



**AGENDA ITEM # 9C/D**

**AGENDA ITEM EXECUTIVE SUMMARY**

**Village Board Meeting**

**November 11, 2019**

**Item Title:** Noah Properties Amendment to Annexation Agreement

**Staff Contact:** Patrick N. Watkins, Community Development Director

**VILLAGE BOARD ACTION**

- |   |
|---|
| <ol style="list-style-type: none"><li><b>1. Conduct a Public Hearing for an Amendment to the Annexation Agreement for Noah Properties LLC d.b.a. 22W386 Roselle LLC.</b></li><li><b>2. Pass an Ordinance authorizing execution of an Amendment to the Annexation Agreement for Noah Properties LLC d.b.a. 22W386 Roselle LLC.</b></li></ol> |
|---|

**Executive Summary:**

Attached is a public hearing notice that was published in the *Daily Herald on October 25, 2019* for an amendment to the annexation agreement for Noah Properties LLC d.b.a. 22W386 Roselle LLC. Noah Properties had an annexation agreement approved by the Village Board on March 25, 2019 as part of the final approval for the development of 72 units on three (3) formerly unincorporated properties. At the September 23, 2019 Committee of the Whole Meeting, staff was directed to proceed with a partial waiver of permit fees for the buildout of the 72 units. The partial waiver requested by Noah Properties is in line with relief previously given to other high-density projects in the Village. This requires an amendment to their annexation agreement.

The total building permit fees, excluding impact fees, for all six (6) buildings was \$190,462.62. The amendment waives \$96,114.70 which includes recapture, tap-on, and connection fees. The \$94,347.92 has paid to the Village for their permit includes costs incurred for plan review, inspection fees, water meters, fire protection district disconnect, and construction water costs.

The amendment also allows Noah Properties to pay impact fees totaling \$177,158.16 for all six (6) buildings, or \$29,526.36 per building, upon issuance of a Certificate of Occupancy for each building. This spreads the cost out for the developer.

**Implications:**

**Is this item budgeted?** Yes, building permit fee 2019 estimates included full payment of 72 units.

**Any other implications to be considered?** N/A

**Attachments:**

Public Hearing Notice

Amendment Authorizing Execution of an Amendment to an Annexation Agreement

**PUBLIC HEARING NOTICE**

NOTICE IS HEREBY given that the Roselle Village Board will hold a Public Hearing on Monday, November 11, 2019. The Village Board will meet at 7:00pm in the Roselle Village Hall, 31 S. Prospect Street, Roselle, Illinois to consider the petition of 22W386 Roselle LLC for the purpose of an amendment to an annexation agreement approved by Ordinance 2019-4009 for properties legally described as follows: THAT PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF IRVING PARK BOULEVARD WITH THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 2; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTERLINE OF IRVING PARK BOULEVARD, 285.70 FEET; THENCE NORTH 13 DEGREES 53 MINUTES EAST, 188.50 FEET TO AN IRON PIPE STAKE IN THE SOUTH LINE OF THE RIGHT OF WAY OF CHICAGO, MILWAUKEE, AND ST. PAUL RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY, 311.85 FEET; THENCE SOUTHERLY PARALLEL WITH THE QUARTER SECTION LINE OF SECTION 2 AFORESAID, 220.05 FEET TO THE CENTERLINE OF IRVING PARK BOULEVARD; THENCE NORTH 71 DEGREES 44 MINUTES WEST, 77.34 FEET TO THE PLACE OF THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS. (PIN: 02-02-304-004) ALSO LOT 1 IN HAROLD G. BENHART'S SUBDIVISION BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BLOOMINGDALE TOWNSHIP, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1956 AS DOCUMENT NO. 824585, IN DUPAGE COUNTY, ILLINOIS. (PIN: 02-02-304-003)

PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE CENTER OF SECTION 2; THENCE SOUTH ON THE EAST LINE OF SAID SOUTHWEST 1/4, 1677.5 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTER LINE OF SAID IRVING PARK BOULEVARD, 341.08 FEET FOR A POINT OF BEGINNING; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTER LINE OF SAID IRVING PARK BOULEVARD, 275 FEET; THENCE NORTH 11 DEGREES 35 MINUTES EAST 164.41 FEET TO THE SOUTH LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; THENCE SOUTH 75 DEGREES 46 MINUTES EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 235.6 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 189.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. (PIN: 02-02-304-002)

The common addresses are 730-840 E. Irving Park Road. At present, the properties are under development for a 72 unit apartment complex and zoned B-3 Town Center District. Persons having questions or seeking additional information may contact the Village of Roselle Community Development Department at (630) 671-2806 for additional information. All persons will have an opportunity to speak at such time and place.

Published in the Daily Herald October 25, 2019 (4534486)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**DuPage County  
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

- Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
- Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
- Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
- Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
- Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
- Winfield, Wood Dale, Woodridge

County(ies) of DuPage and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/25/2019 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY Laula Baltz  
Designee of the Publisher and Officer of the Daily Herald

**ORDINANCE 2019-\_\_\_\_\_**

**AN ORDINANCE AUTHORIZING EXECUTION  
OF AN AMENDMENT TO THE ANNEXATION AGREEMENT FOR  
730-840 East Irving Park Road  
(Formerly 22W386, 22W438 & 22W456 Irving Park Road)**

**WHEREAS**, the Village of Roselle is an Illinois municipal corporation located in DuPage and Cook Counties, Illinois (hereinafter “Village); and,

**WHEREAS**, the Mayor and Board of Trustees of the Village are sometimes referred to hereinafter as the “Corporate Authorities”; and,

**WHEREAS**, the Corporate Authorities of the Village approved an annexation agreement (hereinafter “Agreement”) for the for the property located at 730-840 East Irving Park Road, formerly 23W386, 22W438 & 22W456 Irving Park Road by Ordinance 2019- 4009; and

**WHEREAS**, a proposed amendment to the Agreement (hereinafter “Amendment”) has been submitted to the Village by the now owner of record, of real estate, Noah Properties LLC d.b.a. 22W386 Roselle LLC (hereinafter “Owner”), pursuant to the provisions of Section 11, Division 15.1 of the Illinois Municipal Code; and,

**WHEREAS**, the Property is hereinafter legally described in the body of this Ordinance; and,

**WHEREAS**, a public hearing to consider a proposed amendment to the Agreement was held on November 11, 2019, by the Corporate Authorities, after proper public notice pursuant to the provisions of applicable statutes; and,

**WHEREAS**, the Corporate Authorities, after considering the testimony and evidence presented at said public hearing, and after making further investigation of the matters set forth in the proposed Amendment, have determined that it is in the best interest of the Village to enter into said Amendment with the Owner of the Property.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois, as follows:

SECTION 1: The recitations, descriptions, and definitions in the foregoing recitals are incorporated herein as if fully set forth.

SECTION 2: That the Mayor of the Village of Roselle is hereby authorized to execute, and the Clerk of the Village of Roselle is hereby directed to attest to, that certain Amendment to the Agreement, a copy of which is attached hereto and incorporated herein as if fully set forth in "Attachment A," between the Village and the Owner of the Property, bearing a parcel index numbers of 02-02-304-004, 02-02-304-003, and 02-02-304-002, and legally described as follows:

THAT PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF IRVING PARK BOULEVARD WITH THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 2; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTERLINE OF IRVING PARK BOULEVARD, 285.70 FEET; THENCE NORTH 13 DEGREES 53 MINUTES EAST, 188.50 FEET TO AN IRON PIPE STAKE IN THE SOUTH LINE OF THE RIGHT OF WAY OF CHICAGO, MILWAUKEE, AND ST PAUL RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY, 311.85 FEET; THENCE SOUTHERLY PARALLEL WITH THE QUARTER SECTION LINE OF SECTION 2 AFORESAID, 220.05 FEET TO THE CENTERLINE OF IRVING PARK BOULEVARD; THENCE NORTH 71 DEGREES 44 MINUTES WEST, 77.34 FEET TO THE PLACE OF THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS. (PIN: 02-02-304-004)

ALSO LOT 1 IN HAROLD G. BENHART'S SUBDIVISION BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BLOOMINGDALE TOWNSHIP, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1956 AS DOCUMENT NO. 824585, IN DUPAGE COUNTY, ILLINOIS. (PIN: 02-02-304-003)

PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 2; THENCE SOUTH ON THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$ , 1677.5 FEET TO THE CENTER LINE OF IRVING

PARK BOULEVARD; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTER LINE OF SAID IRVING PARK BOULEVARD, 341.08 FEET FOR A POINT OF BEGINNING; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTER LINE OF SAID IRVING PARK BOULEVARD, 275 FEET; THENCE NORTH 11 DEGREES 35 MINUTES EAST 164.41 FEET TO THE SOUTH LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; THENCE SOUTH 75 DEGREES 46 MINUTES EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 235.6 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 189.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. (PIN: 02-02-304-002)

SECTION 3: This Ordinance shall automatically become null and void without further action of the Corporate Authorities unless, within thirty (30) days from the date of the passage of this Ordinance, the Owner executes a true and correct copy of the amendment to the Agreement. The Corporate Authorities, upon receipt of a written request from the Owner, may grant extensions to this section in their sole discretion.

SECTION 4: Upon passage, approval, and publication of this Ordinance as required by law, as well as upon execution of the Amendment by the Owner, and the Mayor of the Village, the Clerk of the Village shall record this Ordinance, and all exhibits, in the Office of the Recorder of the County of DuPage. All costs associated with recording shall be solely at the Owner's expense.

SECTION 5: In all other respects the Agreement is hereby re-ratified and shall remain in full force and effect.

SECTION 6: This Ordinance and the Amendment shall be binding upon the parties hereto, their respective successors, heirs, administrators, contract purchasers, executors, grantees, and assigns for a full term of twenty (20) years from the date of execution hereof.

SECTION 7: All ordinances and parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form as provided by law, and execution of the Amendment by the Owner and the Mayor of the Village.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2019.

PUBLISHED in pamphlet form this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Clerk, Village of Roselle, Illinois

VILLAGE OF ROSELLE:

\_\_\_\_\_  
Mayor, Village of Roselle, Illinois

**ATTACHMENT "A"**

**AMENDMENT TO AN ANNEXATION AGREEMENT**

2019-\_\_\_\_\_

730-840 East Irving Park Road

(FORMERLY 22W386, 22W438 & 22W456 Irving Park Road)

**THIS AMENDMENT** (hereinafter "Amendment"); made and entered into this 11<sup>th</sup> day of November, 2019, between the VILLAGE OF ROSELLE, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois (hereinafter "Village") and Noah Properties LLC d.b.a. 22W386 Roselle LLC (hereinafter "Owner").

WITNESSETH

**WHEREAS**, the Owner controls the real estate at 730-840 East Irving Park Road, formerly 22W386, 22W438 & 22W456 Irving Park Road, Roselle, Illinois (hereinafter "Property"), as illustrated on the Foundation Spot Survey, marked as Exhibit B, which is attached hereto and made a part hereof this Amendment; and,

**WHEREAS**, the parties hereto have entered into a certain Annexation Agreement ("Agreement") for the Property on March 25, 2019 by Ordinance 2019-4009 ; and,

**WHEREAS**, the parties hereto wish to amend the Agreement in order to waive only certain building permit fees in order to provide relief for this high-density project; and,

**WHEREAS**, in all other respects the terms and conditions of Ordinance 2019-4009 and the Agreement are re-ratified and shall remain in full force and effect.

**NOW, THEREFORE**, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The foregoing recitals are incorporated herein as representing the intent of the Parties and as substantive terms and conditions.

2. Section 8 in Attachment A of Ordinance 2019-4009 is hereby repealed and rescinded in its entirety and replaced with the following:

ANNEXATION AND PERMIT FEES. All permit fees paid by the Developer, to date, in the sum of \$94,347.92 all as required by Section 6-53.1 – Building Contractors of the Village of Roselle Code of Ordinances, Chapter 6, Buildings, Article III, Village Building Code, Division 1 – Administration; Definitions; Architectural Design are hereby confirmed



and shall remain the property of the Village. The fees due the Village for recapture, tap-on and connection fees in the sum of \$96,114.70 are hereby waived.

3. Section 9 in Attachment A of Ordinance 2019-4009 is hereby repealed and rescinded in its entirety and replaced with the following:

IMPACT FEES. The Developer shall make fee payments in lieu of land dedications to the Village of Roselle for the acquisition of park or school or library land, or the improvements of any existing park or school or library site in the sum of \$29,526.36 for each residential building prior to the issuance of each Certificate of Occupancy for a residential building [totaling \$177,158.16 for all six residential buildings over time].

**IN WITNESS WHEREOF**, the Parties hereto have hereunder set their hands and seals on the day and year first above written.

VILLAGE OF ROSELLE

\_\_\_\_\_  
Village Mayor

Attest:

\_\_\_\_\_  
Village Clerk

OWNER:

\_\_\_\_\_  
22W386 Roselle LLC

Date: \_\_\_\_\_

STATE OF ILLINOIS, County of \_\_\_\_\_ ss

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ is personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such \_\_\_\_\_ appeared before me this day in person and acknowledged that he signed and delivered the said instrument at his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth, and the said, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said

instrument, as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposed therein set forth.

GIVEN under my hand and Notary Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
Notary Public

# FOUNDATION SPOT

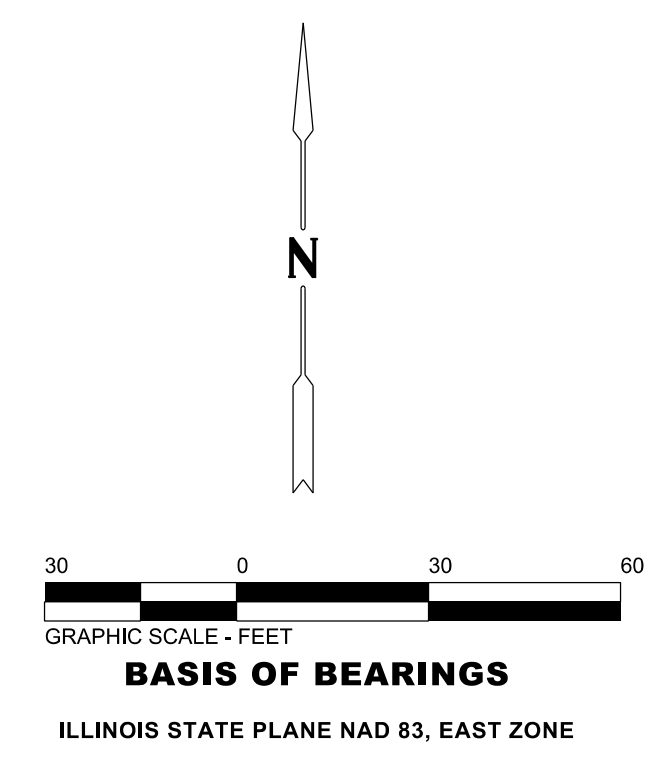
OF  
NOAH PROPERTIES  
IRVING PARK APARTMENTS  
ROSELLE, ILLINOIS

PARCEL 1: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 19NW7137395SK  
LOT 1 IN HAROLD G. BENHART'S SUBDIVISION, A SUBDIVISION IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1956 AS DOCUMENT 824585, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 19NW7137395SK  
THAT PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF IRVING PARK BOULEVARD WITH THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 2; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTER LINE OF IRVING PARK BOULEVARD, 285.70 FEET; THENCE NORTH 13 DEGREES 53 MINUTES EAST, 185.50 FEET TO AN IRON PIPE STAKE IN THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY, 311.85 FEET; THENCE SOUTHERLY, PARALLEL WITH THE QUARTER SECTION LINE OF SECTION 2 AFORESAID, 220.05 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTH 71 DEGREES 44 MINUTES WEST, 77.34 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 19GST138046SK

PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 2; THENCE SOUTH ON THE EAST LINE OF SAID SOUTHWEST 1/4, 1677.5 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTER LINE OF SAID IRVING PARK BOULEVARD, 341.08 FEET FOR A POINT OF BEGINNING; THENCE NORTH 71 DEGREES 44 MINUTES WEST ALONG THE CENTER LINE OF SAID IRVING PARK BOULEVARD, 275 FEET; THENCE NORTH 11 DEGREES 35 MINUTES EAST 164.41 FEET TO THE SOUTH LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; THENCE SOUTH 15 DEGREES 46 MINUTES EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 235.6 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 189.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



LOT 80  
PARKVIEW  
SUBDIVISION

CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD

PROPOSED LOT 1  
NOAH PROPERTIES  
IRVING PARK  
PLAT OF CONSOLIDATION

LOT 2  
HAROLD G. BENHART'S  
SUBDIVISION

SPRINGHILL DRIVE

IRVING  
PARK  
BOULEVARD

**LINE LEGEND**  
= BOUNDARY LINE  
= LOT LINE  
= EASEMENT LINE  
= SETBACK LINE

**ABBREVIATIONS**  
HDPE = HIGH-DENSITY POLYETHYLENE  
RCP = REINFORCED CONCRETE PIPE  
PVC = POLYVINYLCHLORIDE PIPE  
CMP = CORRUGATED METAL PIPE  
VCP = VITRIFIED CLAY PIPE  
INV = INVERT  
TC = TOP OF CURB  
FL = FLOW LINE  
FE = FLOOR ELEVATION  
TF = TOP OF FOUNDATION  
CHB = CHORD BEARING  
DIP = DUCTILE IRON PIPE  
RRS = RAILROAD SPIKE  
POB = POINT OF BEGINNING  
SP = SETTLEMENT OBSERVATION POINT

FIELDWORK COMPLETED 7-24-19

LEGEND	
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	STORM MANHOLE
⊙	STORM CATCH BASIN
⊙	STORM INLET
⊙	STORM CLEANOUT
⊙	FLARED END SECTION
⊙	TRANSFORMER
⊙	ELECTRICAL BOX
⊙	CABLE T.V. BOX
⊙	TELEPHONE BOX
⊙	TRAFFIC CONTROL BOX
⊙	ELECTRIC HANDHOLE
⊙	COMMUNICATION MANHOLE
⊙	TELEPHONE MANHOLE
⊙	ELECTRIC METER
⊙	GAS METER
⊙	GAS VALVE
⊙	B-BOX
⊙	WATER VALVE
⊙	WATER VALVE VAULT
⊙	FIRE HYDRANT
⊙	POST INDICATOR VALVE
⊙	WATER METER
⊙	PARKING METER
⊙	SIGN
⊙	FLAG POLE
⊙	PIPELINE MARKER
⊙	MALIBOX
⊙	DOWNSPOUT
⊙	LIGHT POLE
⊙	OVERHEAD LIGHT POLE
⊙	ELECTRIC MANHOLE
⊙	TRAFFIC SIGNAL POLE
⊙	TRAFFIC CONTROL BOX
⊙	TRAFFIC SIGNAL VAULT
⊙	RAILROAD SIGNAL POLE
⊙	RAILROAD SIGNAL VAULT
⊙	UTILITY POLE
⊙	OVERHEAD WIRES
⊙	UNDERGROUND ELECTRIC
⊙	UNDERGROUND GAS
⊙	UNDERGROUND TELEPHONE
⊙	UNDERGROUND FIBER OPTIC
⊙	UNDERGROUND CABLE T.V.
⊙	WATER MAIN
⊙	SANITARY SEWER
⊙	STORM SEWER
⊙	FENCE LINE
⊙	GUARD RAIL
⊙	DECIDUOUS TREE
⊙	PINE TREE
⊙	DROVE IRON PIPE
⊙	FOUND IRON PIPE
⊙	CROSS CUT IN CONCRETE
⊙	M = MEASURED DIMENSION
⊙	R = RECORD DIMENSION

STATE OF ILLINOIS  
COUNTY OF DU PAGE) SS  
THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.  
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 24th DAY OF JULY, A.D., 2019.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: \_\_\_\_\_  
ILLINOIS PROF. LAND SURVEYOR NO. 3561  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2020  
207 SOUTH NAPERVILLE STREET  
WHEATON, ILLINOIS 60187  
(630) 868-7603



Rev.	Date	Description	By
1	4/30/19	ADD 7 FOOT DEDICATION	

**FOUNDATION SPOT**

LOCATION: 22W456, 22W438 & 22W386  
IRVING PARK ROAD  
ROSELLE, IL 60172

PREPARED FOR: NOAH PROPERTIES  
3098 W. MONTROSE  
CHICAGO, IL 60618  
T: 773.202.9819

JOB #: 44095 DATE: 07-24-2019 SCALE: 1"=30'

LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
Over a Century of Service to our Clients

207 South Naperville Road Wheaton, Illinois 60187  
ph: (630)668-7603 web: www.wmald.com  
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FILE #: D-1410-SPOT SHEET #: 1 of 1