

AN ORDINANCE APPROVING A PLAT OF RE-SUBDIVISION FOR THE GROVE WASH DEVELOPMENT

ORDINANCE 03-2024

WHEREAS, Glogovsky Real Estate LLC (“Applicant”) is the owner of the property commonly known as 351 E. Higgins Road, Gilberts, Illinois (“Subject Property”); and

WHEREAS, the Subject Property consists of eight separate lots of record, each of which abuts on the south side of Illinois Route 72, and currently contains the Grove Wash Development; and

WHEREAS, the Applicant has applied for approval of a plat of re-subdivision to consolidate the eight lots comprising the Subject Property into a single lot of record to be known as the “Glogovsky Gilberts Car Wash”; and

WHEREAS, on January 10, 2024, the Village Plan Commission conducted a meeting to consider the plat of re-subdivision for the Glogovsky Gilberts Car Wash, and made a recommendation of approval to the Village Board; and

WHEREAS, the Village Board has considered the request for approval of the Applicant’s plat of re-subdivision to consolidate the Subject Property into a single lot of record, and has determined that it is in the best interests of the Village and its residents to approve the plat of re-subdivision.

THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS AS FOLLOWS:

Section 1. **Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Ordinance as though set forth in this Section 1.

Section 2. **Approval of The Plat of Re-Subdivision for the Glogovsky Gilberts Car Wash.** The Plat of Re-Subdivision for the Glogovsky Gilberts Car Wash, a copy of which is attached hereto as Exhibit A, is hereby approved.

Section 3. **Severability.** In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 4. **Repeal and Saving Clause.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this ordinances.

Section 5. Effective Date. Upon its passage and approval according to law, this Ordinance shall, by authority of the Board of Trustees, be published in pamphlet form.

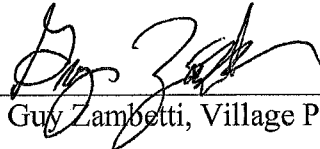
PASSED BY A VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 16th day of January, 2024.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	<u>X</u>	_____	_____	_____
Trustee Frank Marino	_____	_____	<u>X</u>	_____
Trustee Brandon Coats	_____	_____	<u>X</u>	_____
Trustee Jeanne Allen	<u>X</u>	_____	_____	_____
Trustee Robert Chapman	_____	_____	<u>X</u>	_____
Trustee Justin Redfield	<u>X</u>	_____	_____	_____
President Guy Zambetti	<u>X</u>	_____	_____	_____



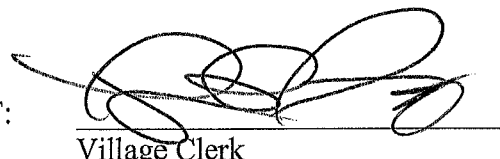
(SEAL)

APPROVED THIS 16TH, DAY OF JANUARY, 2024.



Guy Zambetti, Village President

ATTEST:



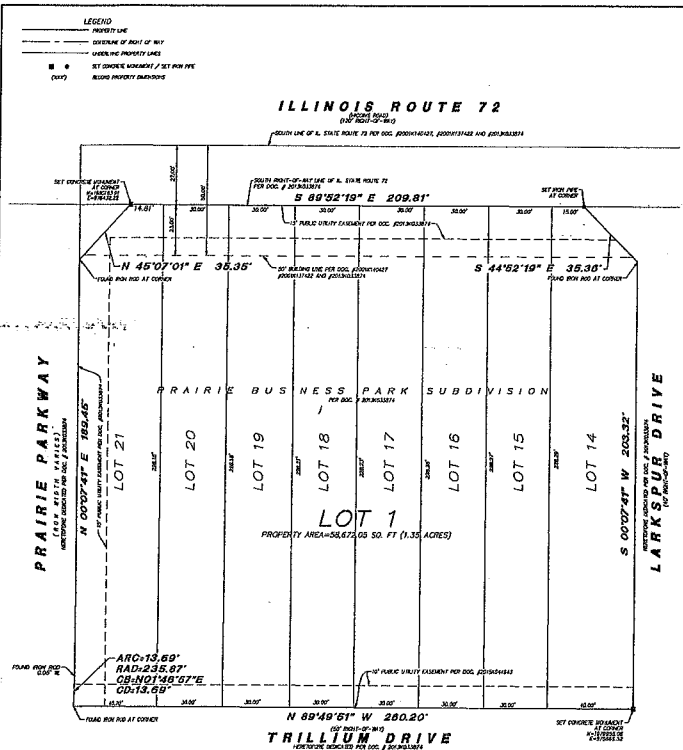
Village Clerk

Published: 1/17/24

EXHIBIT A

PLAT OF RE-SUBDIVISION GLOGOVSKY GILBERTS CAR WASH

BEING A RE-SUBDIVISION OF LOTS 14, 15, 16, 17, 18 AND 19 OF PRAIRIE BUSINESS PARK, PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREON RECORDED MAY 1, 2015 AS DOCUMENT 2015-033378, IN THE OFFICE OF CLERK, ILLINOIS.



NOTES:
1. BEARS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM EARTH EAST 1983 ZONE.
2. IN NO EVENT SHALL BE BOUND BY THESE NOTES.
3. ANY DISCREPANCIES FOUND WHEN THIS DOCUMENT NEEDS TO BE RECORDED TO THE CLERK'S OFFICE AS BOUND BY THESE NOTES.
4. BEARS SHALL BE NO DIRECT VEHICULAR ACCESS TO ILLINOIS ROUTE 72 (TOWNSHIP ROAD) FROM LOT 1.

AFTER RECORDING RETURN TO:
CLERK OF CLERK
CLERK OF CLERK
CLERK OF CLERK
CLERK OF CLERK
CLERK OF CLERK

RECORDED BY:
THE W-T GROUP, LLC
1000 PRAIRIE AVENUE
DURHAM, ILLINOIS 60131
CLERK OF CLERK

DATE: 11-11-2015

SCALE: 1" = 20'
GRAPHIC SCALE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN AND DESCRIBED BY THIS PLAT AND THAT I HAVE APPROVED THE SAME TO BE RECORDED, SUBDIVIDED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREON SET FORTH AND I DO HEREBY ACKNOWLEDGE AND AGREE TO THE SAME UNDER THE TERMS AND CONDITIONS THEREON.

DATE THIS _____ DAY OF _____, A.D. _____

BY _____

ADDRESS _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM PERSONALLY KNOWN TO BE THE SAID PERSON WHO HAS SIGNED THE FOREGOING INSTRUMENT AND I DO HEREBY CERTIFY THAT I AM A MEMBER OF THE ILLINOIS NOTARY PUBLIC ASSOCIATION AND I AM DULY LICENSED TO EXERCISE MY OFFICE AS A NOTARY PUBLIC IN SAID COUNTY, ILLINOIS.

DATE UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. _____

MORTGAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I HEREBY CERTIFY THAT IF IS THE MORTGAGEE OF THE PROPERTY DESCRIBED UNDER THE MORTGAGE STATEMENT AND RECORDS IN SAID COUNTY, ILLINOIS, AS DOCUMENT NO. _____ AND THAT IT CONFORMS TO THE SUBDIVISION AND PLAT OF SAID PROPERTY.

DATE THIS _____ DAY OF _____, A.D. _____

BY _____

ADDRESS _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM PERSONALLY KNOWN TO BE THE SAID PERSON WHO HAS SIGNED THE FOREGOING INSTRUMENT AND I DO HEREBY CERTIFY THAT I AM A MEMBER OF THE ILLINOIS NOTARY PUBLIC ASSOCIATION AND I AM DULY LICENSED TO EXERCISE MY OFFICE AS A NOTARY PUBLIC IN SAID COUNTY, ILLINOIS.

DATE UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. _____

VEHICLE COLLISION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE VEHICLE DESCRIBED IN THIS PLAT AND THAT I HAVE APPROVED THE SAME TO BE RECORDED, SUBDIVIDED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREON SET FORTH AND I DO HEREBY ACKNOWLEDGE AND AGREE TO THE SAME UNDER THE TERMS AND CONDITIONS THEREON.

DATE THIS _____ DAY OF _____, A.D. _____

BY _____

ADDRESS _____

VEHICLE COLLISION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE VEHICLE DESCRIBED IN THIS PLAT AND THAT I HAVE APPROVED THE SAME TO BE RECORDED, SUBDIVIDED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREON SET FORTH AND I DO HEREBY ACKNOWLEDGE AND AGREE TO THE SAME UNDER THE TERMS AND CONDITIONS THEREON.

DATE THIS _____ DAY OF _____, A.D. _____

BY _____

ADDRESS _____

CLERK'S DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE CLERK'S DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 5-1-0.3 OF THE ILLINOIS VEHICULAR TRANSPORTATION ACT. ANY AMENDMENTS TO THIS PLAT THAT WOULD AFFECT THE ROADWAY ACCESS CONTAINED IN THIS CERTIFICATE SHALL BE RECORDED AS SUCH AND THE ROADWAY ACCESS CONTAINED IN THIS CERTIFICATE SHALL BE MAINTAINED AS SUCH.

DATE THIS _____ DAY OF _____, A.D. _____

BY _____

CLERK OF CLERK

W-T GROUP

PLAT OF RE-SUBDIVISION
GLOGOVSKY GILBERTS CAR WASH
SW CORNER OF ROUTE 72 & IYRELL
GILBERTS, ILLINOIS

ISSUE

TO	DATE
CLERK	11/11/2015
CLERK	11/11/2015
CLERK	11/11/2015
CLERK	11/11/2015
CLERK	11/11/2015

CHECKSUM
10/11/2015
JOB-03-10041

SUB-1
PLAT OF RE-SUBDIVISION

PLAT OF RE-SUBDIVISION CAR WASH GLOGOVSKY GILBERTS

SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD
RANGE-A, MERIDIAN, SUBDIVISION, IN THE VILLAGE OF GILBERTS, HANE COUNTY, ILLINOIS.

UNIT EASEMENT PROVISIONS

CONVEYANCES ARE HEREBY MADE AND GRANTED TO THE VILLAGE OF GILBERTS AND TO THREE PUBLIC UTILITY COMPANIES SERVING AREAS TANGENT FROM THE VILLAGE OF GILBERTS, ILLINOIS, BUT NOT LIMITED TO ELECTION COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "UTILITY EASEMENT" ON THE PLAT, INCLUDING THE ROAD, INTERSTATE, HIGHWAY, AND OTHER AREAS WITHIN THE SUBDIVISION AND THEREAFTER. THE CONVEYANCES TO THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES ARE MADE FOR THE PURPOSES OF ALLOWING THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES TO INSTALL, MAINTAIN, OPERATE AND USE THEIR LINES AND FACILITIES FOR THE CONVEYANCE OF POWER, WATER, GAS, AND OTHER SERVICES THROUGHOUT THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES. THE CONVEYANCES TO THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES ARE MADE FOR THE PURPOSES OF ALLOWING THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES TO INSTALL, MAINTAIN, OPERATE AND USE THEIR LINES AND FACILITIES FOR THE CONVEYANCE OF POWER, WATER, GAS, AND OTHER SERVICES THROUGHOUT THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES. THE CONVEYANCES TO THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES ARE MADE FOR THE PURPOSES OF ALLOWING THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES TO INSTALL, MAINTAIN, OPERATE AND USE THEIR LINES AND FACILITIES FOR THE CONVEYANCE OF POWER, WATER, GAS, AND OTHER SERVICES THROUGHOUT THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES.

NEAR LOG COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY CREATED FOR AND GRANTED TO NEAR LOG COMPANY, AN ENTITY WITH AN ADDRESS TO BE DETERMINED FROM THE PUBLIC RECORDS OF THE STATE OF ILLINOIS, TO USE THE LOTS AND AREAS MARKED "NEAR LOG COMPANY EASEMENT" ON THE PLAT, INCLUDING THE ROAD, INTERSTATE, HIGHWAY, AND OTHER AREAS WITHIN THE SUBDIVISION AND THEREAFTER. THE EASEMENT IS MADE FOR THE PURPOSES OF ALLOWING NEAR LOG COMPANY TO INSTALL, MAINTAIN, OPERATE AND USE THEIR LINES AND FACILITIES FOR THE CONVEYANCE OF POWER, WATER, GAS, AND OTHER SERVICES THROUGHOUT THE SUBDIVISION AND THEREAFTER. THE EASEMENT IS MADE FOR THE PURPOSES OF ALLOWING NEAR LOG COMPANY TO INSTALL, MAINTAIN, OPERATE AND USE THEIR LINES AND FACILITIES FOR THE CONVEYANCE OF POWER, WATER, GAS, AND OTHER SERVICES THROUGHOUT THE SUBDIVISION AND THEREAFTER.

THE TOWN COMMON ELEMENTS SHALL HAVE THE MEANS SET FORTH FOR SUCH TOWN IN SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD RANGE-A, MERIDIAN, SUBDIVISION, IN THE VILLAGE OF GILBERTS, ILLINOIS.

THE TOWN COMMON AREA OF AREA 2, AS SHOWN ON THE PLAT, INCLUDING THE ROAD, INTERSTATE, HIGHWAY, AND OTHER AREAS WITHIN THE SUBDIVISION AND THEREAFTER. THE TOWN COMMON AREA OF AREA 2, AS SHOWN ON THE PLAT, INCLUDING THE ROAD, INTERSTATE, HIGHWAY, AND OTHER AREAS WITHIN THE SUBDIVISION AND THEREAFTER. THE TOWN COMMON AREA OF AREA 2, AS SHOWN ON THE PLAT, INCLUDING THE ROAD, INTERSTATE, HIGHWAY, AND OTHER AREAS WITHIN THE SUBDIVISION AND THEREAFTER. THE TOWN COMMON AREA OF AREA 2, AS SHOWN ON THE PLAT, INCLUDING THE ROAD, INTERSTATE, HIGHWAY, AND OTHER AREAS WITHIN THE SUBDIVISION AND THEREAFTER.

EASEMENT PROVISIONS FROM FINAL PLAT OF SUBDIVISION PHASE BUSINESS PARK FOR THE VILLAGE OF GILBERTS, ILLINOIS

EASEMENTS ARE HEREBY CREATED FOR AND GRANTED TO THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THREE PUBLIC UTILITY COMPANIES SERVING AREAS TANGENT FROM THE VILLAGE OF GILBERTS, ILLINOIS, BUT NOT LIMITED TO ELECTION COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "UTILITY EASEMENT" ON THE PLAT, INCLUDING THE ROAD, INTERSTATE, HIGHWAY, AND OTHER AREAS WITHIN THE SUBDIVISION AND THEREAFTER. THE CONVEYANCES TO THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES ARE MADE FOR THE PURPOSES OF ALLOWING THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES TO INSTALL, MAINTAIN, OPERATE AND USE THEIR LINES AND FACILITIES FOR THE CONVEYANCE OF POWER, WATER, GAS, AND OTHER SERVICES THROUGHOUT THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES.

CONDOMINIUM FACILITIES SHALL HAVE THE MEANS SET FORTH FOR SUCH TOWN IN SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD RANGE-A, MERIDIAN, SUBDIVISION, IN THE VILLAGE OF GILBERTS, ILLINOIS.

CONDOMINIUM FACILITIES SHALL HAVE THE MEANS SET FORTH FOR SUCH TOWN IN SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD RANGE-A, MERIDIAN, SUBDIVISION, IN THE VILLAGE OF GILBERTS, ILLINOIS. CONDOMINIUM FACILITIES SHALL HAVE THE MEANS SET FORTH FOR SUCH TOWN IN SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD RANGE-A, MERIDIAN, SUBDIVISION, IN THE VILLAGE OF GILBERTS, ILLINOIS.

EASEMENT PROVISIONS FROM FINAL PLAT OF SUBDIVISION PHASE BUSINESS PARK FOR THE VILLAGE OF GILBERTS, ILLINOIS

EASEMENTS ARE HEREBY CREATED FOR AND GRANTED TO THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THREE PUBLIC UTILITY COMPANIES SERVING AREAS TANGENT FROM THE VILLAGE OF GILBERTS, ILLINOIS, BUT NOT LIMITED TO ELECTION COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "UTILITY EASEMENT" ON THE PLAT, INCLUDING THE ROAD, INTERSTATE, HIGHWAY, AND OTHER AREAS WITHIN THE SUBDIVISION AND THEREAFTER. THE CONVEYANCES TO THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES ARE MADE FOR THE PURPOSES OF ALLOWING THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES TO INSTALL, MAINTAIN, OPERATE AND USE THEIR LINES AND FACILITIES FOR THE CONVEYANCE OF POWER, WATER, GAS, AND OTHER SERVICES THROUGHOUT THE VILLAGE OF GILBERTS, ILLINOIS, AND TO THE THREE PUBLIC UTILITY COMPANIES.



WT GROUP
 Engineering and Precision Project Management
 10200 West 24th Avenue, Suite 100
 Westminster, Colorado 80040
 Phone: 303.440.7800
 Fax: 303.440.7801
 www.wtgroup.com

GILBERTS & TYRELL
 PLAT OF SUBDIVISION
 SW CORNER OF ROUTE 72 & TYRELL
 GILBERTS, ILLINOIS

CHECK ONE
 DAYWORK
 SUBMITTALS
SUB-2
 SHEET 1 OF 2
 PLAT OF SUBDIVISION

AFTER RECORDING RETURN TO:
 WT GROUP, L.L.C.
 10200 WEST 24TH AVENUE, SUITE 100
 WESTMINSTER, COLORADO 80040
 PHONE: 303.440.7800
 FAX: 303.440.7801

PROPERTY OWNER:
 WT GROUP, L.L.C.
 10200 WEST 24TH AVENUE, SUITE 100
 WESTMINSTER, COLORADO 80040
 PHONE: 303.440.7800
 FAX: 303.440.7801

ENGINEER:
 GILBERTS & TYRELL, L.L.C.
 10200 WEST 24TH AVENUE, SUITE 100
 WESTMINSTER, COLORADO 80040
 PHONE: 303.440.7800
 FAX: 303.440.7801

SURVEYOR:
 WT GROUP, L.L.C.
 10200 WEST 24TH AVENUE, SUITE 100
 WESTMINSTER, COLORADO 80040
 PHONE: 303.440.7800
 FAX: 303.440.7801