

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174



Phone: (630) 377-4443
Email: cd@stcharlesil.gov

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use

Project Name: 1519 E Main St. Suite 500
Project Number: 2026 -PR- 012
Cityview Project Number: PLSU 202600030

Sixty Fore
Golf Club

Received Date
RECEIVED

AUG 18 2026

**City of St. Charles
Community Development**

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location:	1519 East Main Street, Suite 500, St. Charles, Illinois 60174	
	Parcel Number (s):	09-26-328-048.000	
	Proposed Name:	The Sixty Fore Golf Club	
2. Applicant Information:	Name:	The Sixty Fore Golf Club, LLC	Phone:
	Address	823 Harwood Ave., South Elgin, IL 60177	Email:
3. Record Owner Information:	Name:	1519 Charles, LLC	Phone:
	Address:	1519 E. Main Street, St. Charles, IL 60174	Email:

4. Identify the Type of Application:

☐ **Special Use for Planned Unit Development - PUD Name:**

- ☐ New PUD
- ☐ Amendment to existing PUD- Ordinance #:
- ☐ PUD Preliminary Plan filed concurrently

☒ **Other Special Use (from list in the Zoning Ordinance):** Indoor Recreation and Amusement

☒ Newly established Special Use (**For Suite 500**)

☐ Amendment to an existing Special Use Ordinance #:

Note: 1519 E. Main St., Suite 1100, was given Special Use ID 48, Code 2009-Z-8 on July 20, 2009 as a Place of Worship.

M-1 Zoning specifically refers to transition from Manufacturing to alternative uses.

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: *Neighborhood Commercial*

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? M-1 Special Manufacturing District

What is the property currently used for? Unit is currently empty and not in use.

If the proposed Special Use is approved, what improvements or construction are planned?

The proposed improvements consist of interior tenant buildout and installation of golf simulator equipment, furnishings, and related amenities. No construction to exterior is anticipated, as the Property is already served by existing parking, utilities, access, and infrastructure.

6. For Special Use Amendments only:

Why is the proposed change necessary?

N/A

What are the proposed amendments? (Attach proposed language if necessary)

N/A

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. **Required Attachments:**

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- ☒ **APPLICATION FEE:** Special Use for PUD: \$1,000
All other Special Use requests: \$750

- ☒ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

- ☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$2,000	\$3,000	\$4,000	\$5,000
2 or 3	\$3,000	\$5,000	\$6,000	\$8,000
4 or more	\$4,000	\$6,000	\$8,000	\$11,000

- ☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

- ☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- ☒ **FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

- ☒ **ZONING COMPLIANCE TABLE:** Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.

- ☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

- N/A** ☐ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: <https://kanedupageswcd.org/kd/natural-resource-inventory>

N/A ☐ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

N/A ☐ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: <http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>

☐ **TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

☒ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

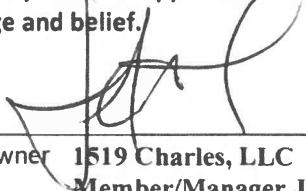
Copies: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner **1519 Charles, LLC**
Member/Manager **Jamie Contreras**

8/6/26

Date



Applicant or Authorized Agent **The Sixty Fore Golf Club, LLC** Date
Manager **Brett Zeman**

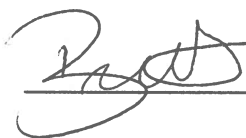
8/14/26

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Brett Zeman, being first duly sworn on oath depose and say that I am
Manager of The Sixty Fore Golf Club, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Brett Zeman</u>	_____
<u>Joe Zeman</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 19th day of
August, 20 26.


Notary Public



OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

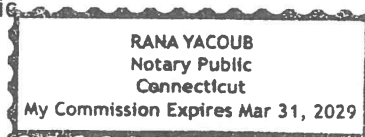
I, JAIME CONTRERAS, being first duly sworn on oath depose and say that I am
Manager of 1519 Charles LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Slava Mem</u>	_____
<u>Jaime Contreras</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: [Signature], Manager

Subscribed and Sworn before me this 28 day of
July, 2026.

Rana Yacoub
Notary Public



LETTER OF AUTHORIZATION

Date: 07/22/2026

City of St. Charles

Community Development Department
2 East Main Street
St. Charles, Illinois 60174

Re: Authorization to File Special Use Zoning Application

To Whom It May Concern:

1519 Charles LLC is the owner of the property commonly known as 1519 East Main Street, St. Charles, Illinois.

1519 Charles LLC hereby authorizes The Sixty Fore Golf Club, LLC and its authorized representatives, agents, attorneys, engineers, architects, and consultants, to prepare, submit, file, and pursue a Special Use zoning application with the City of St. Charles concerning the subject property.

This authorization includes permission to provide documents, communicate with City staff, attend meetings and public hearings, and take other actions reasonably necessary to process the zoning application. This letter does not authorize the applicant to bind 1519 Charles LLC to any financial obligation or agreement without the owner's separate written approval.

Please accept this letter as the property owner's authorization permitting the applicant to file and pursue the Special Use zoning application for the subject property.

Sincerely,

1519 CHARLES LLC

By: *Jaime Contreras*

Jaime Contreras
Name:

Title: Owner

2026-07-22
Date:

The Sixty Fore Golf Club

Information about the proposed business operations

a. Summary of services/offerings

- a. An indoor golf lounge offering 2-3 premium simulator bays. Guests will also have access to a reservable remote workspace. The space will have elevated decor and offer purchasable amenities such as non-alcoholic drinks and snacks.

b. Anticipated hours of operation

- a. 5 am-11 pm Mon-Sun. Possible 24/7

c. Anticipated number of employees

- a. 2 Managers and 1 supporting staff member. Unstaffed most hours.

d. Pricing structure – membership vs open to the public

- a. 3 membership tiers ranging from \$50 - \$300 per month. The public can reserve open availability at \$0-\$55 per hour.



Brett Zeman



Elvia Quintero

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council. As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Project Name or Address: 1519 E. Main St., Suite 500, St. Charles, IL 60174

From the St. Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The Sixty Fore Golf Club will serve the public convenience by providing a secure, year-round recreational facility that expands local golf and entertainment opportunities, supports the existing St. Charles golf community, and offers flexible access to premium golf simulator technology.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

Adequate utilities, access, drainage, and infrastructure are available to serve the proposed use. The property is located within an existing commercial development with established road access, parking facilities, municipal utilities, drainage systems, and building infrastructure. The proposed use will utilize these existing improvements and should not require additional public facilities or services.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The proposed special use will not impair the use or enjoyment of nearby properties or interfere with any permitted uses in the surrounding area. The Sixty Fore Golf Club is a low-impact indoor recreational use operating within an existing commercial building and utilizing existing parking and infrastructure. The property currently hosts other recreational and entertainment-oriented businesses, including a dance studio and an escape room, demonstrating the compatibility of the proposed use with existing tenants and the surrounding commercial area. The facility will not diminish or adversely affect surrounding property values.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

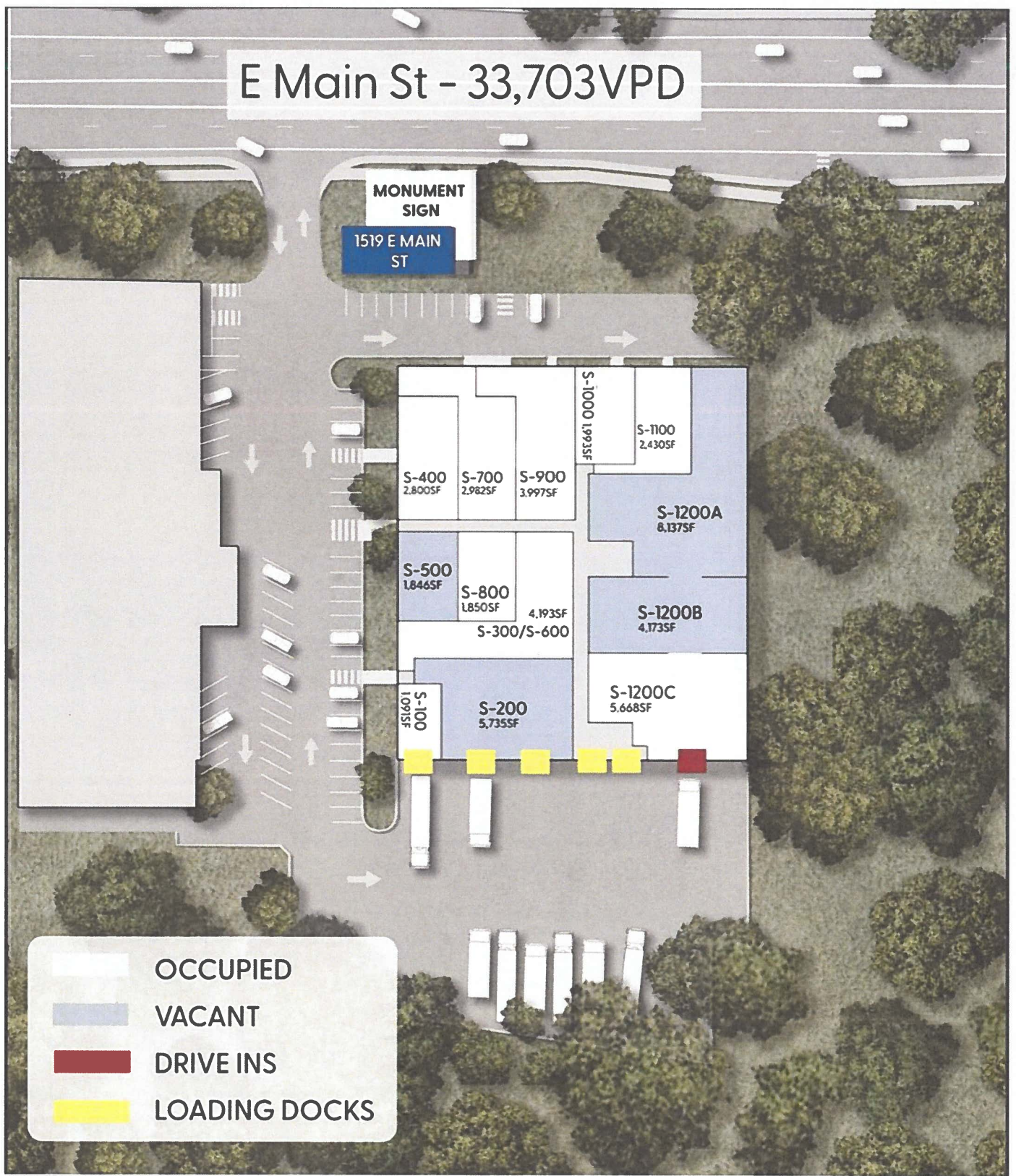
The proposed special use will not impede the normal and orderly development or improvement of surrounding properties for uses permitted within the Manufacturing District. The Sixty Fore Golf Club will operate within an existing commercial building utilizing existing infrastructure, parking, and access. The proposed use is compatible with the character of the area and existing tenants and will not restrict or discourage future development of nearby properties in accordance with the district's permitted uses.

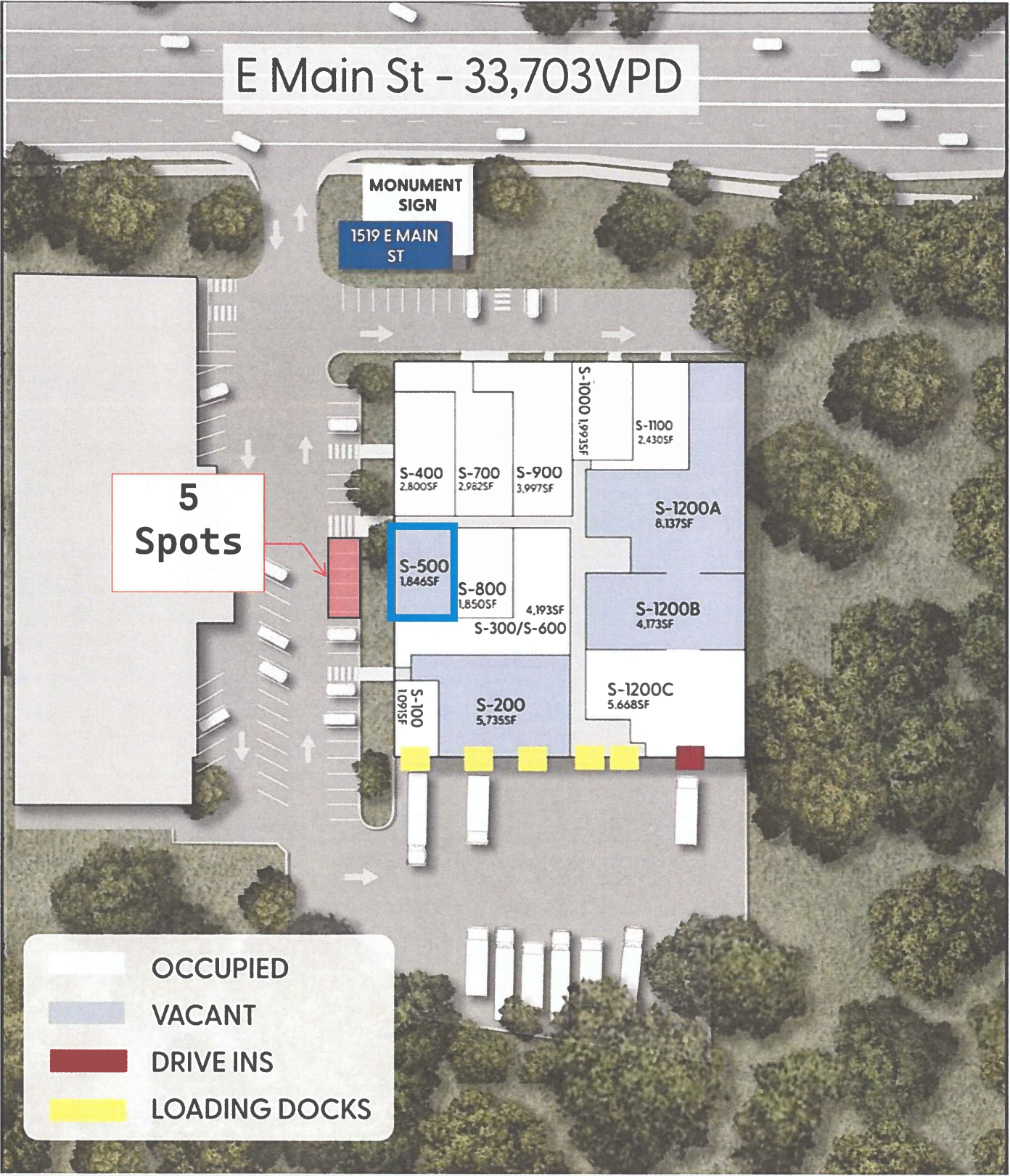
- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

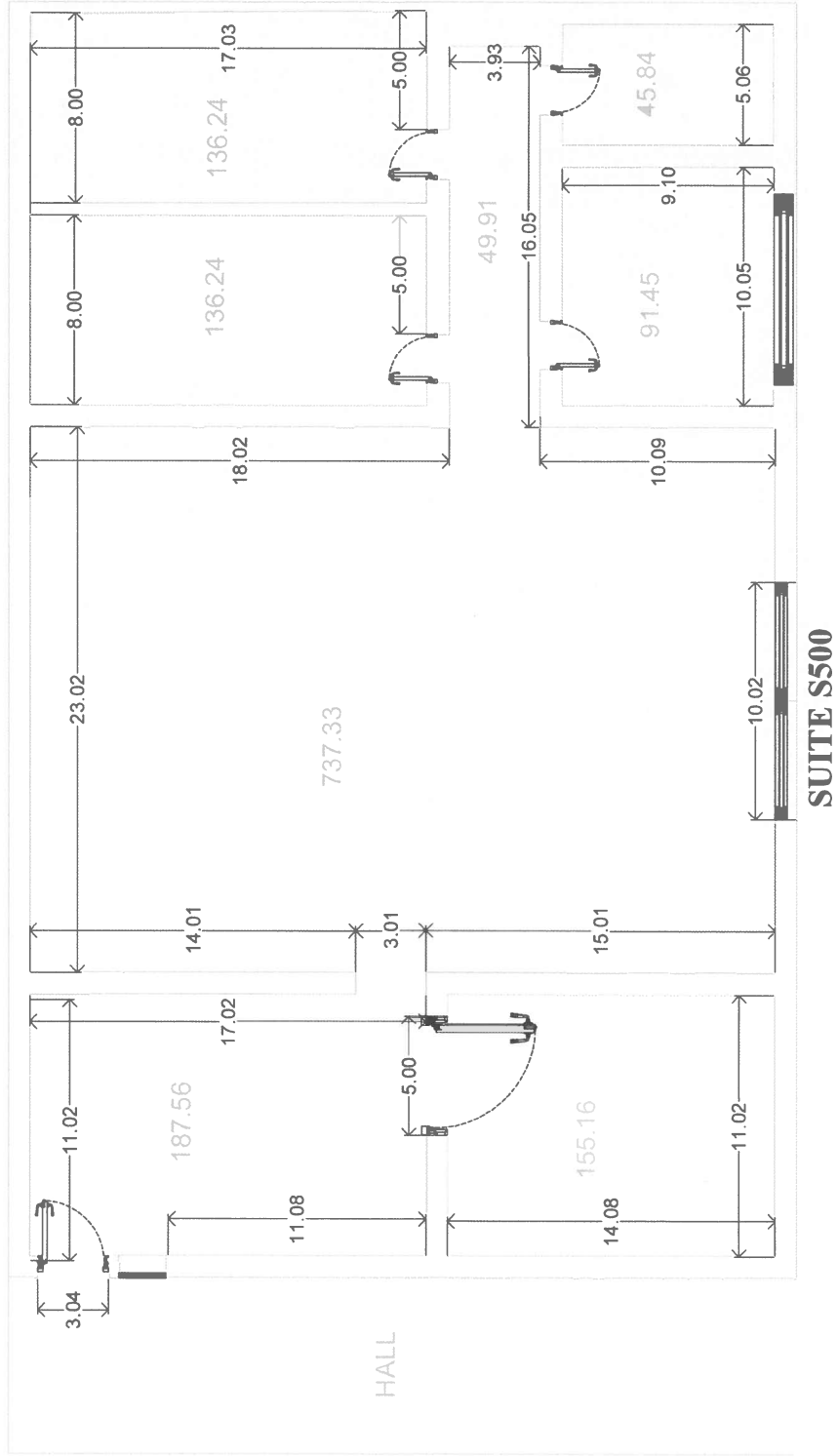
The establishment, maintenance, and operation of The Sixty Fore Golf Club will not be detrimental to or endanger the public health, safety, comfort, or general welfare. The facility will operate within an existing commercial building, utilize established infrastructure and parking, and employ controlled member access, security monitoring, and professional management. As a low-impact indoor recreational use, the proposed special use is expected to provide a valuable community amenity while compatible with surrounding properties and businesses.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The proposed special use conforms to the applicable provisions of the St. Charles Municipal Code and is intended to meet or exceed all applicable requirements of the Zoning Ordinance. The Applicant will obtain all required permits and approvals and will operate the facility in compliance with all applicable municipal regulations governing the Property and the proposed use.







550 E. ST. CHARLES PLAC
LOMBARD, ILLINOIS 60148
PHONE : (630) 918-8282



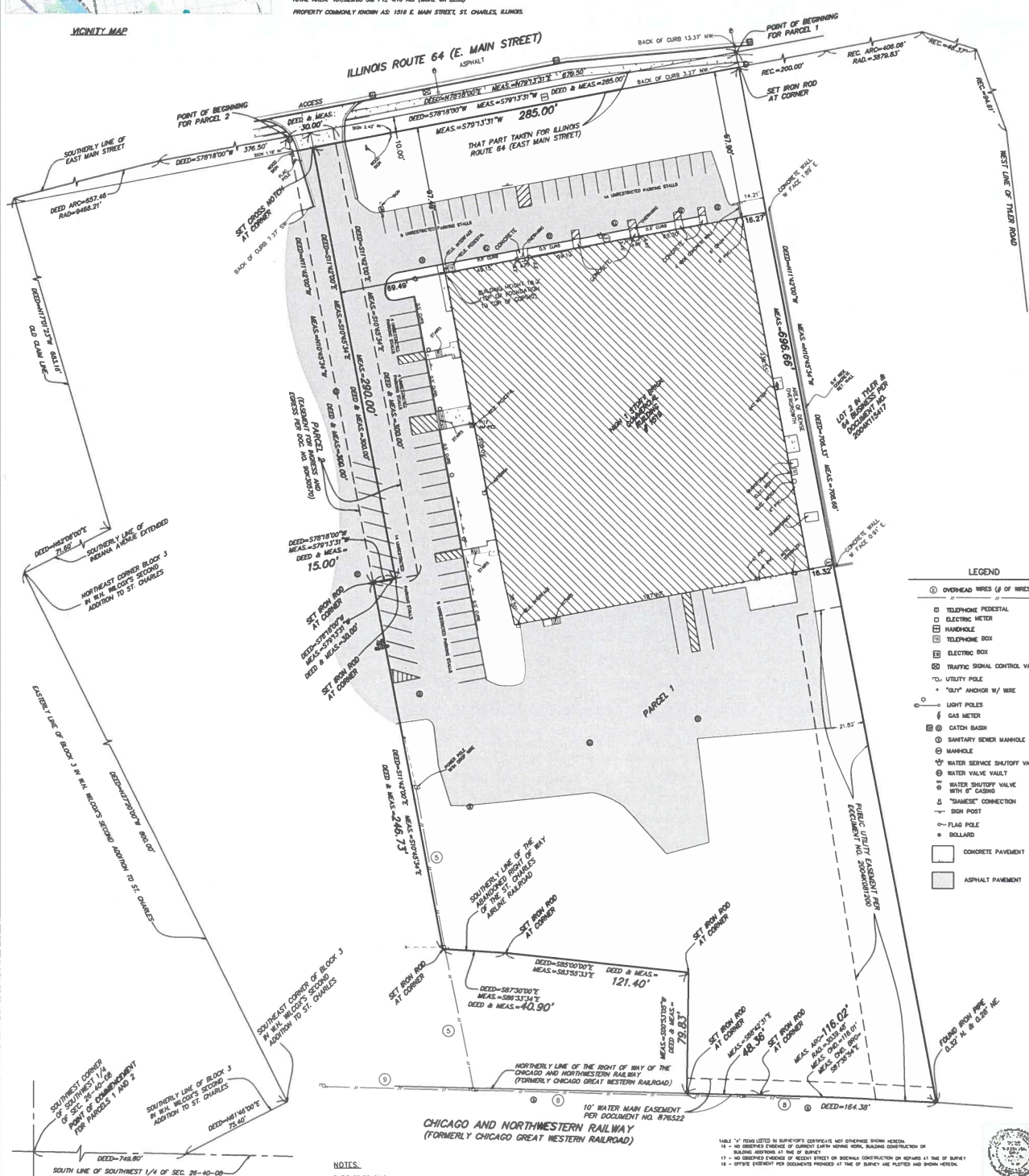
VICINITY MAP

[illegible]

DEEDS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847

TOTAL AREA: 181,329.83 SQ. FT., 4.16 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: 1519 E. MAIN STREET, ST. CHARLES, ILLINOIS



LEGEND

- ① OVERHEAD WIRES (# OF WIRES)
- ☐ TELEPHONE PEDESTAL
 - ⊖ ELECTRIC METER
 - ✎ HANDHOLE
 - ☐ TELEPHONE BOX
 - ☒ ELECTRIC BOX
 - ⊖ TRAFFIC SIGNAL CONTROL VALV.
 - ⊖ UTILITY POLE
 - + "ANY" ANCHOR W/ WIRE
 - LIGHT POLES
 - GAS METER
 - ☒ CATCH BASIN
 - ⊖ SANITARY SINKER MANHOLE
 - MANHOLE
 - ⊖ WATER SERVICE SHUTOFF VALVE
 - WATER VALVE VAULT
 - ⊖ WATER SHUTOFF VALVE WITH 8" CASING
 - ⊖ "THAMES" CONNECTION
 - SIGN POST
 - FLAG POLE
 - BOLLARD
- ☐ CONCRETE PAVEMENT
- ▒ ASPHALT PAVEMENT

NOTES

BASIS OF BEARING:
BLUNDIS STATE PLANE COORDINATE SYSTEM EAST ZONE

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 1700131C022, EFFECTIVE DATE AUGUST 18, 2008, COMMUNITY NO. 170074 THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "ZONE A2" (AREA IN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD). BASE FLOOD ELEVATION DETERMINED.

MATTERS OF TITLE PERTAIN TO CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 34G0H263464H4, DATED JULY 2004.

[illegible]STATE OF ILLINOIS¹

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

TO: 1) CHICAGO TITLE INSURANCE COMPANY

3) PREMIUM PROPERTIES & DEVELOPMENT, L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY,
FORMERLY KNOWN AS CM2 PROPERTIES, L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/HSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND HSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11(a), 14, 15, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 06, A.D. 2024

DATE OF PLAT: AUGUST 8, A.D. 2024

DATE OF PLAT: AUGUST 6, A.D. 2024
BY: *George F. White*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2024
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

BASE SCALE : 1 INCH = 30 FEET

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

ORDERED BY : McNEES & ASSOCIATES, LLC
DRAWN BY : MMG

CHECKED BY: JEG

SURVEYED BY : RMG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS.

ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ORDINANCE.

ORDINANCE. 34 33330

ORDER NO. 24-22829

[illegible]