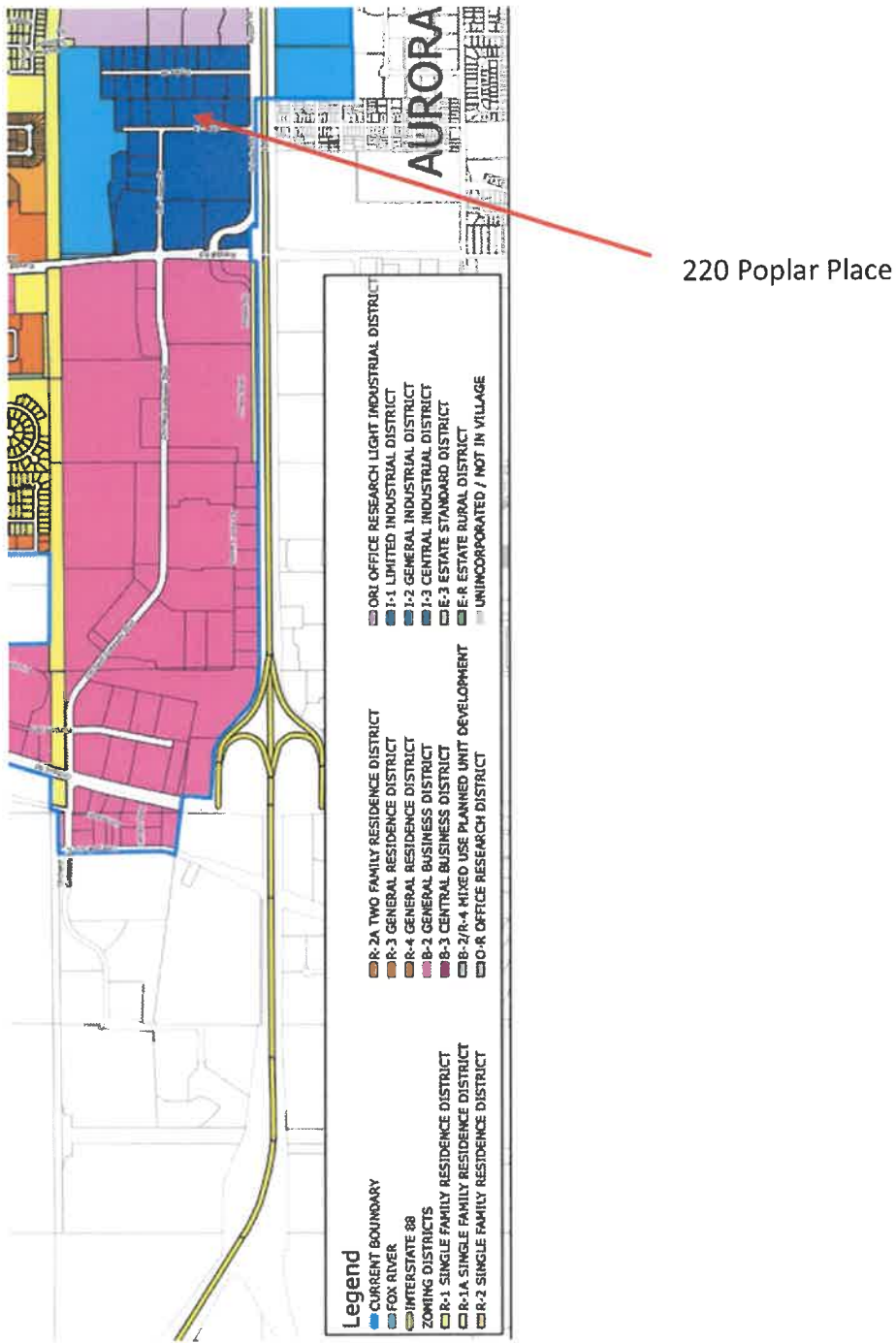
With Regards,

A handwritten signature in black ink, appearing to read 'JG Warden', with a long horizontal flourish extending to the right.

JASON G. WARDEN

220 POPLAR PLACE LLC

LAND USE AND ZONING MAP



ALTA/ACSM LAND TITLE SURVEY

P.I.N.# 15-05-400-014 (Parcel One)
P.I.N.# 15-05-400-005 (Parcel Two)

Vicinity Map
Not to Scale

TABLE 4 - PERSONAL SURVEY RESPONSIBILITIES AND RECOMMENDATIONS

- ITEM 1 - MONUMENTS FOUND/SET AS SHOWN ON SURVEY
ITEM 2 - ADDRESSES DISCLOSED AS SHOWN ON SURVEY
ITEM 3 - GROSS LAND AREA = 121,462.5 SQUARE FEET
ITEM 4 - 2.8 ACRES, MORE OR LESS (PARCEL ONE)
ITEM 5 - GROSS LAND AREA = 86,968.4 SQUARE FEET
ITEM 6 - 2.0 ACRES, MORE OR LESS (PARCEL TWO)
ITEM 7(a) - 1-2 GENERAL INDUSTRIAL DISTRICT PER ZONING DISTRICT MAP PREPARED BY REMPE-SHAPPE CONSULTING ENGINEERS, DATED 11/15/13
ITEM 7(b) - SEE "ZONING NOTES" BELOW
ITEM 8 - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON SURVEY
ITEM 9(a) - SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL = 59,849.6 SQUARE FEET, MORE OR LESS (PARCEL ONE)
ITEM 9(b) - SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL = 32,101.6 SQUARE FEET, MORE OR LESS (PARCEL TWO)
ITEM 10 - ONLY OBSERVED FEATURES AS SHOWN ON SURVEY
ITEM 11 - THERE ARE 78 REGULAR PARKING SPACES AND 2 HANDICAPPED PARKING SPACES (PARCEL ONE) THERE ARE 27 REGULAR PARKING SPACES AND 1 HANDICAPPED PARKING SPACE (PARCEL TWO)
ITEM 12(a) - ONLY OBSERVED UTILITIES AS SHOWN ON SURVEY
ITEM 12(b) - NO OFFSITE EASEMENTS NOTED ON TITLE

ZONING NOTES

PER CHICAGO TITLE INSURANCE COMPANY ENDORSEMENT - ALTA 31-06, ZONING - IMPROVED LAND, POLICY NUMBER 15WVNS000002

1. THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED IN THE EVENT THAT, AT DATE OF POLICY:

A. ACCORDING TO APPLICABLE ZONING ORDINANCES AND AMENDMENTS, THE LAND IS NOT CLASSIFIED ZONE 1-2 GENERAL INDUSTRIAL DISTRICT SUBJECT TO REVIEW OF ALTA SURVEY.

THE FOLLOWING USE OR USES ARE NOT ALLOWED UNDER THAT CLASSIFICATION:

ALL PERMITTED USES FOR 1-2 DISTRICT LISTED IN VILLAGE OF NORTH AURORA ZONING ORDINANCE

PER VILLAGE OF NORTH AURORA ZONING ORDINANCE (FILE CREATED 07/31/2012)

9.1 PURPOSE STATEMENTS

B 1-2 GENERAL INDUSTRIAL DISTRICT

THE PURPOSE OF THE 1-2 GENERAL INDUSTRIAL DISTRICT IS TO ACCOMMODATE THOSE INDUSTRIAL ACTIVITIES WHICH MAY PRODUCE MODERATE ADJACENCIES OF HAZARDOUS AREAS THAT ARE RELATIVELY PROMOTE FROM RESIDENTIAL AND BUSINESS DEVELOPMENT.

9.5 YARD AND BULK REGULATIONS

YARC & BULK REGULATIONS	1-2
YARD REGULATIONS	
Lot Area, Minimum	30,000 sq ft
Lot Width, Minimum	200 ft
Building Footprint, Minimum	50 ft
YARD REGULATIONS	
Front Yard, Minimum	40 ft
Side Yard, Minimum	40 ft
Rear Yard, Minimum	30 ft
Abutting Residential or Business District	60 ft
Interior Side Yard, Min	12 ft
Interior Side Yard, Min	60 ft
Abutting Residential or Business District	60 ft
Corner Side Yard, Minimum	40 ft
Floor Area Ratio	2.0

SURVEYOR'S NOTES

1. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, AND STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. THE CURRENT LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO GUARANTEES WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR INFORMATION OF UTILITY LINES AND FOR FIELD LOCATIONS: TELEPHONE, ELECTRIC, WATER, SEWER, SLOPE, AND CABLE TV.

6. THIS IS AN ALTA/ACSM SURVEY. IT IS NOT INTENDED TO BE USED AS THE BASIS FOR ENGINEERING/STRUCTURAL DESIGN.

7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJACENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS OBTAINED FROM TITLE COMMITMENT ORDER NUMBER 15WVNS000002 PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 29, 2015 (PARCEL ONE) AND TITLE COMMITMENT ORDER NUMBER 15WVNS000002 PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 16, 2015 (PARCEL TWO). THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENTS.

10. TANDANT TECHNOLOGIES LLC OR ASSIGNED, AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND ENCLOSED ITEMS 1, 2, 4, 6(a), 6(b), 7(a), 7(b)(1) & 8, AND 11(b) OF TABLE 4, THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2015.

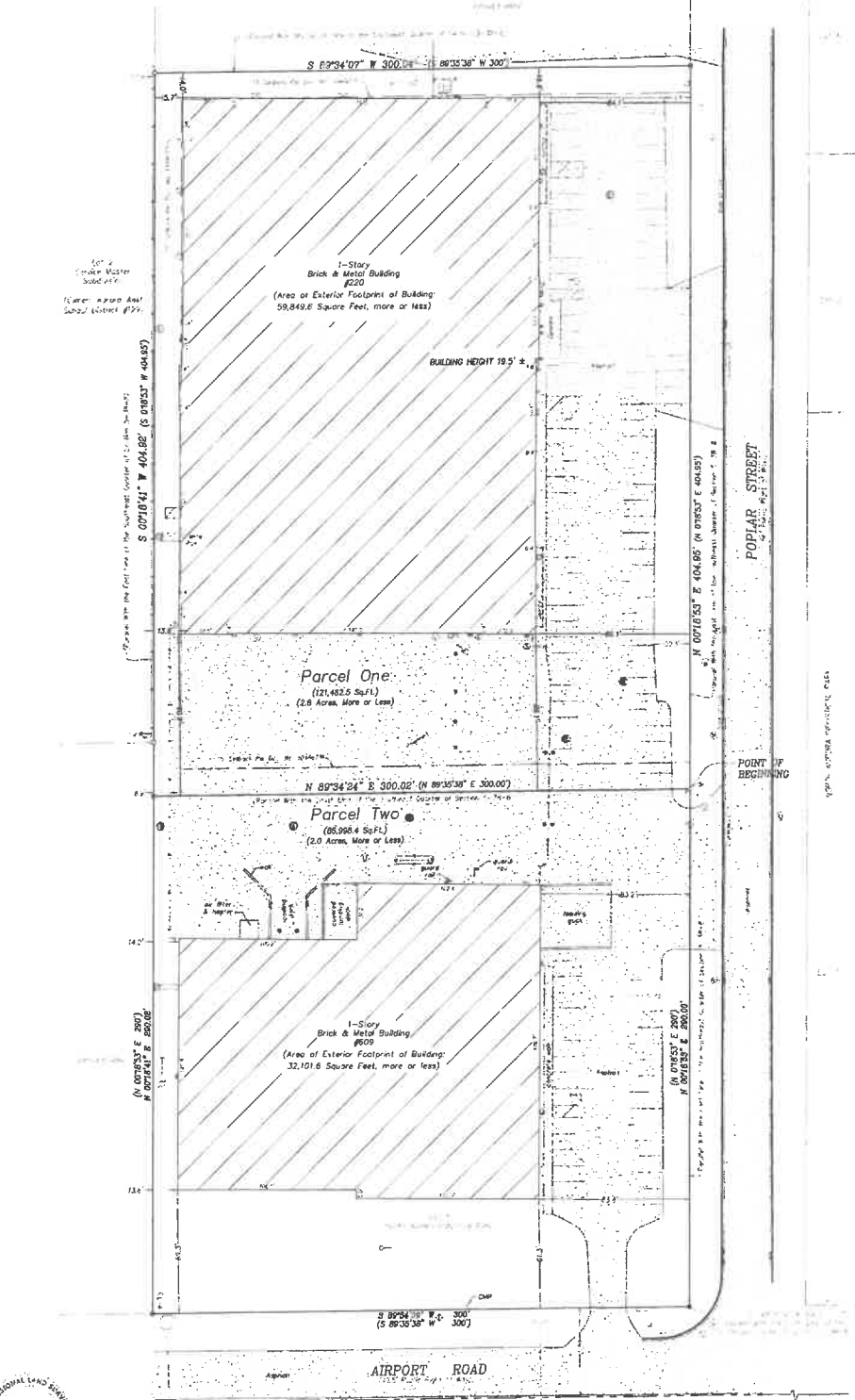
DATED AT NEW AURORA, ILLINOIS ON August 27, 2015
Michel C. Ensalaco
MICHEL C. ENSALACO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2768

PARCEL ONE:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 49.50 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 38 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID SOUTHEAST QUARTER 366 FEET; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 250 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 404.55 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 38 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 300 FEET TO THE POINT OF BEGINNING. IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 220 POPLAR, NORTH AURORA, ILLINOIS.

PARCEL TWO:
LOT 1 OF LOT ONE, NORTH AURORA INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 609 AIRPORT ROAD, NORTH AURORA, ILLINOIS.



Scale: 1" = 30'
On August 27, 2015, the Surveyor, Michel C. Ensalaco, Ill. S. No. 2768, personally supervised and participated in the making of this survey. The survey was made in accordance with the 2001 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and enclosed items 1, 2, 4, 6(a), 6(b), 7(a), 7(b)(1) & 8, and 11(b) of Table 4, thereof. The field work was completed on August 27, 2015.

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016
TODD SURVEYING
Professional Land Surveying Services
1304 SHAWNEE AVENUE, SUITE E
TOWNEVILLE, IL 60360
Phone: 630-892-1309 Fax: 630-892-5544
Survey is only valid if original used as shown in file

Form: CHS-001-001-001
Client: CHS-001-001-001
Project: CHS-001-001-001
Date: 08/27/2015
Sheet: 1 of 1
Total: 1 of 1

2015-0-29 ALTA

Public Hearings & Notices

Wauconda Township Annual Budget
NOTICE IS HEREBY GIVEN
To the legal voters, residents of the Town of Wauconda,
in the County of Lake, and State of Illinois that the
Annual Budget Meeting of said Town will take place on
WEDNESDAY, MAY 21, 2025

being the third Wednesday of said month
at the hour of 4:00 o'clock PM at
Wausau Township, Wisconsin, to
503 W. Bower Road
Wausau, WI 54981
Published in Daily Herald April 14, 2021 (267492)

NOTICE OF PUBLIC HEARING
The following Public Hearing before the Advisory
Land Commission will be held on Tuesday, April 20,
2021 at 7:00 PM at the Wausau Community Center, 1
Friends Plaza, Ladson, Lincoln
County, Wisconsin. The purpose for the Adulson
Park District, 120 E. Cook Street, Ladson, WI 60101
Rich Vesteria
Local Commissioner
Published in Daily Herald April 14, 2021 (267498)

PUBLIC NOTICE
PUBLIC NOTICE IS HEREBY GIVEN by the Board of
Education of Oak Creek-Establishment, WI, that the
Regular Business/Personnel/Confidential Meetings
scheduled for Tuesday, April 22, 2021, has been
cancelled due to COVID-19. The next meeting will be on
the Queen Bee Operations Center, 1569 Bloomingsdale

[illegible]

Service representatives will be taking place in person at the Roselle Jones Administration Center located at 325 West 10th Street, Suite 200, in the City of St. Louis. All meeting attendees will be required to wear a face mask. The meeting will be to review and discuss the District's responsibilities for providing special education services to students with disabilities, including students in private/specialized schools, and/or who are home-schooled, within the District for the 2025-2026 school year. The meeting will be held in a virtual format. All efforts will also be discussed at this meeting. Please RSVP for this meeting to marsha.schaefer@stlsd.net and a virtual link will be provided. A virtual link is also available for this meeting.
Published in Daily Herald April 18, 2025 (267)48

providing special education services to students with disabilities who attend private schools and homeschooled students. If you are a parent of a child who is currently in the 2023-2024 school year, if you are or are not a home-schooled student who has been or may be identified with a disability and you are within the boundaries of District 302, you are urged to attend.

If you have further questions pertaining to this meeting, please contact the District 302 Office of Special Education at info@sd302.org or 847-511-3223.

Published in Daily Herald May 11, 2023 (286585)

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given by Glenbrook Sentinyl District, County of Cook, State of Illinois, that a Tentative Public Hearing will be held on the 1st day of July, 2025, at 7:00 a.m. at the District Office, 10000 S. Ridgeway Avenue, Glenbrook, Illinois, for the purpose of receiving public comment for the said Sentinyl District for the Fiscal Year beginning on the first day of July, 2025, on or before the said date. The public hearing will be open and available for inspection on April 28, 2025, after 9:00 a.m. via the Glenbrook Sentinyl District's website www.sd302.org.

Notice is further given that a Public Hearing on said subject matter will be held on the 1st day of July, 2025, at 7:00 a.m. at the District Office, 10000 S. Ridgeway Avenue, Glenbrook, Illinois.

Northbrook Public Library, 1701 Cedar Lane, Northbrook, IL 60062, Civic Room
 Date: Tuesday, April 23, 2025
 Location: Northbrook Public Library
 Glenbrook Seniorly District
 By: Kenneth Lopez
 District ID: 666666
 Publ. listed in Daily Herald April 18, 2025 (268694)

**NOTICE OF COMMITTEE MEETING
 FOR THE YORK CENTER PARK DISTRICT FOR**

The York Center Park District will hold a committee meeting that will take place at the York Center Park District, 1400 York Center, located at 1420 S. Lullwater Ave, Lombard, IL, on Wednesday, April 23, 2025, at 12:00 p.m.

Persons with disabilities requiring reasonable accommodations to participate in these meetings should contact the Park District's Executive Director Jeremy J. Lullwater, 1400 York Center, Lombard, IL 60110, 1609 S. Lullwater Ave, Lombard, IL, Monday through Friday from 9:00 a.m. to 5:00 p.m. best all hours or via email at jeremy.lullwater@yorkcenterpark.org or by phone at (630) 627-0688 or (630) 627-0685; Fax number (630) 627-0686 and email ycpd@yorkcenterpark.org

business days advance notice. If you would like to be on the agenda, please contact the Executive Director at 312-231-1100 or email info@willwoodpark.org.
Published in Daily Herald April 18, 2025 (287508)

LEGAL NOTICE
WILWOOD PARK DISTRICT
Notice of Public Hearing and Hearing
Notice is hereby given by the Board of Commissioners of the Willwood Park District that a Tentative Budget for the Willwood Park District for the fiscal year beginning April 1, 2025 and ending April 30, 2026 is available for public review and comment. The public hearing of the Board of the Willwood Park District, 32225 N. Sears Blvd., Willwood, Illinois 60181, will be held every day, Monday through Friday, during the period of April 1, 2025 through April 11, 2025, during the hours of 9:00 a.m. to 3:00 p.m. at the Willwood Park District Board and on our website www.willwoodpark.org. Any person wishing to present comments or suggestions at the public hearing on said ordinance, notice of said hearing having been made by publication in the Daily Herald, a newspaper of general circulation in this District, at least one week prior to said hearing, will be held at the Willwood Park District administration building, 32225 N. Sears Blvd., Willwood, Illinois 60181.

For more information, please contact the Executive Director, Brandon Meunier, at brandon@woodwardparkdistrict.com or 402.222.2222. This notice is being published in the Omaha World-Herald on April 18, 2025 (287027).

LEGAL NOTICE
VILLAGE OF SOUTH BARRINGTON
COOK COUNTY, ILLINOIS
NOTICE OF HEARING ON
PROPOSED TEXT AMENDMENT TO THE
VILLAGE ZONING ORDINANCE, ARTICLE 1, TITLE 10
NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of South Barrington, Cook County, Illinois, will hold a public hearing on May 20, 2025, at the South Barrington Village Hall, 201 South Barrington Road, South Barrington, Illinois 60090, commencing at 7:00 PM to consider, make recommendations, and conduct a public hearing on resubmitted the proposed Text Amendment to the Village of South Barrington Ordinance of the Village of South Barrington regarding the complete reorganization and reformulation of the Village of South Barrington Zoning Ordinance. The applicant for the proposed text amendment is the Village of South Barrington. The public hearing will be held at the Village of South Barrington Village Hall, 201 South Barrington Road, South Barrington, Illinois 60090.

At the Village's existing Zoning Ordinance, Title 18, a person present at the public hearing will be notified by the Village Clerk. Written comments may be submitted to the attention of the Village Clerk, 100 North LaSalle Street, 11th Floor, Village Hall at the address aforesaid and will be considered if received at least five (5) days prior to the public hearing. The Village Clerk will endeavor to continue the public hearing from time to time in accordance with the requirements of the Illinois Code. Individuals with disabilities who plan to attend the hearing and require certain accommodations to allow them to do so should contact the Village Clerk in advance regarding the accessibility of the meeting or facilities are requested to contact the Office of the Village Clerk. This notice is given pursuant to law.

Witness my hand and the seal of the City of the Plan Commission of the Village of South Barrington, Illinois, this 11th day of April, 2015.

Dated: April 11, 2015

Noted and approved, Chairman,
Village of South Barrington Plan Commission

Published in Daily Herald April 18, 2015 2362621

**NOTICE OF PUBLIC HEARING
BEFORE THE VILLAGE BOARD WITH AURORA
PLANNING COMMISSION
NORTH AURORA, ILLINOIS**

The Aurora Planning Commission will conduct a Public Hearing on Tuesday, May 4, 2023 at 10:00 a.m. at the Aurora City Hall, 100 North LaSalle Street, North Aurora, Illinois.

This Public Hearing will be conducted by the Planning Commission to consider the proposed rezoning of the property owned by the Aurora Industries, Inc. ("Aurora") to allow a Special Use for a Cannabis Craft Grower Organization at 12801 North LaSalle Street, North Aurora, Illinois, located in the Village's 2nd General Municipal District. The Applicant is looking to utilize the vacant space on the property for a Cannabis Craft Grower Organization. Property Owner Number: 1-604-000-814.

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST, COUNTY OF COOK, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH-EAST CORNER OF SAID SOUTHEAST QUARTER

SECONDS EAST ALONG THE EAST LINE OF SAID
SOUTHEAST QUARTER 24 FEET THENCE
SOUTH 89 DEGREES 30 MINUTES EAST
WEST PARALLEL WITH THE SOUTH LINE SAID
SOUTHEAST QUARTER 24 FEET
SOUTH 89 DEGREES 30 MINUTES
EAST PARALLEL WITH THE EAST LINE OF SAID
SOUTHEAST QUARTER 24 FEET
SOUTH 89 DEGREES 30 MINUTES
WEST PARALLEL THENCE NORTH 9 DEGREES
30 MINUTES EAST PARALLEL WITH THE
EAST LINE OF SAID SOUTHEAST QUARTER
24 FEET THENCE SOUTH 89 DEGREES 30 MINUTES
WEST PARALLEL WITH THE SOUTH LINE
SOUTHEAST QUARTER 24 FEET
THENCE SOUTH 8 DEGREES
30 MINUTES WEST PARALLEL WITH THE
WEST LINE OF SAID SOUTHEAST QUARTER
THENCE NORTH 9 DEGREES 30 MINUTES
EAST PARALLEL WITH THE SOUTH LINE
SOUTHEAST QUARTER 24 FEET
SOUTH 89 DEGREES 30 MINUTES
WEST PARALLEL WITH THE WEST LINE
SOUTHEAST QUARTER 24 FEET
TO THE POINT OF BEGINNING IN THE VILLAGE
OF NORTH ALGIRA, KANE COUNTY, ILLINOIS

Applications have been filed by the petitioner and respondent as follows: \$25-05. The application for Special Use is filed in the office of the North Aurora Community Development Department and are available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 830-697-4567.

DATED: April 14, 2005 /s/ Nathan Dorgan
Community Development Director

Published in Daily Herald April 18, 2005 (20745)