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November 30, 2023

Ms. Catherin Metsker, Chair  
McLean County Board  
115 East Washington Street  
Bloomington, IL 61701

Ms. Erika Reynolds  
McLean County State's Attorney  
104 West Front Street  
Bloomington, IL 61701

**FILED**  
McLEAN COUNTY, ILLINOIS

DEC 01 2023

*Kathy Michael*  
COUNTY CLERK

Re: Lakeshore Recycling Systems, LLC siting Application

Dear Charwoman Metsker and State's Attorney Reynolds:

Our firm represents Lakeshore Recycling Systems, LLC ("LRS"). An application was filed by LRS on August 18, 2023 for site approval for a new regional pollution control facility ("PCF"). As a point of clarification, Reference has been made in the record that Henson Disposal, Inc. filed an application for site approval for a PCF in 2021. That application was withdrawn by Henson and it has no relevance to the current pending application filed by LRS.

**INTRODUCTION.**

The Illinois Pollution Act reads: "§ 22.14. (a) No person may establish any pollution control facility for use as a garbage transfer station, which is located less than 1000 feet from the nearest property zoned for primarily residential uses or within 1000 feet of any dwelling, except in counties of at least 3,000,000 inhabitants." 415 ILCS 5/22.14. The Illinois Pollution Control Board regulations state: "'Site' means any location, place or tract of land used for waste management. A site may include one or more units." Ill. Admin. Code tit. 35 § 807.104. "'Unit' means any device, mechanism, equipment or area used for storage, treatment or disposal of waste." Ill. Admin. Code tit. 35 § 807.104"

Section 39.2(b) of the Illinois Pollution Control Act (Act) provides that all owners of all property within 250 feet in each direction of the lot line, excluding roadway of the subject property, must receive notice of the request for site approval within 14 days after submitting the application.

The Act reads: "(b) No later than 14 days before the date on which the county board or governing body of the municipality receives a request for site approval, the applicant shall cause written notice of such request to be served either in person or by registered mail, return receipt requested, on the owners of all property within the subject area not solely owned by the applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, said

Ex. 5

owners being such persons or entities which appear from the authentic tax records of the County in which such facility is to be located; provided, that the number of all feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement; provided further, that in no event shall this requirement exceed 400 feet, including public streets, alleys and other public ways.”415 ILCS 5/39.2

It has been recognized by Illinois Courts that in interpreting the Act in general, and in the case of the Notice requirement specifically that, “the Act requires that we construe this statute liberally. 415 ILCS 5/2(c) (West 2014) (“[t]he terms and provisions of this Act shall be liberally construed so as to effectuate the purposes of this Act”). Furthermore, we will not misinterpret the statute by reading into it exceptions, limitations, or conditions that the legislature did not express”. (*Petersen v. Wallach*, 198 Ill. 2d 439, 446, 764 N.E.2d 19, 261 Ill. Dec. 728 (2002)).

The cardinal rule of statutory construction is to ascertain and give effect to the intent of the legislature. The most reliable indicator of legislative intent is the language of the statute itself, which should be given its plain and ordinary meaning. Where the language of the statute is clear and unambiguous, it must be applied as written, without resort to other tools of statutory construction. Moreover, one should not depart from a statute's plain language by reading into it exceptions, limitations, or conditions that the legislature did not express, and one should avoid rendering any part of the statute meaningless or superfluous. However, we may consider the consequences that would result from construing the statute one way or another, and, in doing so, we presume that the legislature did not intend to create absurd, inconvenient, or unjust results. *Village of Lake in the Hills*, 2014 IL App (2d) 130654. Only where the language of the statute is ambiguous, or where a literal interpretation of the statute would either lead to absurd results or thwart the goals of the statutory scheme, may a court look beyond the express language of the statute and consider extrinsic aids of construction. *Lansing v. Southwest Airlines Co.*, 2012 IL App (1st) 101164, ¶ 30; *NDC LLC v. Topinka*, 374 Ill.App.3d 341, 359 (2007). *D'Attomo v. Baumbeck*, 2015 IL App (2d) 140865, ¶ 31

**I. PROPER NOTICE WAS SENT TO PROPERTY OWNERS FROM THE SUBJECT PROPERTY LOT LINES AS EVIDENCED BY RECORDED DOCUMENTS AND MCLEAN COUNTY REAL ESTATE TAX RECORDS.**

- 1. The Subject Property is Lot 3 of the Approved McLennan County Plan of the HDI Subdivision.** The Preliminary Plan of the HDI Subdivision was approved by the McLean County Board on February 16, 2023, and recorded in the Mclean County Recorder’s office with the McLean County Clerk as number 2023-00010926. The Subject Property is identified on the face of the Plan as “lot 3” of the subdivision. The McLean County approval provides for a recording of a Final Plat of Subdivision which is to be substantially the same as the Preliminary Plan and to be signed by the County Plat Officer. The Final Plat will be recorded County. No further McLean County Board action or approval is needed. By McLean County Ordinance the County Plat officer signs the Final Plat. (§ 317-17, Plat Officer. The Plat Officer shall also approve final plats for subdivisions that have a valid preliminary plan when the final plat substantially conforms to the approved preliminary plan). The Final Plat has been submitted to the County Plat Officer.

- 2. The Subject Property Is Lot 1 of The Recorded Assessment Plat and is Detailed on the Authentic Tax Records and Assessor's Map.** A surveyed Assessment Plat was recorded in the McLean County Recorder's office with the McLean County Clerk on August 17, 2023 as number 2023-00010925 and delivered to the Township Assessor. The Subject Property is identified on the recorded plat as "Lot 1, Facility Site, 3.09Ac+-" and is detailed on the assessor's tax map as Lot 1 (a copy of the recorded Plat is attached). Ms. Claire Manning has filed a letter in the record, dated November 29, 2023, citing the case of *Environmental Control Sys. v. Long*, 301 Ill. App. 3d 612 ("Long"), and stating, it is a case, "involving an almost identical siting application issue..." We agree with Ms. Manning that the case is on point and dispositive of the measurement question but disagree with her conclusion, because the holding of the case, properly applied to the facts in the pending application, require a finding in favor of the applicant, LCR. In the case of *Environmental Control Sys. v. Long*, 301 Ill. App. 3d 612 the owner, ECS, was developing a recycling center and sanitary landfill otherwise known as a regional pollution control facility (RPCF). The same required notice, is required in the LCR pending application, was not sent by ECS to two landowners who were within 250 feet of the lot line upon which the RPCF was situated. In an apparent attempt to rectify its error, ECS contended that the statute requires notification only to those landowners living in a 250-foot "proximity" to the RPCF (the Facility) a point within the lot, not to a lot line. In discussing the issue as from where the measurement was to be calculated, the Court stated that:

"The language of the statute requires notification of owners of land within 250 feet of the lot line. Ill. Rev. Stat. 1989, ch. 111 1/2, par. 1039.2(b). ***The record reflects that the lot lines at issue are detailed on the authentic tax records and assessor's map.*** The lines on the map and tax records coincide with parcel five. The parcel is not further divided. The RPCF is located within a section of parcel five." (emphasis supplied). *Environmental Control Sys. v. Long*, 301 Ill. App. 3d 612, 622-623.

The *Environmental Control* decision directly supports LCR's case that proper notification has been given by LCR, the applicant, because, as required by the Court in *Environmental Control*, as opposed to the actions of ECS in the *Environmental Control* case, where it argued to measure the distance from a facility *inside* of a boundary rather than from the lot line of the tax records parcel, LCR did in fact serve the "notification of owners of land within 250 feet of the lot line" for the tax parcel as required by the cited statute, and the lot lines at issue in the LCR petition are "detailed on the authentic tax records and assessor's map" of the Township Assessor's office as required by the Appellate Court in *Environmental Control*. The court specifically referenced the "lot lines" as those detailed on the authentic tax records and assessor's map as proper lot lines from which to measure the distance for notification in accordance with the statute. LCR has its site lot lines of its site detailed on the authentic tax records and assessor's map, and the McLean County GiS map, from which the notification distance was measured. Thus, LCR's notice is completely consistent with the Court's holding in the case regarding the requirements of notice.

- 3. The Tax Assessor Assigned the Subject Property a Separate Parcel Identification Number.** (PIN). The PIN number of the Facility Site is 21-15-151-022. It is a separate lot with lot lines on the McClean County GIS map.

4. **The Preliminary Plan is Recorded as an Exhibit to the Utilities Agreement.** The City of Bloomington reviewed the Preliminary Plan and made it an exhibit to the Utility Agreement between the City and the property owner.

For purposes of Notice and the application, the surveyor prepared the legal description of the Subject Property for location of the facility which is an identical metes and bounds match of legal description to Lot 3 of the Preliminary Plan and Lot 1 of the Assessment Plat. As alternate legal descriptions for the exact same property, it is legally sufficient for all notice and filing requirements.

**II. IN THE CONTEXT OF THE ILLINOIS POLLUTION CONTROL ACT AND ILLINOIS CASE LAW THE TERM, "LOT LINE" IS A COMMON AND ORDINARY REFERENCE TO A BOUNDARY OF A SPECIFIC DESCRIPTION OF THE SUBJECT PROPERTY, AND THERE IS NO REQUIREMENT IN THE ACT THAT A SITE BE A LOT IN A "PLATTED" SUBDIVISION.** In the context of the Act, Illinois Statutes, and case law the term, "lot line" is a generic reference to a boundary of a specific description of the subject property, and there is no requirement in the Act that it be a lot in a "platted" subdivision. The term "lot" is not capitalized, special or a defined term in the Act. There is no reference to, or definition of, the word "lot" in the applicable IEPA statute or Administrative rules. The state statute refers to a pollution control "facility". The Illinois Pollution Control Board regulations state: "'Site" means any location, place or tract of land used for waste management. A site may include one or more units." Ill. Admin. Code tit. 35 § 807.104. "Unit" means any device, mechanism, equipment or area used for storage, treatment or disposal of waste." Ill. Admin. Code tit. 35 § 807.104". It is instructive that 415 ILCS 5/39.2 states regarding the notice: "the applicant shall cause written notice . . . on the owners of all property within 250 feet in each direction of the lot line of the subject property, said owners being such persons or entities which appear from the authentic tax records of the County in which such facility is to be located". The clear intent of the language in the Act is to give reasonable notice to the public within 1,000 feet of the boundary of the subject property and facility. The "subject property" and the "facility" where the property is located have been legally defined by our legal description notices and application.

It has been stated by the Illinois appellate court, "In statutory interpretation—a task we perform de novo (see *City of Charleston v. System of Administrative Hearing of the City of Charleston*, 2019 IL App (4th) 180634)—we give the words of the statute their ordinary meanings unless the statute specially defines words (and then we give the words in the special definitions their ordinary meanings) (*Turner v. Orthopedic & Shoulder Center, S.C.*, 2017 IL App (4th) 160552, 415 Ill. Dec. 597, 82 N.E.3d 801). Section 1-60 does not specially define the word "used." *Thus, we give that word its ordinary meaning, which can be found in a dictionary....*" *KT Winneburg, LLC v. Roth*, 2020 IL App (4th) 190274, P43 (emphasis supplied).

A definition of "lot" in Black's Law Dictionary<sup>1</sup> is "Any portion, piece, division or parcel of land." Webster's Dictionary defines "lot" as "any portion, piece or division of land." Britannica

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<sup>1</sup> Black's law Dictionary Revised Fourth Edition

Dictionary definition of "lot" as to land is, "chiefly US : a small piece of land that is or could be used for building something or for some other purpose, or a portion of land".

When the Illinois Supreme Court was required to consider the meaning of the word "lots" it stated, "Neither the appellants nor the appellees refer us to any authorities as to the technical or exact meaning of the word "lots," and from our own examination we are of the opinion that there is no fixed or inflexible rule which gives this word an exact meaning. The courts always read and interpret it in connection with the context and the circumstances under which it is used." The Court listed cases, among many others, which it stated could be cited, to illustrate the elasticity with which the term is applied. It stated, "In the case of *Aldrich v. Thurston*, 71 Ill. 324, in construing the Homestead Exemption law, providing that "the lot of ground and the buildings thereon occupied as a residence and owned by the debtor" shall be exempt, we held that a quarter-section of land, being a legal subdivision, could be considered as a lot." and "In the later case of *Gardner v. Eberhard*, [\*\*\*22] 82 Ill. 316, we held that this court would take judicial notice of governmental surveys of public lands; that a quarter-section of land consists of four forties, each with well defined bounds, and that if the value of the forty-acre tract on which the residence buildings are situated does not exceed \$1000 in value it is exempt as a lot."

Effect should be given to the drafter's intention as evidenced by the terminology used, the goals and purposes, the natural import of the words used in common and accepted usage, and the general structure of the law being construed. *Knor v. Madison County*, 151 Ill. App. 3d 767, 774, 104 Ill. Dec. 403, 502 N.E.2d 1063 (1986).

**III. HDI Court is a public street and not a part of the site for the LCR PCR (Facility).**

The Preliminary Plan, Final Plat of the HDI Subdivision (attached), recorded Assessment Plat and Utility Agreement with the City of Bloomington, all include and identify a dedication of HDI Court as a public street with its own unique PIN. The plans provide it will be dedicated by the recording of the Final Plat of Subdivision (copy attached), physically constructed by and at the cost of the LCR and when construction is completed, accepted by the appropriate public body. The HDI subdivision is approximately 44 acres and comprises the Henson Recycling Campus. The Campus already contains multiple users and HDI Court will be the primary access and the location of public utilities for the lots in in the HDI subdivision. It is being constructed by agreement with the City of Bloomington to the City's city street standards.

Respectfully submitted.

GUERARD, KALINA & BUTKUS

Sincerely,



Richard M. Guerard

MCLEAN COUNTY RECORDER OF DEEDS

Type: OFFICIAL RECORDS  
Recorded: 08/17/2023 09:50:50 AM  
Fee Amt: \$75.00 Page 1 of 2  
IL Rental Housing Fund: \$18.00  
McLean County, IL  
Kathy Michael McLean County Clerk  
File# 2023-00010925

RECORDER'S STAMP

## RECORDING COVERSHEET

### Assessment Plat

SEE LEGAL DESCRIPTION ATTACHED HERETO AND  
MADE A PART HEREOF AS EXHIBIT "A"

P.I.N.:

21-15-152-010

21-15-151-018

TK n TK, LLC

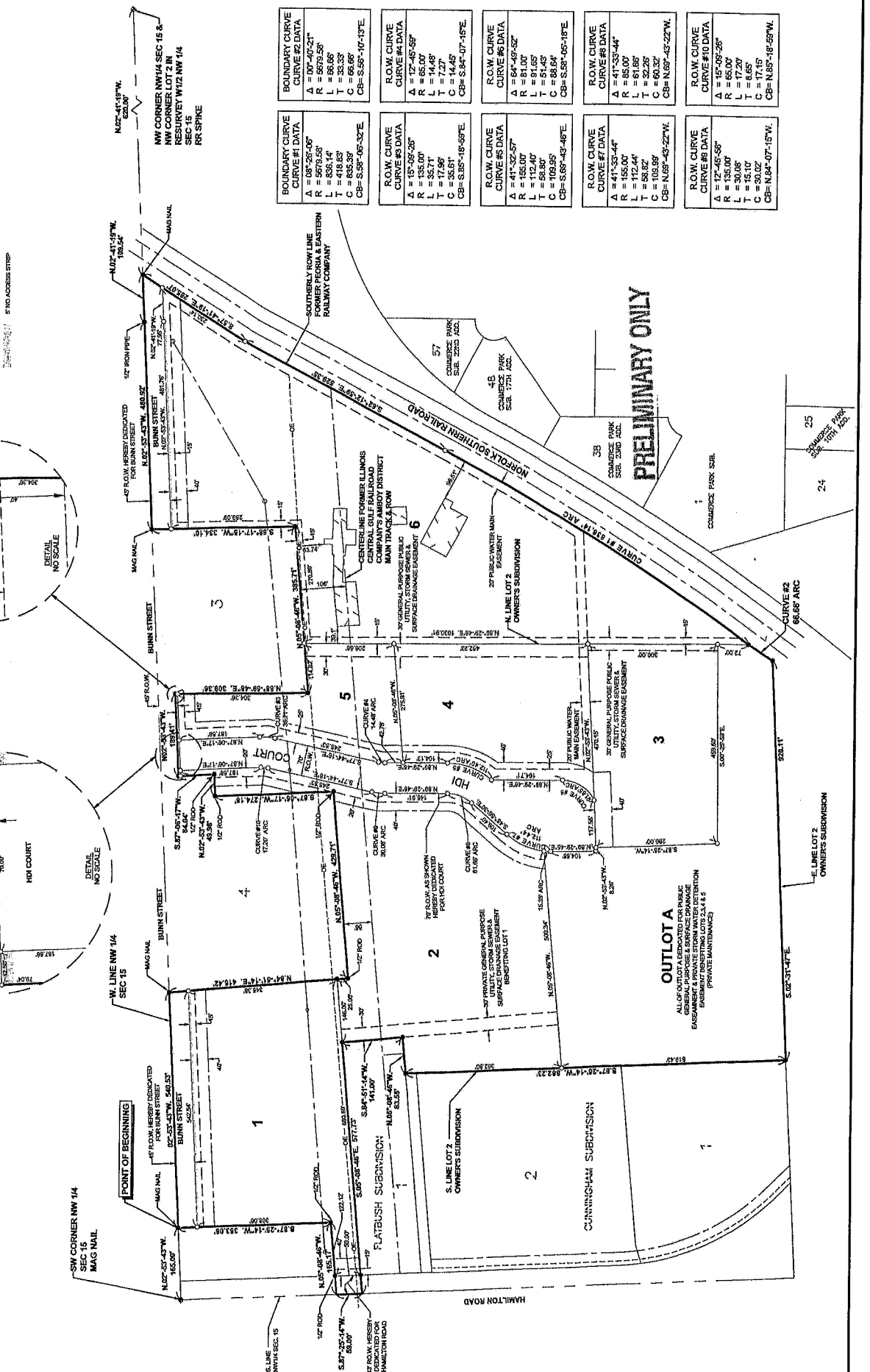
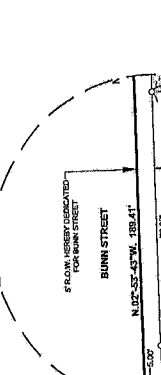
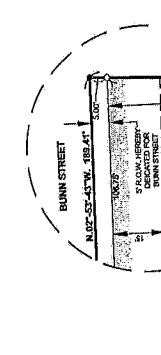
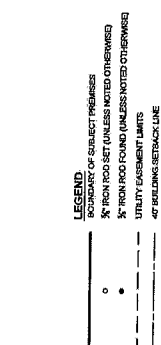
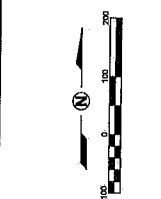
Prepared by and Mail Recorded Document to:

Richard M. Guerard  
310 S. County Farm Road  
Wheaton, IL 60187









BOUNDARY CURVE CURVE #2 DATA

|    |                  |
|----|------------------|
| A  | = 00'-40'-21"    |
| R  | = 8679.50'       |
| L  | = 333.33'        |
| T  | = 333.33'        |
| C  | = 666.66'        |
| CB | = S-55'-10'-15"E |

R.O.W. CURVE CURVE #4 DATA

|    |                  |
|----|------------------|
| A  | = 127'-45'-59"   |
| R  | = 85.00'         |
| L  | = 14.48'         |
| T  | = 7.27'          |
| C  | = 14.48'         |
| CB | = S-84'-07'-15"E |

R.O.W. CURVE CURVE #6 DATA

|    |                  |
|----|------------------|
| A  | = 64'-49'-52"    |
| R  | = 81.00'         |
| L  | = 81.69'         |
| T  | = 81.69'         |
| C  | = 163.38'        |
| CB | = S-89'-05'-18"E |

R.O.W. CURVE CURVE #8 DATA

|    |                  |
|----|------------------|
| A  | = 41'-33'-44"    |
| R  | = 85.00'         |
| L  | = 85.00'         |
| T  | = 85.00'         |
| C  | = 170.00'        |
| CB | = N-85'-43'-22"W |

R.O.W. CURVE CURVE #10 DATA

|    |                  |
|----|------------------|
| A  | = 15'-00'-26"    |
| R  | = 17.20'         |
| L  | = 17.20'         |
| T  | = 17.20'         |
| C  | = 34.40'         |
| CB | = N-85'-18'-59"W |

BOUNDARY CURVE CURVE #1 DATA

|    |                  |
|----|------------------|
| A  | = 08'-25'-40"    |
| R  | = 850.00'        |
| L  | = 418.53'        |
| T  | = 418.53'        |
| C  | = 837.07'        |
| CB | = S-58'-06'-32"E |

R.O.W. CURVE CURVE #3 DATA

|    |                  |
|----|------------------|
| A  | = 132'-02'-35"   |
| R  | = 135.00'        |
| L  | = 35.71'         |
| T  | = 17.86'         |
| C  | = 35.71'         |
| CB | = S-35'-16'-59"E |

R.O.W. CURVE CURVE #5 DATA

|    |                  |
|----|------------------|
| A  | = 41'-32'-57"    |
| R  | = 185.00'        |
| L  | = 112.40'        |
| T  | = 112.40'        |
| C  | = 224.80'        |
| CB | = S-85'-43'-46"E |

R.O.W. CURVE CURVE #7 DATA

|    |                  |
|----|------------------|
| A  | = 41'-33'-44"    |
| R  | = 185.00'        |
| L  | = 112.40'        |
| T  | = 112.40'        |
| C  | = 224.80'        |
| CB | = N-85'-43'-22"W |

R.O.W. CURVE CURVE #9 DATA

|    |                  |
|----|------------------|
| A  | = 127'-45'-59"   |
| R  | = 135.00'        |
| L  | = 30.08'         |
| T  | = 15.10'         |
| C  | = 30.02'         |
| CB | = N-84'-07'-15"W |

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS    )  
  ) SS  
COUNTY OF MCLEAN )

I, David P. Brown, Illinois Professional Land Surveyor No. 2725, do hereby certify that the attached plat of subdivision was surveyed and prepared under my direction, in accordance with the laws of the State of Illinois, and with the Ordinances of McLean County for TKnTK, LLC and represents the following described property to wit:

A part of Lot 1 in the Subdivision of the NW¼ of Section 15; a part of Lot 2, 3, 4 and 5 in Re-Survey of the W½ of the NW¼ of Section 15; a part of Lot 2 in Owner's Subdivision in the NW¼ of Section 15; a part of the Illinois Central Gulf Railroad Company's abandoned Amboy District right of way in the NW¼ of Section 15; Lot 2 and 3 in Flatbush Subdivision in the NW¼ of Section 15; all of Tri Lakes Road right of way in the NW¼ of Section 15 vacated in Document No. 2017-13365 in the McLean County Recorder of Deeds Office; all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the southwest corner of the NW¼ of said Section 15 also being the southwest corner of Lot 5 in Re-Survey of the W½ of the NW¼ of said Section 15; thence N.02°-53'-43"W. 165.00 feet on the west line of said Lot 5 and west line of the NW¼ of said Section 15 to the Point of Beginning; thence continuing N.02°-53'-43"W. 540.53 feet on the west line of Lot 5 and 4, being the west line of the NW¼ of said Section 15; thence N.84°-51'-14"E. 415.42 feet to the west line of Lot 2 in Flatbush Subdivision, recorded as Document No. 2004-1254 in the McLean County Recorder of Deeds Office, lying 66 feet west of the centerline of the former Illinois Central Gulf Railroad Company's Amboy District main track and right of way; thence N.05°-08'-46"W. 429.71 feet on said west line of Lot 2 in Flatbush Subdivision; thence S.87°-06'-17"W. 274.18 feet on the westerly line of said Lot 2 and westerly extension thereof parallel with the south line of Lot 3 in said Flatbush Subdivision; thence N.02°-53'-43"W. 49.98 feet to the south line of said Lot 3 in Flatbush Subdivision; thence S.87°-06'-17"W. 84.04 feet to the southwest corner of said Lot 3 in Flatbush Subdivision; thence N.02°-53'-43"W. 189.41 feet to the northwest corner of said Lot 3 in Flatbush Subdivision; thence N.88°-59'-48"E. 309.36 feet to the northeast corner of said Lot 3 in Flatbush Subdivision; thence N.05°-08'-46"W. 385.71 feet on the west line of Tri Lakes Road right of way as occupied and

described in Deed Book 732, Page 241 and as vacated in Document No. 2017-13365 in the McLean County Recorder of Deeds Office, said west line lying 106 feet west of the centerline of the former Illinois Central Gulf Railroad Company's Amboy District main track and right of way; thence S.88°-17'-15"W. 334.10 feet to the west line of Lot 3 in Re-Survey of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of said Section 15, also being the west line of the NW $\frac{1}{4}$  of Section 15; thence N.02°-53'-43"W. 480.92 feet on the west line of Lot 3 and Lot 2 in Re-Survey of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 15, to the northeast corner of Lot 8 in School Commissioners Subdivision in the NE $\frac{1}{4}$  of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian; thence N.02°-41'-19"W. 109.54 feet on the west line of Lot 2 in Re-Survey of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 15 to the southerly right of way line of the former Peoria and Eastern Railway Company; thence S.57°-41'-19"E. 285.07 feet on said south right of way line of the former Peoria and Eastern Railway Company; thence S.62°-12'-59"E. 529.35 feet on said right of way line; thence southeasterly on said right of way line 836.14 feet on a curve concave to the southwest having a radius of 5,679.58 feet, central angle of 08°-26'-06" and chord of 835.39 feet bearing S.58°-06'-32"E. from the last described course to the north line of Lot 2 in Owner's Subdivision in the NW $\frac{1}{4}$  of said Section 15 according to the Plat thereof recorded in Plat Book 9, Page 82 in the McLean County Recorder of Deeds Office; thence southeasterly 66.66 feet on a curve concave to the southwest having a central angle of 00°-40'-21", radius of 5,679.58 feet and a chord of 66.66 feet bearing S.56°-10'-13"E. from the chord of the last described arc to the east line of said Lot 2 in Owner's Subdivision; thence S.02°-31'-47"E. 920.11 feet to the south line of said Lot 2; thence S.87°-25'-14"W. 882.23 feet to the southwest corner of said Lot 2 on the east line of Lot 1 in said Flatbush Subdivision; thence N.05°-08'-46"W. 83.55 feet to the southeast corner of Lot 2 in said Flatbush Subdivision; thence S.84°-51'-14"W. 141.00 feet to the southwest corner of said Lot 2, also being the northeast corner of Lot 1 in said Flatbush Subdivision; thence S.05°-08'-46"E. 577.73 feet on the west line of said Lot 1 and southerly extension thereof to south line of the said NW $\frac{1}{4}$  of Section 15 lying 9.01 feet east of the southeast corner of Lot 5 in said Re-Survey of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 15; thence S.87°-25'-14"W. 59.00 feet on the south line of said Lot 5 and south line of the NW $\frac{1}{4}$  of Section 15; thence N.05°-08'-46"W. 165.17 feet; thence S.87°-25'-14"W. 353.06 feet to the Point of Beginning, containing 41.72 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into six (6) lots and Outlot A as shown on the attached plat.

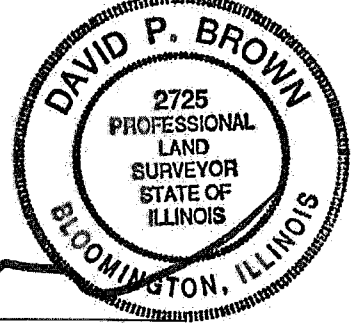
Iron monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof. All easements designated on said plat are dedicated for public use and for the use of community antenna television systems and as may otherwise be specifically noted as private.

Said subdivision is to be known as HDI Subdivision, McLean County, Illinois.

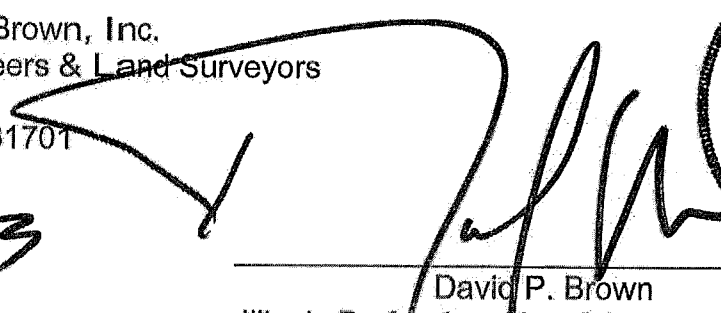
I further certify that the foregoing plat accompanying this certificate accurately represents the above described property as subdivided.

I further certify that no part of said herein described subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency on Flood Insurance Rate Map for Community Panel Number 179031 0503E, Map Number 17113C0503E dated Revised July 16, 2008.

Lewis, Yockey & Brown, Inc.  
Consulting Engineers & Land Surveyors  
505 N. Main St.  
Bloomington, IL 61701



10/30/2023  
Date

  
\_\_\_\_\_  
David P. Brown  
Illinois Professional Land Surveyor No. 2725  
License Expiration Date 11/30/2024

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF MCLEAN )

I, \_\_\_\_\_, City Engineer for the City of Bloomington, Illinois hereby certify that the land improvements described in the annexed plat and the plans and specifications therefore meet the minimum requirements of said City outlined in Chapter 24 of the Bloomington City Code.

Dated at Bloomington, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
City Engineer  
Bloomington, Illinois

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS    )  
  )SS  
COUNTY OF MCLEAN )

I, Kathy Michael, County Clerk of McLean County, State of Illinois, do hereby certify that on the 31 day of October, 2023, there were no delinquent general taxes unpaid, special assessments or delinquent special assessments against the tract of land shown on the plat of the HDI Subdivision attached to this certificate and described in the Certificate of the Surveyor attached hereto and to said plat.

Kathy Michael  
County Clerk, McLean County, Illinois

(SEAL OF SAID COUNTY)

**Tax Parcel I.D. #21-15-151-020**  
**#21-15-151-021**  
**#21-15-151-022**  
**#21-15-151-023**  
**#21-15-102-005**  
**#21-15-102-006**

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF MCLEAN )

I, Leslie Smith-Yocum, City Clerk of said City, do hereby certify that the foregoing is a true and complete copy of an original final plat of HDI Subdivision, presented, passed and approved at a regular meeting of said City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by an affirmative vote of the majority of all members selected to said Council, the vote having been taken by yeas and nays and entered on the record of the proceedings of said Council.

Witness my hand and seal of said City of Bloomington, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

\_\_\_\_\_  
City Clerk

TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE

STATE OF ILLINOIS     )  
                                  )SS  
COUNTY OF MCLEAN    )

I, \_\_\_\_\_, Highway Commissioner of  
\_\_\_\_\_ Township of McLean County, Illinois, do hereby certify  
that the land improvements under my jurisdiction described in the annexed plat of the  
\_\_\_\_\_ Subdivision and the plans and specifications  
therefore meet the minimum requirements of said Township.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Township Highway Commissioner



PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF MCLEAN    )

I hereby certify that the attached Final Plat for the \_\_\_\_\_ Subdivision located in Section \_\_\_\_, Township \_\_ North, Range \_\_ East of the Third Principal Meridian, is in compliance with the land subdivision regulations of the County of McLean, State of Illinois, as set forth on this date; and therefore, pursuant to said regulations, I hereby accept said attached Final Plat.

Dated at Bloomington, Mclean County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

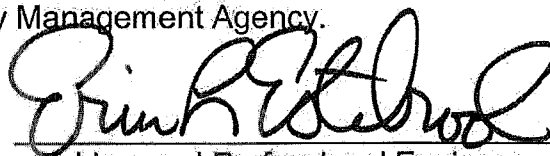
\_\_\_\_\_  
Plat Officer, Philip Dick

Parcel No. \_\_\_\_\_

DRAINAGE ACKNOWLEDGEMENT

Erin L. Estabrook, Licensed Professional Engineer, and TKnTK, LLC, being the owners of the premises heretofore platted by David P. Brown, Illinois Professional Land Surveyor No. 2725 to be and become HDI Subdivision to McLean County, Illinois, do hereby acknowledge that to the best of their knowledge and belief, the drainage of surface waters will not be changed by the construction of said Subdivision or planned unit development or any part thereof; or that if such surface water drainage will be changed, reasonable provisions have been made for collection and diversion of such surface waters into public areas or drains which the owner has a right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the Subdivision or planned unit development.

I further acknowledge that no portion of the Lots are within the Special Flood Hazard Area, as defined by the Federal Emergency Management Agency.



\_\_\_\_\_  
Licensed Professional Engineer

OWNER(S): TKnTK, LLC

BY: 

\_\_\_\_\_  
Thomas E. Kirk  
Manager

OWNER'S CERTIFICATE

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF MCLEAN )

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, hereby certify that we are the owners of all the premises embodied in the attached plat of HDI Subdivision to McLean County, Illinois, and that we have caused said plat to be made and that it is a true and correct plat of HDI Subdivision to McLean County, Illinois as laid off into lots and public streets by David P. Brown, Illinois Professional Land Surveyor Number 2725; and we, the undersigned, hereby dedicate and set apart for the use of the general public forever all of the streets and highways as indicated and shown on said Plat, including but not limited to HDI Court; and we further dedicate the easements therein set forth to the public for general utility purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this 26 day of October, 2023.

Owner(s): TKnTK, LLC

BY: Tom Kirk  
Thomas E. Kirk  
Manager

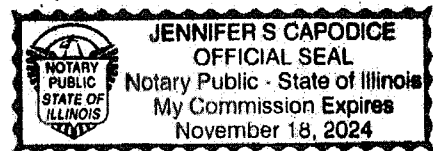
NOTARY'S CERTIFICATE

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF MCLEAN )

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Thomas E. Kirk is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of Homestead, and also including the dedication of all streets and highways to the use of the general public forever, and including the grant of certain general utility easements to the applicable public utility companies.

Given under my hand and notarial seal this 20 day of October, 2023.

  
\_\_\_\_\_  
Notary Public



SCHOOL DISTRICT CERTIFICATE

TKnTK, LLC, owner of the property described in the Surveyor's Certificate of the tract of land platted as HDI Subdivision, certify that to the best of my knowledge and belief that said platted land is located within the boundaries of Community Unit School District No. 5 in McLean County, Illinois.

TKnTK, LLC  
By: Thomas E. Kirk  
Thomas E. Kirk  
Manager

Attest \_\_\_\_\_

STATE OF ILLINOIS        )  
  )        SS  
COUNTY OF MCLEAN     )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Thomas Kirk, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act.

Given under my hand and Notarial Seal this 26 day of October, 2023.

\_\_\_\_\_  
Notary Public

