

STATE OF ILLINOIS        )  
                                      ) SS  
COUNTY OF DU PAGE     )

I, Lynn Curiale, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Resolution **#R-24-12 A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS FOSTER AVENUE ADDITION TO WOOD DALE, WOOD DALE, IL 60191 (BRYN MAWR PHASE III)**

Passed by The City of Wood Dale, Du Page County, Illinois, IN WITNESS WHERE OF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 21<sup>st</sup> day of March, 2024.

*Lynn Curiale*  
Lynn Curiale, City Clerk



**Resolution #R-24-12**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION  
TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS  
FOSTER AVENUE ADDITION TO WOOD DALE, WOOD DALE, IL 60191  
(BRYN MAWR PHASE III)**

Passed: March 21, 2024  
Published in Pamphlet Form: March 22, 2024

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Resolution is a true and correct copy of #R-24-12  
**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION  
TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS  
FOSTER AVENUE ADDITION TO WOOD DALE, WOOD DALE, IL 60191  
(BRYN MAWR PHASE III)**

Passed and approved by the City Council of the City of Wood Dale on March 21, 2024  
and hereby published in pamphlet on March 22, 2024.



Lynn Curiale, City Clerk



**RESOLUTION NO. R-24-12**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION  
TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS  
FOSTER AVENUE ADDITION TO WOOD DALE  
WOOD DALE, ILLINOIS 60191 (BRYN MAWR PHASE III)**

**WHEREAS**, the City of Wood Dale (the “City”) is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*; and

**WHEREAS**, C1 Chicago 2 LLC (“Petitioner”) is the Petitioner in Case No. CDC-2023-0008; and is the owner of the property commonly identified Bryn Mawr Phase III project (the “Subject Property”); and

**WHEREAS**, the Petitioner has requested approval of a Preliminary Plat of Subdivision to consolidate sixty-three (63) lots which comprise the Subject Property into three (3) zoning lots for the improvement of the Subject Property, which lots are identified as follows:

17W134 Washington St (PIN: 03-10-205-007); 17W114 Washington St (PIN: 03-10-205-008); 17W102 Washington St (PIN: 03-10-205-009); 17W068 Washington St (PIN: 03-10-205-011); 17W054 Washington St (PIN: 03-10-205-012); 17W022 Washington St (PIN: 03-10-205-014); 6N640 Pine St (PIN: 03-10-201-010); 6N628 Pine St (PIN: 03-10-201-011); 6N609 Pine St (PIN: 03-10-206-001); 17W125 Washington St (PIN: 03-10-206-002); 17W109 Washington St (PIN: 03-10-206-003); 17W089 Washington St (PIN: 03-10-206-004); 17W035 Washington St (PIN: 03-10-206-008); 17W021 Washington St (PIN: 03-10-206-009); 6N565 Pine St (PIN: 03-10-206-010); 17W126 Center St (PIN: 03-10-206-011); 17W110 Center St (PIN: 03-10-206-012); 17W090 Center St (PIN: 03-10-206-013); 17W076 Center St (PIN: 03-10-206-014); 17W062 Center St (PIN: 03-10-206-015); 17W048 Center St (PIN: 03-10-206-016); 17W034 Center St (PIN: 03-10-206-017); 17W022 Center St (PIN: 03-10-206-018); 6N535 Pine St (PIN: 03-10-207-001); 6N513 Pine St (PIN: 03-10-207-002); 6N485 Pine St (PIN: 03-10-207-003); 17W121 Center St (PIN: 03-10-207-004); 17W109 Center St (PIN: 03-10-207-005); 17W089 Center St (PIN: 03-10-207-006); 17W073 Center St (PIN: 03-10-207-007); 17W061 Center St (PIN: 03-10-207-008); 17W049 Center St (PIN: 03-10-207-009); 17W035 Center St (PIN: 03-10-207-010); 17W023 Center St (PIN: 03-10-207-011); 17W122 Hawthorne Ave (PIN: 03-10-207-012); 17W110 Hawthorne Ave (PIN: 03-10-207-013); 17W088 Hawthorne Ave (PIN: 03-10-207-014); 17W076 Hawthorne Ave (PIN: 03-10-207-015); 17W062 Hawthorne Ave (PIN: 03-10-207-016); 17W050 Hawthorne Ave (PIN: 03-10-207-017); 6N606 Pine St (PIN: 03-10-202-001); 6N578 Pine St (PIN: 03-10-202-002); 6N566 Pine St (PIN: 03-10-202-003); 6N550 Pine St (PIN: 03-10-202-004); 6N546 Pine St (PIN: 03-10-202-005); 6N522 Pine St (PIN: 03-10-202-006); 6N510 Pine St (PIN: 03-10-202-007); 6N490 Pine St (PIN: 03-10-202-008); 6N476 Pine St (PIN: 03-10-202-009); 17W179 Hawthorne Ave (PIN: 03-10-203-001); 17W165 Hawthorne Ave (PIN: 03-10-203-002); 17W149 Hawthorne Ave (PIN: 03-10-203-003); 17W135 Hawthorne Ave (PIN: 03-10-203-004); 17W123



Hawthorne Ave (PIN: 03-10-203-005); 17W109 Hawthorne Ave (PIN: 03-10-203-006); 17W089 Hawthorne Ave (PIN: 03-10-203-007); 17W178 Foster Ave (PIN: 03-10-203-008); 17W164 Foster Ave (PIN: 03-10-203-009); 17W134 Foster Ave (PIN: 03-10-203-011); 17W120 Foster Ave (PIN: 03-10-203-012); 17W106 Foster Ave (PIN: 03-10-203-013); 17W084 Foster Ave (PIN: 03-10-203-014); 461 Foster Ave (PIN: 03-10-203-010);

and

**WHEREAS**, the application for said lot consolidation was made under Case No. CDC 2023-0008 at which time the Preliminary Plat of Subdivision, attached hereto and made a part hereof by reference as Exhibit A, was discussed by the Community Development Commission on February 26, 2024, following which the Community Development Commission recommended denial of the Preliminary Plat of Subdivision, setting forth the lot consolidation; and

**WHEREAS**, the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale reviewed the findings made by the Community Development Commission on March 14, 2024, and voted to recommend approval of the Preliminary Plat of Subdivision, and referred this matter to the Corporate Authorities for consideration; and

**WHEREAS**, the Corporate Authorities of the City of Wood Dale received the recommendation of the Planning, Zoning and Building Committee and of the Community Development Commission, and upon its consideration, determined to approve the Preliminary Plat of Subdivision as submitted.

**NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS** as follows:

**SECTION ONE:** The recitals set forth hereinabove are incorporated herein by reference as part of this Ordinance.

**SECTION TWO:** That the Preliminary Plat of Subdivision for the Foster Avenue Addition to Wood Dale, as attached hereto as Exhibit A is hereby approved, as part of the approval of the redevelopment of the Subject Property.

**SECTION THREE:** That the Mayor, City Clerk, City Treasurer and Community Development Commission Chairman are authorized and directed to sign the Preliminary Plat of Subdivision, attached as Exhibit A, by and on behalf of the City, consolidating the sixty-three (63) lots into three (3) zoning lots as shown therein.

**SECTION FOUR:** That all Ordinances and Resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

**SECTION FIVE:** That this Resolution shall be in full force and effect from and after its adoption in the manner provided by law.

PASSED this 21st day of March, 2024.

AYES: 5

NAYS: Alderman Susmarst, Alderman Woods, Alderman Arnie Woods

ABSENT: 0

APPROVED this 21st day of March, 2024

SIGNED: Annunziato Pulice  
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale  
City Clerk Lynn Curiale

**EXHIBIT A**

**PRELIMINARY PLAT OF SUBDIVISION**

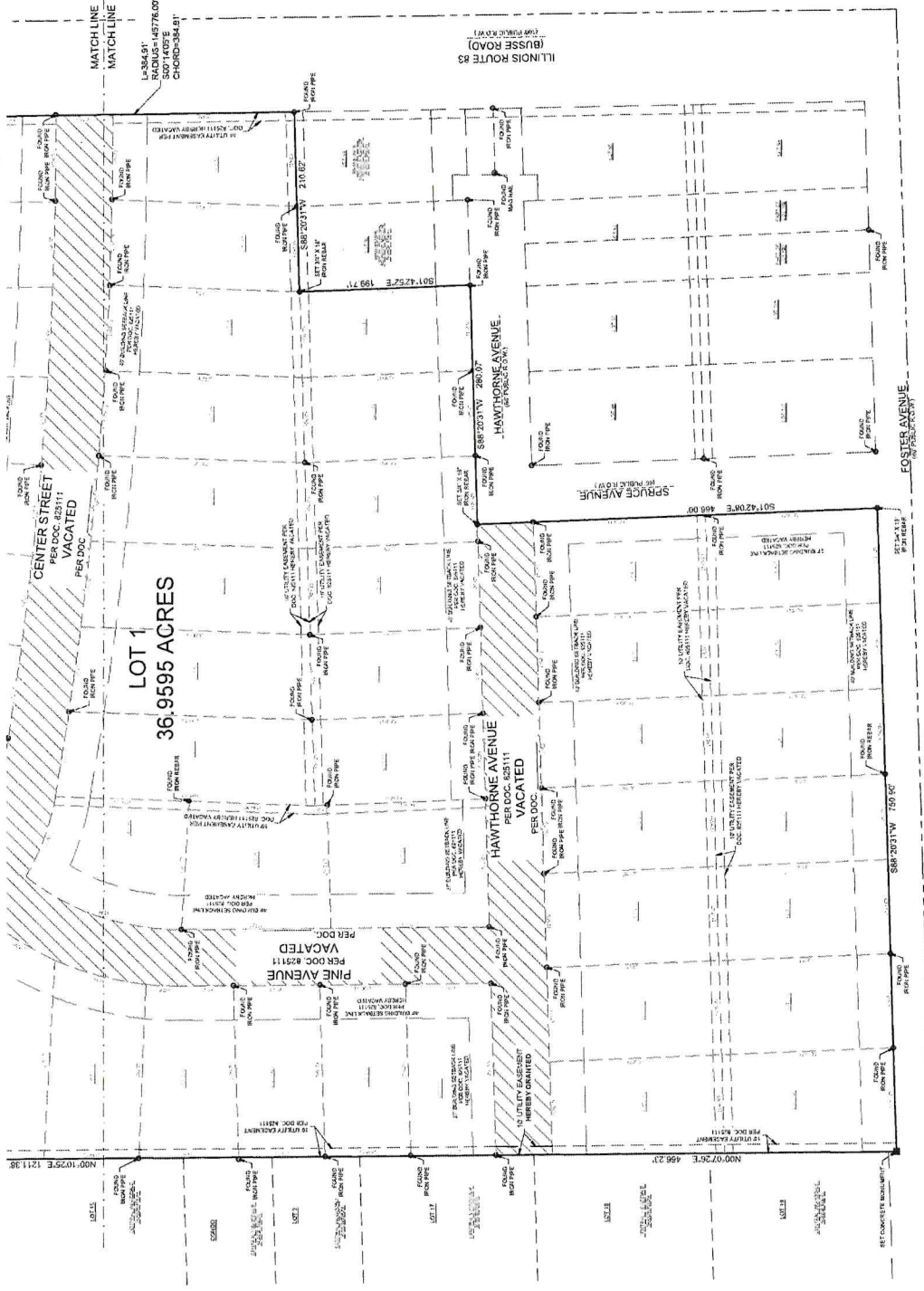




# PRELIMINARY PLAT OF SUBDIVISION FOSTER AVENUE ADDITION TO WOOD DALE

BEING A RESUBDIVISION OF LOTS 49 THROUGH 51, LOTS 53 AND 54, LOTS 56 THROUGH 58, LOTS 62 THROUGH 74, LOTS 76 THROUGH 92, LOTS 103 THROUGH 127, THAT PART OF HAWTHORNE AVENUE, PINE STREET AND WASHINGTON STREET AND ALL OF CENTER STREET IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 925111, IN DU PAGE COUNTY, ILLINOIS.

LOT 1  
36.9595 ACRES



GRAPHICAL SCALE (FEET)  
1" = 60'  
0 60 120 180  
SUBJECT IRON BOUNDARY  
ADJACENT BOUNDARY  
UTILITY LOT LIFE  
RIGHT-OF-WAY  
CENTER OF RIGHT-OF-WAY  
(18" G)  
VACATED RIGHT-OF-WAY



**PINNACLE ENGINEERING GROUP**  
REGISTERED PROFESSIONAL ENGINEERS

PLANNING DESIGN DELIVER  
1000 W. WASHINGTON ST. SUITE 100  
BENSenville, IL 60015  
TEL: 630.434.1100  
WWW.PINNACLE-ENG.COM

**FOSTER AVENUE ADDITION  
TO WOOD DALE  
BENSenville, IL**

**PRELIMINARY  
PLAT OF SUBDIVISION**

**SHEET**

2 3

**REVISIONS**

NO.	DATE	DESCRIPTION
1.	City Comments	
2.	City Comments	



# PRELIMINARY PLAT OF SUBDIVISION FOSTER AVENUE ADDITION TO WOOD DALE

BEING A RESUBDIVISION OF LOTS 49 THROUGH 51, LOTS 53 AND 54, LOTS 56 THROUGH 58, LOTS 62 THROUGH 74, LOTS 76 THROUGH 82, LOTS 103 THROUGH 127, THAT PART OF HAWTHORNE AVENUE, PINE STREET AND WASHINGTON STREET AND ALL OF CENTER STREET IN BRAMIGAR'S MOHAWK WALKER, BEING A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 823111, IN DU PAGE COUNTY, ILLINOIS.

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS, 188  
COUNTY OF DU PAGE  
PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY:     
MAYOR

ATTEST:  
    
CITY CLERK

### PUBLIC UTILITY CERTIFICATE

STATE OF ILLINOIS, 188  
COUNTY OF DU PAGE  
MAJOR OF THAT PART OF THE EASEMENT, SHOWING AND DESCRIBED HEREON APPROVED AND ACCEPTED.

BY:     
SIGNATURE

ITS:     
TITLE

FOR:     
COMPANY

BY:     
SIGNATURE

ITS:     
TITLE

FOR:     
COMPANY

BY:     
SIGNATURE

ITS:     
TITLE

FOR:     
COMPANY

### CITY TREASURER CERTIFICATE

STATE OF ILLINOIS, 188  
COUNTY OF DU PAGE  
I, THE TREASURER FOR THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE TAXES, FEES AND CHARGES ON THE TRACT OF LAND DESCRIBED IN THIS PLAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUCED ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY:     
CITY TREASURER

### DU PAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS, 188  
COUNTY OF DU PAGE  
I, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT UNPAID UNRECORDED TAXES AND NO UNRECORDED TAX ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THIS PLAT. I HEREBY CERTIFY THAT I HAVE RECEIVED ALL STATE DUES AND FEES IN CONNECTION WITH THE PLAT.

DATED UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WASHINGTON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

    
COUNTY CLERK

### OWNER'S CERTIFICATE

STATE OF ILLINOIS, 188  
COUNTY OF DU PAGE  
I, THE OWNER OF LOTS 49 THROUGH 51, LOTS 53 AND 54, LOTS 56 THROUGH 58, LOTS 62 THROUGH 74, LOTS 76 THROUGH 82, LOTS 103 THROUGH 127 AND HAS THROUGH PINE STREET AND WASHINGTON STREET AND ALL OF CENTER STREET IN BRAMIGAR'S MOHAWK WALKER, BEING A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 823111, IN DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE RECEIVED ALL STATE DUES AND FEES IN CONNECTION WITH THE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY:     
OWNER

### SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS, 188  
COUNTY OF DU PAGE  
THE UNINCORPORATED HEREIN CENTER THAT AS OWNERS OF LOTS 49 THROUGH 51, LOTS 53 AND 54, LOTS 56 THROUGH 58, LOTS 62 THROUGH 74, LOTS 76 THROUGH 82, LOTS 103 THROUGH 127 AND HAS THROUGH PINE STREET AND WASHINGTON STREET AND ALL OF CENTER STREET IN BRAMIGAR'S MOHAWK WALKER, BEING A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 823111, IN DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE BOUNDARIES OF THE DISTRICT ELEMENTARY SCHOOL DISTRICT AND THE DISTRICT 159 HIGH SCHOOL DISTRICT OF DU PAGE COUNTY, ILLINOIS, ARE AS SHOWN ON THE PLAT.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY:     
OWNER

### NOTARY CERTIFICATE

STATE OF ILLINOIS, 188  
COUNTY OF DU PAGE  
I, A NOTARY PUBLIC AND FOR THE JURISDICTION OF THE COUNTY OF DU PAGE, ILLINOIS, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC AND MY COMMISSION IS VALID AND UNREVOKED AND I HAVE PERSONALLY KNOWN TO THE SAID PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENTS IN THIS PLAT AND I HAVE PERSONALLY KNOWN THE SIGNATURE(S) OF THE SAID PERSON(S) TO THE BEST OF THEIR KNOWLEDGE. I AM NOT AWARE OF ANY UNLAWFUL INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HEREBY OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

    
NOTARY PUBLIC

### ADMINISTRATOR TO RECORD CERTIFICATE

STATE OF ILLINOIS, 188  
COUNTY OF DU PAGE  
I, \_\_\_\_\_, ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER \_\_\_\_\_, HEREBY GRANT PERMISSION TO \_\_\_\_\_ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

    
ADMINISTRATOR TO RECORD

PAUL A. KURBEK, ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NO. \_\_\_\_\_  
FRANCAE ENGINEERING GROUP, LLC IN HADRON-2010  
DAMES W-200005

STATE OF ILLINOIS, 188  
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I, \_\_\_\_\_, ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NO. \_\_\_\_\_, HEREBY GRANT PERMISSION TO \_\_\_\_\_ TO RECORD THIS PLAT OF SUBDIVISION.

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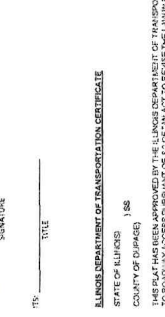
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ADMINISTRATOR TO RECORD



PAUL A. KURBEK, ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NO. \_\_\_\_\_  
FRANCAE ENGINEERING GROUP, LLC IN HADRON-2010  
DAMES W-200005

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ADMINISTRATOR TO RECORD

**PLANIT DECISION DELIVER**  
**PLANNING ENGINEERING GROUP**  
ENGINEERING NATIONAL RESOURCES DESIGNING

**PRELIMINARY**  
**PLAT OF SUBDIVISION**

**FOSTER AVENUE ADDITION**  
**TO WOOD DALE**  
**BENSENVILLE, IL**

REVISIONS	
1.	DAY COMMENTS
2.	DAY COMMENTS
3.	DAY COMMENTS

SHEET	DATE	DESCRIPTION
3	8/10/2010	ISSUED FOR PERMITS
3	8/10/2010	ISSUED FOR PERMITS