

RESOLUTION NO. 225-07-07-03

**RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR GAS N WASH
NORTH AURORA**

WHEREAS, Gas N Wash (Len McEnery) has applied for final plat approval for the development at 230 S. Lincolnway; and

WHEREAS, said plat drawn by MG2A, Inc is attached hereto and incorporated herein by reference as "Exhibit A"; and

WHEREAS, said plat will dedicate the needed easements and right of way necessary to facilitate the Gas N Wash Development and have been reviewed and approved by the Village engineer.

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of North Aurora as follows:

1. The recitals set forth above are incorporated herein.
2. The Plat attached hereto and incorporated by reference as "Exhibit A" are hereby approved, and the Village Administrator or his designee is hereby authorized and directed to sign and record said documents when received in the same form and signed by the grantors.
3. This Resolution shall take immediate full force and effect from and after its approval.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 7th day of July, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 7th day of July, 2025, A.D.

Jason Christiansen Yes
Todd Niedzwiedz Yes
Michael Lowery Yes

Laura Curtis Yes
Mark Guethle Yes
Carolyn Bird Salazar Yes

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 7th day of July, 2025, A.D.



Mark Gaffino, Village President

ATTEST:



Holly O'Brien, Village Clerk

Exhibit A

A Plat of Subdivision

FINAL PLAT

of

GAS N WASH NORTH AURORA

BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE BELOW DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION, THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET, THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 368.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 168.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 164.84 FEET) TO THE POINT OF BEGINNING, THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.58 FEET; THENCE SOUTH 75 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 83 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 146.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 233.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, THENCE NORTH 85 DEGREES 53 MINUTES, 0 SECONDS EAST, ALONG SAID LINE, 876.70 FEET TO A POINT IN THE WESTERLY LINE OF STATE HIGHWAY NO. 31 (SAID LINE BEING 35 FEET WEST OF THE CENTERLINE), THENCE NORTH 13 DEGREES 53 MINUTES, 20 SECONDS WEST, ALONG SAID LINE, 744.23 FEET TO A POINT WHICH IS 470.88 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 SAID SECTION, THENCE SOUTH 70 DEGREES, 26 MINUTES, 13 SECONDS WEST, 119.84 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROADWAY IN CONDEMNATION GENERAL NO. 23-62 RECORDED 04/21/1999 AS DOCUMENT NUMBER 1898071728, AND EXCEPT PART DESCRIBED FOR ROAD DEDICATION AS DOCUMENT NUMBER 2003040183) IN KANE COUNTY, ILLINOIS.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL, THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION, THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET, THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 368.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 168.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 164.83 FEET) TO THE POINT OF BEGINNING, THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 75 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 77.34 FEET, THENCE SOUTH 83 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET, THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 146.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 233.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, THENCE ALONG SAID NORTHERLY LINE, NORTH 85 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 166.35 FEET; THENCE NORTH 03 DEGREES 44 MINUTES 09 SECONDS WEST, A DISTANCE OF 77.40 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 211.47 FEET; THENCE NORTH 79 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.86 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 77.40 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 211.47 FEET; THENCE NORTH 79 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.86 FEET; THENCE NORTH 06 DEGREES 03 MINUTES 03 SECONDS EAST, A DISTANCE OF 25.19 FEET TO THE BEGINNING OF A 51.27 FOOT RADIUS NON-TANGENT CURVE TO LEFT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 86 DEGREES 49 MINUTES 44 SECONDS, A DISTANCE OF 80.33 FEET (HAVING A CHORD BEARING NORTH 23 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 78.43 FEET); THENCE NORTH 14 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 243.77 FEET TO THE SOUTHERLY RIGHT OF WAY OF AIRPORT ROAD, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 70 DEGREES 28 MINUTES 13 SECONDS WEST, A DISTANCE OF 348.48 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

1. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER, EFFECTIVE DATE.
2. THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
3. ALL LOTS CORNERS WILL BE MONUMENTED WITH 5/8 INCH BY 3/4 INCH WITH ORANGE CAP STAMPED "MCA WEST" OR MONUMENTED TO THE PLAT ACT AS AMENDED.
4. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SUBDIVISION CONTAINS 14.78 ACRES.
6. P.M. 15-04-15-009
7. THE PROPERTY LIES WITHIN CORPORATE LIMITS OF THE VILLAGE OF NORTH AURORA

Dated this _____ day of _____, 20__.

Jonathan C. Cross
Illinois Professional Land Surveyor #0325 003880
License Expires November 30, 2025



OUTLOT A LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY AND THE WESTERLY LINE OF ILLINOIS ROUTE 31 (SAID LINE BEING 33 WESTERLY LINE OF THE CENTERLINE), THENCE NORTH 13°52'20" WEST ALONG SAID WESTERLY LINE, 729.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION, THENCE NORTH 20°00'00" WEST ALONG SAID SOUTHWESTERLY LINE, 20.19 FEET TO THE SOUTHERLY LINE OF AIRPORT ROAD, THENCE SOUTH 79°26'13" WEST, 28.99 FEET, THENCE SOUTH 74°00'00" EAST, 33.34 FEET, THENCE SOUTH 27°31'34" EAST, 12.00 FEET; THENCE SOUTH 13°35'20" EAST, 729.81 FEET TO THE NORTHERLY LINE OF SAID NORTHERN ILLINOIS TOLL HIGHWAY, THENCE NORTH 85°53'00" EAST ALONG SAID NORTHERLY LINE, 12.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL, THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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AREA TABLE

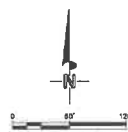
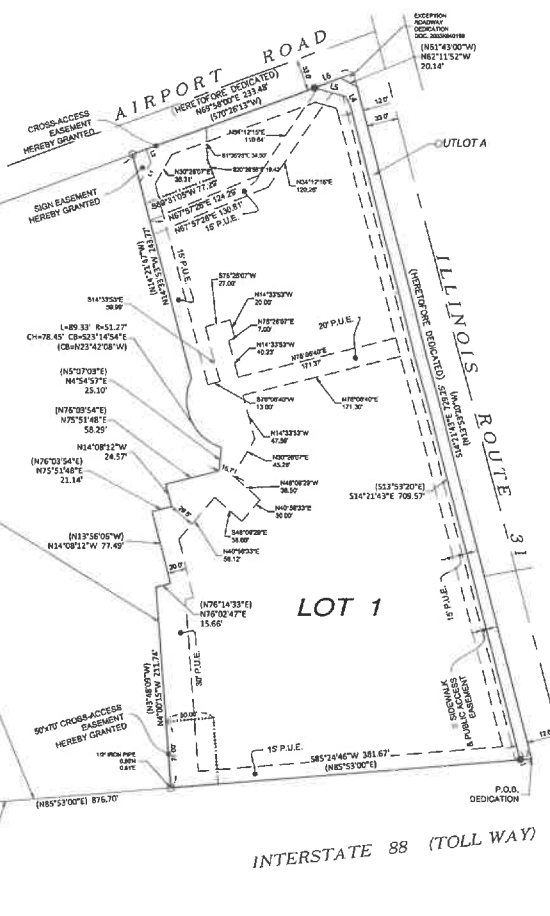
LOT #1:	198,018 SQ.FT. (4.546 ACRES)
TOTAL A:	9,153 SQ.FT. (0.210 ACRES)
TOTAL AREA:	207,171 SQ.FT. (4.756 ACRES)

Line #	Bearing	Record	Deed#
L1	23.26°	N02°00'00"	--
L2	18.00°	N02°22'00"	--
L3	12.18°	N88°24'46"	(N85'03'00")
L4	12.00°	S27°00'00"	(S27'03'14")
L5	33.34°	S14°00'00"	(S14°00'00")
L6	28.92°	S89°00'00"	(S79°12'13")

- D.E. & P.U. - DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT
W.A.E. - WATER MAIN EASEMENT
- - SET 5" IRON FOOT WITH ORANGE CAP STAMPED "MCA 3800"
 - - FOUND IRON PIPE
 - - SET CONCRETE MONUMENT

GENERAL NOTES

1. BARS OF BEARING ARE REFERENCED FROM ILLINOIS EAST STATE PLANE COORDINATES ON 11-8-2011 ADJUSTMENT. ALL MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.



REVISIONS			CIVIL ENGINEERING LAND SURVEYING M GINGERICH GERAUX & ASSOCIATES MCA WEST Professional Design Firm License # 184.005003 P. 815-478-8688 www.mg2a.com F. 815-478-8685 25620 S. GOUGAR RD MANHATTAN, IL 60442
DATE	BY		
02/26/25	JCC	ISSUED FOR REVIEW	ORDERED BY: GAS N WASH SITE ADDRESS: 230 S LINCOLNWAY NORTH AURORA, IL DRAFTED BY: MB FILED BY: RPH P.1 OF 2 24-147
02/25/25	MB	PER VILLAGE REVIEW	
06/03/25	MB	PER VILLAGE REVIEW	
02/25/25	MB	PER VILLAGE REVIEW	
08/26/25	MB	PER VILLAGE COMMENTS	

SUBMITTED BY/RETURN TO:
VILLAGE OF NORTH AURORA
26 EAST STATE STREET
NORTH AURORA, ILLINOIS 60542

