



Application Number _____

Annexation, Zoning, and Subdivision Development Application

Community Development Group
City of Elgin

**Subject
Property**

Address 219 W. Highland Ave.

(Attach Legal Description)

Present Zoning _____ Property Size 39,177 acres sq ft

Applicant

Applicant Name Frida's Party Room *Kurt Kresmery*

Address 320 N. Crystal Street, Apt C, Elgin IL 60123

Primary Contact Rosalba Pinon Day Phone 224-829-8772

Fax _____ E-mail rosalba_Pinon@hotmail.com

Owner

Owner Name Kurt Kresmery Day Phone 847-289-0800

Address PO Box 671, Elgin, IL 60121

**Requested
Action(s)**

- Annexation _____
- Annexation Agreement _____
- Variation (Specify Section) _____
- Map Amendment (Specify Requested Zoning) _____
- Conditional Use (Specify Use) _____
- Planned Development (Specify Requested Zoning) _____
- Master Concept Plan _____
- Text Amendment (Specify Section) _____
- Preliminary Plat of Subdivision _____
- Final Plat of Subdivision _____
- Conceptual Plan Review _____
- Appeal (Specify) _____
- Encroachment Agreement _____
- Zoning Verification _____

A/V Equipment

Please indicate if you intend to use the following during the Public Hearing:

- Overhead projector
- PowerPoint presentation

(If applicable: Properties within a Historic District must give the Heritage Commission 30 Days notice prior to Public Hearing)

Application Fee Schedule

Annexation

- \$ 3,660.00 Property Less Than 10 Acres
- \$ 4,890.00 Property 10-99.99 Acres
- \$ 6,085.00 Property 100+ Acres

Annexation Agreement Review Fee

- \$ 1,230.00 Property Less Than 10 Acres
- \$ 6,085.00 Property 10-99.99 Acres
- \$ 12,170.00 Property 100+ Acres

Planned Developments

- \$ 1,035.00 As a Conditional Use
- \$ 1,715.00 As a Map Amendment

Master Concept Plan

- \$ 1,715.00 Property of any size

Conditional Use

- \$ 800.00 Property of any size

Appeal

- \$ 125.00 All Appeals

Deposit for Impact Assessment

- \$ 3,515.00

Conceptual Plan Review* and Zoning Verification

- \$ 300.00 Property Less Than 5 Acres
- \$ 615.00 Property 5-99.99 Acres
- \$ 1,230.00 Property 100+ Acres
- \$ 225.00 Encroachment Agreement
- \$ 50.00 Zoning Verification

***no conceptual review fee shall be required for residential variations**

Escrow Account Fees

- Preliminary Engineering Review Fee (Based on 1.5% of Estimated Preliminary Engineering Costs)
- Stormwater Management Review Fee (Based on 2% of Stormwater Management Costs)

Preliminary Plat of Subdivision

- \$ 6,885.00 Property Less Than 10 Acres
- \$ 9,495.00 Property 10-99.99 Acres
- \$ 9,745.00 Property 100+ Acres

Map Amendment

- \$ 800.00 Property Less Than 10 Acres
- \$ 1,100.00 Property 10-99.99 Acres
- \$ 1,460.00 Property 100+ Acres

Variation

- \$ 250.00 Property Less Than 10,000 sq. ft.
- \$ 800.00 Property Greater Than 10,000 sq. ft

Text Amendment

- \$ 500.00 Text Amendment

Final Plat

- \$ 605.00

Publishing Deposit

- \$ 240.00

Hearing Sign Deposit

- \$ 145.00 *per Sign* / 2 Total Number of Signs

Transcript Deposit

- \$ 340.00 Amendment, Conditional Use, MCP
- \$ 340.00 Variation or Appeal

Office Use Only

Application Fee/ PN010-0000-563-00.00 _____
 Encroachment/Zoning / PN010-0000-563-03.00 _____
 Transcript Fee / PN010-0000-237-08.00 _____
 Sign Deposit / PN010-0000-237-08.00 _____
 Publishing Dep./ PN010-0000-237-08.00 _____
 Impact Deposit / PN010-0000-237-08.00 _____
Total Fees _____

Date Received _____

Received By _____

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I authorize employees of the City Of Elgin to enter onto the property for the purposes of preparing the application review and taking site photographs.

Applicant/Agent signature
(If other than owner)



Owner signature

SCHEDULE A
LEGAL DESCRIPTION

PARCEL ONE:

LOTS 9 AND 10 AND PART OF LOTS 7 AND 8 IN BLOCK 29 OF WILLIAM C. KIMBALL'S PLAT OF ELGIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID BLOCK; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 132 FEET TO THE SOUTH EAST CORNER OF LOT 10; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 10 AND 7 TO THE FORMERLY EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, BEING THE EASTERLY LINE OF THE WESTERLY 20 FEET OF SAID LOTS 7 AND 8; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID BLOCK 29; THENCE EAST ON SAID NORTH LINE TO THE POINT OF BEGINNING, IN THE CITY OF ELGIN, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF LOTS 5 AND 6 IN BLOCK 29 OF THE ORIGINAL TOWN OF ELGIN, ON THE WEST SIDE OF FOX RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 5, 69 ½ FEET WESTERLY FROM THE SOUTH-EAST CORNER OF SAID LOT 5; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5, 27 ¼ FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHERLY ALONG THE EASTER LINE OF THE SAID RIGHT OF WAY 66 FEET TO THE NORTHERLY LINE OF LOT 5; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 10 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OS WAY 17 FEET TO THE SOUTH LINE OF LANDS CONVEYED TO THE BORDEN COMPANY BY WARRANTY DEEDS RECORDED JANUARY 19, 1940 AS DOCUMENT 448001; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LANDS SO CONVEYED TO THE BORDEN COMPANY TO A POINT 69 ½ FEET WESTERLY FROM THE EAST LINE OF LOTS 5 AND 6; THENCE SOUTHERLY TO THE POINT OF BEGINNING IN THE CITY OF ELGIN, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF LOT 6 IN BLOCK 29 OF THE ORIGINAL TOWN OF ELGIN, ON THE WEST SIDE OF FOX RIVER, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 5 IN SAID BLOCK 29, 69.50 FEET, WESTERLY FROM THE SOUTH-EAST CORNER OF SAID LOT 5; THENCE NORTHERLY PARALLEL TO THE EASTERLY LINE OF SAID LOTS AND 6, 83.20 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 6, 48.80 FEET TO THE NORTHERLY LINE OF SAID LOT 6; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6, 37 ½ FEET MORE OR LESS TO THE FORMER EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY, 49 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING, IN THE CITY OF ELGIN, KANE COUNTY, ILLINOIS.

PARCEL FOUR:

THAT OF PART OF LOTS, 1, 6, 7 AND 8 IN THE BLOCK 29 OF THE ORIGINAL TOWN OF ELGIN, ON THE WEST SIDE OF THE FOX RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE 1 FOOT WESTERLY FROM THE NORTHEAST CORNER THEREOF; THENCE CONTINUED ON THE ATTACHED PAGE

SCHEDULE A
LEGAL DESCRIPTION CONTINUED

SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 63.75 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOTS 1 AND 8. A DISTANCE OF 4.68 FEET TO THE EASTERLY FACE OF AN-EXISTING RETAINING WALL; THENCE SOUTHEASTERLY ALONG THE EASTERLY FACE OF SAID RETAINING WALL 38.8 FEET TO A POINT 13 FEET EASTERLY, AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID LOT 7; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 32.5 FEET TO THE NORTHERLY LINE OF SAID LOT 6; THENCE CONTINUING SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 12 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 6, DISTANCE OF 49 FEET TO THE NORTHERLY LINE OF SAID LOT 6; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 5 FEET TO A POINT 20 FEET EASTERLY, AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID LOT 7; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 134.1 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LOT 8; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 AND A DISTANCE OF 21 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ELGIN, KANE COUNTY, ILLINOIS.

Frida's Party Room

219 West Highland Av
Elgin Il.

This venue will be used to fill a current void in the events space market.

It will be used to host certain types of parties such as baptism, first communions and birthday parties, where the people only need or require the venue and not be forced or required to purchase other services such as food and beverages. Parties could range in size from 10 to 100 people. Primary hours of operation would be 5pm to 12am Monday to Sunday.

The venue will be rented on a contract basis. A written agreement with rules and regulations will be enforced. The City of Elgin's Noise policy will be a part of those rules and regulations as well as any additional rules or regulations the Councils see fit

We will not sell food or drinks during the events. The Lessee of the venue will be in charge of bringing their own food and drinks we will absolutely not sell food or alcoholic beverages. We will provide tables and chairs if they need them.

We will have a minimum of one staff person on site at all times and additional should the size of the group warrant it.

The space is ideal for our intended use with high ceilings, large light fixtures and a loft style look that is uncommon in the Elgin market.

The space has a single men's and women's ADA complaint bathrooms. There is a wash sink and mop basin in a service area. And a storage area apart from the main floor.

Parking can be handled by a large free public lot directly across the street and limit on site parking to after 5pm start time of most events will not be in conflict with the current users of the lot as they tend to be gone by 5pm

Thank you for your consideration.



PLAT OF SURVEY

PARCEL ONE:
Lots 8 and 10 and part of Lots 7 and 8 in Block 29 of William C. Elhall's Plat of Elgin, deceased as follows: Commencing at the Northeast corner of said Block; thence Northerly along the East line of said Block, 130 feet to the Southeast corner of Lot 10; thence Westerly along the South line of Lots 10 and 7 to the former Easterly line of the Chicago and Northwestern Railway Company, being the Easterly line of the Westerly 20 feet of said Lots 7 and 8; thence Northerly along said Easterly line to the North line of said Block 29; thence East on said North line to the point of beginning, in the City of Elgin, Kane County, Illinois.

PARCEL TWO:
That part of Lots 5 and 6 in Block 29 of the original Town of Elgin, on the West side of the River, described as follows: Beginning at a point on the South line of Lot 5, 69 1/2 feet Westerly from the Southeast corner of said Lot 5; thence Westerly along the Southerly line of said Lot 5, 27 1/2 feet to the Easterly line of the right of way of the Chicago and Northwestern Railway Company; thence Northerly along the Easterly line of said right of way 48 feet to the Southerly line of Lot 6; thence Westerly along the said Northerly line of said Lot 6, 10 feet; thence Northerly along the Easterly line of said right of way 17 feet to the South line of Lands conveyed to the Norden Company by the Marrett deeds recorded January 19, 1940 as Document 44800; thence Easterly along the Southerly line of lands conveyed to the Norden Company to a point 69 1/2 feet Westerly from the East line of Lots 5 and 6; thence Southerly to the point of beginning, in the City of Elgin, Kane County, Illinois.

PARCEL THREE:
That part of Lot 8 in Block 29 of the original Town of Elgin, on the West side of the River, described as follows: Commencing at a point on the South line of Lot 5; thence Northerly parallel to the Easterly line of said Lots 5 and 6, 43.20 feet for the point of beginning; thence continuing Northerly on a line parallel to the Easterly line of the Northerly line of said Lot 8, 37 1/2 feet more or less to the former Easterly line of the right of way of the Chicago and Northwestern Railway Company; thence Southerly along the Easterly line of said right of way, 49 feet; thence Easterly to the point of beginning, in the City of Elgin, Kane County, Illinois.

PARCEL FOUR:
That part of Lots 1, 4, 5 and 6 in Block 29 of the original Town of Elgin, on the West side of the River, described as follows: Beginning at a point in the Northerly line of said Lot 1, a distance 1 foot Westerly from the Southeast corner thereof; thence Southerly parallel with the Easterly line of said Lot 1, a distance of 63.25 feet; thence Easterly parallel with the Northerly line of said Lot 1 and 4, a distance of 1.68 feet to the Easterly face of an existing retaining wall; thence Southerly along the Easterly face of said retaining wall 38.8 feet to a point 33 feet Easterly, at right angles, from the Westerly line of said Lot 7; thence Southerly parallel with the Westerly line of said Lot 7, a distance of 32.5 feet to the Northerly line of said Lot 8; thence continuing Southerly 12.5 feet to the Northerly line of said Lot 4, a distance of 12 feet; thence Southerly parallel with the Northerly line of said Lot 4, a distance of 49 feet to the Northerly line of said Lot 5; thence Westerly along the Northerly line of said Lot 5, a distance of 3 feet to a point 20 feet Easterly, at right angle, from the Westerly line of said Lot 7; thence Northerly parallel with the West line of said Lots 7 and 8, a distance of 13 1/2 feet more or less to the Northerly line of said Lot 8; thence Westerly along the Northerly line of said Lot 8 and a distance of 21 feet to the point of beginning, in the City of Elgin, Kane County, Illinois.

CERTIFY TO: Lawyers Title Insurance Corporation
Kurt Kremery
Harris Bank Harrington, N.A.
Harris Bank Huxley
Ganepen, Inc.

NOTE: PROPERTY IS LOCATED IN FLOOD ZONE "C" (MINIMAL FLOODING) AS PER COMMUNITY-PANEL NUMBER 170097 0007F, DATED APRIL 17, 1984

This is to certify that this plat and the survey on which it is based were made under my supervision and in accordance with the "Minimum Standard Detail Requirements for ALTA and ACSI Land Title Survey" jointly established and adopted by ALTA and ACSI in 1985; and meet the accuracy requirements of a class "A" (Urban) Survey, as defined there.

James O. Bell
ILLINOIS LAND SURVEYOR #35-2271

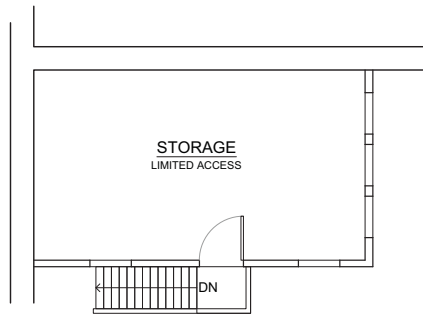
ZARCO SEKREZ AND ASSOCIATES
111 WEST WASHINGTON STREET SUITE 410
CHICAGO, ILLINOIS 60603
PHONE: 312-726-1313

DRAWN BY: F.E. SCALE: 1"=20' DATE: FEBRUARY 16, 1984

VALU DEU BEGRH FOODS CO.
2300 CABOT DRIVE
LISLE, ILLINOIS 60532

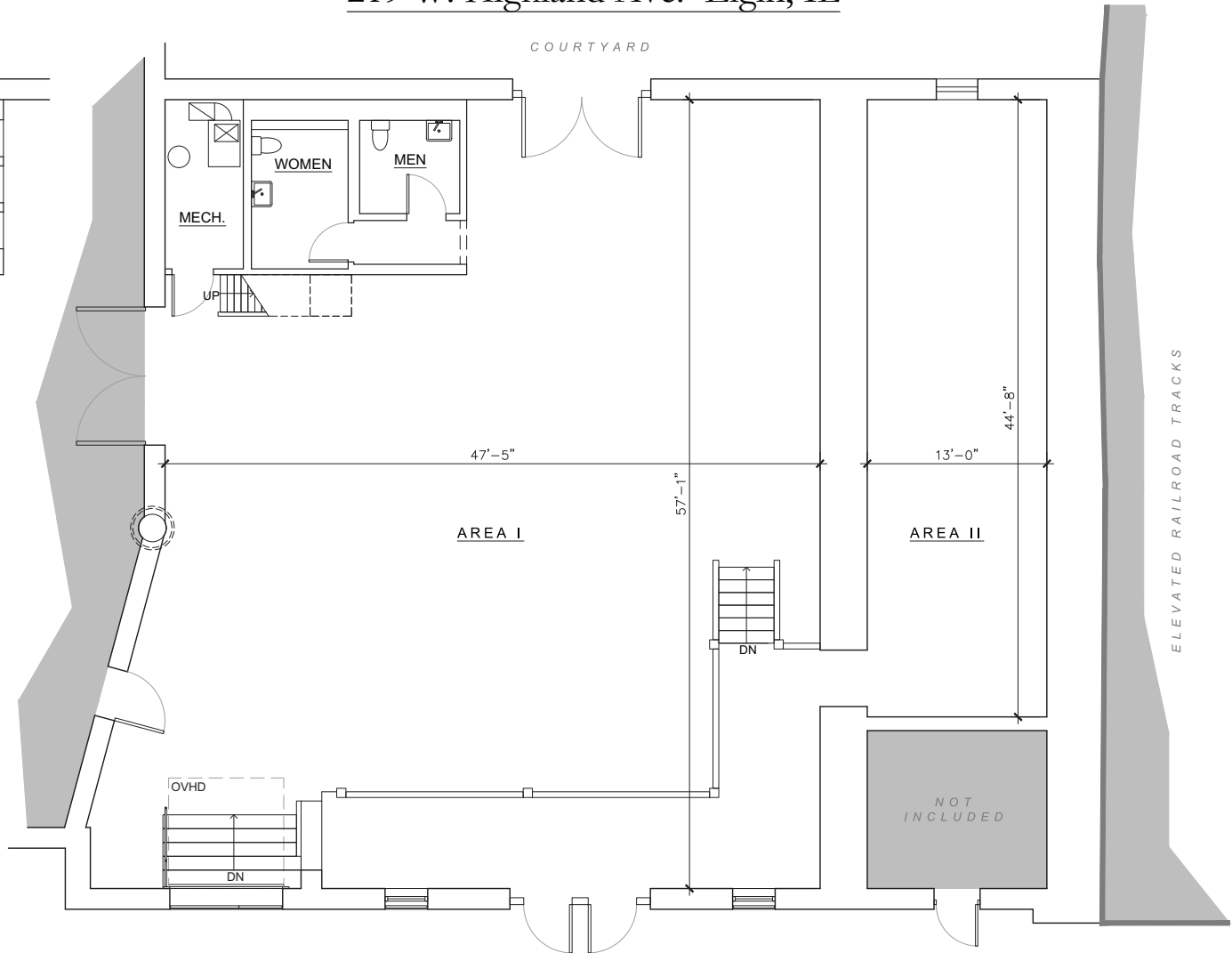


219 W. Highland Ave. Elgin, IL



Mezzanine Plan

260 USF



First Floor Plan

3,387 USF
(INCLUDING AREA II)



P.O. Box 671, Elgin, Illinois 60121
847 289-0800

SILVA ARCHITECTS

- ARCHITECTURE PLANNING INTERIORS
- 168 E. HIGHLAND AVE. SUITE 102
- ELGIN, IL 60120
- 847-841-1500

Existing Conditions

SCALE 1/8" = 1'-0" DATE 07-25-2017