



# Village of Lincolnwood Plan Commission

*Public Meeting*  
**Wednesday, February 7, 2024**  
**7:00 P.M.**

*in the*  
**Gerald C. Turry Village Board Room**  
**Lincolnwood Village Hall - 6900 North Lincoln Avenue**

## Meeting Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**  
January 10, 2024, Meeting Minutes
4. **Case #PC-14-23: 4517 West North Shore Avenue, 4525 West North Shore Avenue, and 6647 North Kolmar Avenue – Final Plat of Subdivision and Consolidation**  
**Request:** Consideration of a request by Jason Schwartz, owner of 4525 West North Shore Avenue, Ayowale Alao, owner of 4517 West North Shore Avenue, and those same individuals as co-owners of 6647 North Kolmar Avenue, to approve a Final Plat of Subdivision and Consolidation pursuant to Section 16-4-5 of the Village Code and impacting those three properties. The Subdivision and Consolidation would result in the property currently known as 6647 North Kolmar Avenue being subdivided into two lots, then each resultant lot being consolidated into either 4517 West North Shore Avenue or 4525 West North Shore Avenue. The request also includes consideration of Subdivision Variations from Section 16-5-2(B) to allow the resultant lot of 4517 West North Shore Avenue to have more than four sides, Section 16-5-6(B)(1) to allow overhead utilities to remain in place rather than being buried, and Section 16-5-2(D)(2) to allow a consolidation involving more than two properties. The Plan Commission may also consider any additional relief that may be discovered during the review of this case.
5. **Discussion: Update Regarding Past Plan Commission Cases**
6. **Next Regular Meeting: Wednesday, March 6, 2024**
7. **Public Comment**
8. **Adjournment**



*Draft* **MEETING MINUTES  
OF THE  
PLAN COMMISSION  
January 10, 2024 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL  
6900 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712**

**Present:** Chairman Mark Yohanna, Commissioners Steven Jakubowski, Adi Kohn, Mark DeAngelis, Henry Novoselsky, Don Sampen and Sue Auerbach

**Absent:** None.

**Staff Present:** Planning and Economic Development Manager Doug Hammel, Community Development Director Scott Magnum, Community Development Coordinator Marcos Classen, Village Trustee Atour Sargon, and Village Attorney Greg Smith

**I. Call to Order**

Chairman Yohanna noted a quorum and called the meeting to order at 7:03 pm

**II. Pledge of Allegiance**

**III. Approval of Minutes**

*Motion to approve the December 6, 2023, Plan Commission Minutes was made by Commissioner DeAngelis and seconded by Commissioner Auerbach.*

*Aye: Jakubowski, Kohn, DeAngelis, Novoselsky, Sampen, Auerbach, and Yohanna  
Nay:*

*Abstain: Commissioners Sampen and Novoselsky*

*Motion Approved: 5-0*

**I. #PC-01-24: 7120 North Ridgeway Avenue, Special Use & Variations  
Related to a Community Center**

Planning and Economic Development Manager Doug Hammel went over the staff report including an updated parking agreement. The property is in the MB zoning district but abuts residential properties in the R-3 zoning district to the west. Historically, the property has been used as an industrial/office space and has approximately 15 parking spaces.

The proposed use, Upward Community, provides services and support to children, teens, and young adults and falls under the zoning definition of a community center. To accommodate the use, the petitioner proposes a full renovation of the internal space and plans to replace five of the current parking spaces with an accessible ramp and landscaping. Renovation of the existing parking lot is also proposed along with other landscaping improvements on the west side of the property creating a buffer for the residential neighbors to the west. Architectural changes to the exterior of the building are also proposed.

Three zoning approvals would be required for the petitioner's proposed use:

- 1) Special Use for the operation of a Community Center
  - a. Table 4.01.1 Permitted and Special Uses in All Zoning Districts establishes that a community center requires a Special Use permit for operation in the M-B zoning district
- 2) Variation from Section 7.10 to reduce the amount of required off-street parking
  - a. The property would need 22 spaces to meet zoning requirements. However, the building currently has 15 spaces, and the proposed renovations would reduce parking to 10 spaces.
- 3) Variation from Section 7.06(6) to reduce the width of the drive aisle
  - a. The required drive aisle for the lot should be 24 feet if following zoning requirements; however, the existing drive aisle is 20 feet in width. The petitioner proposed keeping the drive aisle at this width.

Mr. Hammel reviewed considerations for the required zoning approvals. He explained the operational parking demand and stated that the petitioner estimated up to 20 people will be present at the property from 9 AM to 7 PM on Mondays, Tuesdays, and Fridays and 9 AM to 10 PM on Wednesdays and Thursdays.

Mr. Hammel stated that a shared parking agreement had been drafted and submitted to him the day before the presentation. The agreement was between the subject property and 7100 N Ridgeway (property immediately to the south). The agreement would provide the subject property with 12 additional parking spaces; however, the spots would only be available from 6 PM to midnight. The agreement was also drafted as terminable, making the parking spaces gained from the agreement ineligible to be counted toward the zoning requirement.

To address the lack of parking, staff recommended consideration of a condition of approval that annual reporting of an agreement for access to 12 spaces within 300 feet of the subject property be provided to the Village by the petitioner.

There was discussion about the staff recommendation and about how the proposed parking agreement would address the parking issues if the additional spaces would only be available from 6 PM to midnight.

Mr. Hammel noted that the drive aisle width of 20 feet, not the required 24 feet, was sufficient for parking maneuvering and that the building has been operating with the 20 feet drive aisle for years.

Additionally, Mr. Hammel detailed the proposed plans that would replace the asphalt area behind the structure with a landscape buffer. Staff recommended that the Plan Commission seek additional information regarding the nature of the landscape buffer, as additional screening to minimize impacts on adjacent residential properties may be needed.

Mr. Hammel noted that in 2023, the Plan Commission recommended amending the Zoning Ordinance to allow community centers in the M-B zoning district with the approval of a Special Use permit. The recommendation was supported by the Village Board.

One public comment was received that outlined concerns about oversaturated on-street parking on Ridgeway and about the possibility of the parking agreement being voided. The proposed use was not objected to or supported, and a traffic study was suggested.

**Petitioners:** Raffi Arzoumanian – Architect

Rachel Karesh – Executive Director

Chairman Yohanna asked the petitioner how many spaces would be needed during the day. Mr. Arzoumanian stated that during the day it is expected that staff would be in and out. He also stated that most patrons would not be driving themselves and would be on the property by appointment only. There was some discussion about the current space that Upward Community uses in Chicago (3500 block of Peterson) and how the proposed space would differ.

Ms. Karesh spoke about the mission of the group and the range of services they provide. She explained that mostly staff conducts programs at school locations and would only be at the office a couple hours a day. There would only be six staff members on site each day, three of which are therapists.

There was discussion about if the parking agreement should count toward the parking space requirement for the zoning ordinance under Illinois law. Commissioner Novoselsky asked why a special use would be needed if the Plan Commission granted the variance to allow for less parking spaces. Mr. Hammel clarified why a variance and special use ordinance would be needed to approve the parking with the parking agreement as a condition of the approval.

Commissioner Auerbach asked the Petitioner why the four parking spots in the front of the building were being converted to landscaping and not used for parking. Mr. Arzoumanian explained that his impression of the four parking spots was that they are not legal spots. The spots have no curb cut to access the spots and if a curb cut were to be constructed, two on-street parking spots would be lost. There was some discussion about parking options in front of the building.

The petitioner suggested adding two spots in the northeast corner of the property that could be accessed through a neighboring property. Mr. Hammel explained that an easement from the neighboring property would be needed to count the spots toward the requirement.

Commissioner Auerbach asked if the Petitioner would be comfortable designating spots for non-staff vehicles to ensure that parents who are at the subject property briefly have a place to park and do not resort to double parking if staff have taken all the spots. The Petitioner agreed that designating pick-up/drop-off sites would be a useful idea.

**Public Comment:**

Joel Gross – owner of 7101 N Ridgeway – spoke about parking limitations on the block. He stated that current occupants of the building park in the parkway, which is illegal. He explained his concerns about the volume of parking needed by the proposed use.

There was discussion about the parking issues and Commissioners Jakubowski and DeAngelis stated that they did not think the operations described by the petitioner warranted a concern about the volume of parking needed.

Commissioner Auerbach proposed a parking configuration where the petitioner could add six additional parking spaces. The petitioner also proposed a new configuration involving a curb cut in the center of the front yard to allow cars to park in spots to the north and south end of the yard.

Chairman Yohanna asked Petitioners Ms. Karesh and Mr. Arzoumanian if they could take more time to gather information and follow up with new parking plans for the property. The petitioners explained that they have a lease contingency that expires February 6, 2024. Commissioner DeAngelis suggested approval as the petitioners may lose their lease contingency if the Plan Commission were to wait.

***A motion was made by Commissioner DeAngelis to recommend approval of the request for a special use and variation upon the ability of the petitioner to add an additional six spaces or more if approved by the building department.***

Mr. Hammel clarified that the creation of parking spaces in the front yard requires special use approval; therefore, inherent in the motion would be the granting of a special use to allow those spaces in the front yard as well as other variations not enumerated in the staff report.

Commissioner Auerbach asked if the variation for the existing drive aisle would apply to the additional parking spaces proposed in the motion. Commissioner DeAngelis confirmed that the variation for a 20-foot drive aisle would be applied to the new spaces.

***The motion was seconded by Commissioner Jakubowski.***

***Aye: Commissioners Jakubowski, Kohn, and DeAngelis***

***Nay: Chairman Yohanna and Commissioners Novoselsky, Sampen, and Auerbach***

***Abstain:***

***Motion Not Approved: 3-4***

Commissioner Auerbach suggested reducing the parking agreement from 12 spaces to six spaces, due to the condition of approval of adding six spaces to the on-site property. She explained that this would allow more flexibility for the petitioner to seek a new parking agreement if their existing agreement were to be terminated.

***A Motion was made by Commissioner Novoselsky to continue to January 24.***

***The motion was seconded by Commissioner Sampen.***

***Aye: Chairman Yohanna and Commissioners Novoselsky, and Sampen***

***Nay: Commissioners Auerbach, Jakubowski, Kohn, and DeAngelis***

***Abstain:***

***Motion Not Approved: 3-4***

***A motion was made by Commissioner DeAngelis to recommend approval of the request for a special use and variation upon the ability of the petitioner to add an additional six spaces or more if approved by the building department, along with leasing 6 additional spaces between 6pm and midnight within 300 feet of the property.***

Mr. Hammel clarified that an assumption of the motion would be a special use approval for parking in the front yard and other variations related to required landscaping. He noted that the two parking spaces proposed for the north side of the front yard would not count toward the required on-site parking if the architect were to design the new proposal to only allow access to the two north side spots from the driveway of a neighboring property. Commissioner Auerbach confirmed that access from the neighboring driveway would not be needed as the petitioner planned to design a curb cut in the middle of the front yard located directly on the subject property.

***The motion was seconded by Commissioner Novoselsky.***

***Aye: Commissioners Jakubowski, Kohn, DeAngelis, Novoselsky, Sampen, and Auerbach***

***Nay: Chairman Yohanna***

***Abstain:***

***Motion Approved: 6-1***

This matter will go to the Village Board on February 6<sup>th</sup>, 2024.

## **II. Next Meeting**

The next meeting of the Plan Commission is scheduled for Wednesday, February 7, 2024.

## **III. Public Comment**

Chairman Yohanna announced the opportunity for additional comments from the public. Let the record show that no one came forward.

**IV. Adjournment**

*A Motion was made by Commissioner Auerbach to adjourn the meeting.*

*The motion was seconded by Commissioner Sampen.*

*Aye: Jakubowski, Kohn, DeAngelis, Novoselsky, Sampen, Auerbach, and Yohanna*

*Nay:*

*Abstain:*

*Motion Approved: 7-0*

The meeting ended at 8:52 pm.

Respectfully submitted,

Marcos Classen  
Community Development Coordinator



## Plan Commission Staff Report

### Case # PC-14-23

February 7, 2024

**Subject Property:**

4517 West North Shore Avenue, 4525 West North Shore Avenue, and 6647 North Kolmar Avenue

**Zoning District:**

R-2 Residential

**Petitioner:**

Jason Schwartz, owner of 4525 West North Shore Avenue, Ayowale Alao, owner of 4517 West North Shore Avenue, and those same individuals as co-owners of 6647 North Kolmar Avenue

**Nature of Request:**

Approval of a Final Plat of Subdivision and Subdivision Variations to allow two properties to subdivide and absorb a third property



**Notification:** Notice was published in the Lincolnwood Review on November 16, 2023, Public Hearing Signs were installed at the subject properties, and mailed legal notices dated November 13, 2023, were sent to properties within 250 Feet. (No new legal notice is required for consideration of the Final Plat of Subdivision.)

**Background**

Jason Schwartz (owner of 4525 West North Shore Avenue), Ayowale Alao (owner of 4517 West North Shore Avenue), and those same individuals as co-owners of 6647 North Kolmar Avenue, seek approval from the Village for a Plat of Subdivision that would impact each of those three properties. The proposed action would essentially divide 6647 North Kolmar Avenue into two pieces, and utilize each of those pieces to expand the areas of 4525 West North Shore Avenue and 4517 West North Shore Avenue, respectively. Currently, each of the three properties includes a single-family structure. The properties lie

within the R-3 Residential zoning district, and are surrounded by properties in that same district.



*Images showing the existing parcel lines (left) and proposed parcel lines (right) for the subject properties*

### **Required Approvals**

Section 16-4 of the Village Code establishes the process for the approval of a proposed subdivision. Generally, that process includes the following steps:

- Public Hearing and recommendation regarding the Preliminary Plat of Subdivision by the Plan Commission (completed December 6, 2023);
- Approval of the Preliminary Plat of Subdivision by the Village Board (approved by Resolution on December 19, 2023);
- Public Hearing and recommendation regarding the Final Plat of Subdivision by the Plan Commission (current step); and
- Approval of the Final Plat of Subdivision by the Village Board (pending a recommendation by the Plan Commission).

At this time, the Plan Commission is being asked to make a recommendation regarding the following:

- Approval of the Final Plat of Subdivision in accordance with Section 16-4-5 of the Subdivision Ordinance;
- Approval of a Subdivision Variation related to Section 16-5-2(B) of the Subdivision Ordinance: Section 16-5-2(B) states that “*Every lot shall have four sides. Exceptions may be approved when the applicant demonstrates that a four-sided lot is not feasible because of peculiar topographical conditions, abutting lots of record or abutting parcels, or preexisting parcels not owned directly or indirectly by the applicant.*” The proposed shape of 4517 West North Shore

Avenue includes a total of six sides due to the rear portion of the lot being wider than the front portion. Therefore, a Subdivision variation related to this standard is required.

- Approval of a Subdivision Variation from Section 16-5-6(B)(1) related to unburied utilities: Section 16-5-6(B)(1) states that “*all existing overhead utility lines located on property that is the subject of an application for approval of a major subdivision pursuant to this Chapter 16, or on a public right-of-way adjacent to such property, shall, as a condition of such approval, be placed underground within a dedicated easement or a public right-of-way.*” There is currently a utility easement running through the subject properties with overhead utilities. The Petitioners are requesting a Variation from this requirement so that the overhead lines can remain in place.
- Approval of a Subdivision Variation related to Section 16-5-2(D)(2), which states that “*no consolidation of more than two lots shall be permitted unless a variation is granted pursuant to Article 9 of this Chapter 16.*” Because three properties are impacted by the proposed subdivision and consolidation, a Variation from this provision is required. (This approval was not discussed as part of the Plan Commission review of the Preliminary Plat of Subdivision. The Village Attorney advised that it be added and confirmed that the discussion adequately assumed this was part of the action being proposed.)

It should be noted that, based on a previous recommendation by staff, it is assumed that the approval noted above, if recommended by the Plan Commission, would include a condition that the existing structure at 6647 North Kolmar Avenue would have to be demolished before the executed Plat could be recorded with Cook County.

### **Prior Plan Commission and Village Board Discussions**

The following paragraphs summarize public discussions that have taken place regarding this matter.

### **Plan Commission Review of the Preliminary Plat of Subdivision**

The Plan Commission held a public hearing regarding this matter during its December 6, 2023, meeting. As part of that hearing, staff presented the following considerations:

- The existing structure at 6647 North Kolmar Avenue would have to be demolished in order for the proposed Subdivision to meet all zoning standards. Staff recommends that the demolition of this structure be required prior to the recording of the Plat of Subdivision, should it be approved by the Village.
- The Petitioner’s proposed Plat of Subdivision shows that the existing easement and overhead utility lines would run through the rear yards of the resulting lots for 4517 and 4525 West North Shore Avenue. This is not prohibited by the Village Code, and the Petitioner has shared the Preliminary Plat with ComEd for their review. ComEd has not expressed any concern with this configuration, so long as the easement assuring them access for maintenance is preserved.
- The proposed parcel configuration would alter required setbacks for the resulting lots at 4517 and 4525 West North Shore Avenue. The setback adjacent to 6639 North Kolmar Avenue would be increased, and the existing front yard setback for 6647 North Kolmar would be reduced once that frontage would become the corner

side yard of 4525 West North Shore Avenue. The setback adjacent to 6646 North Kilbourn Avenue would be reduced once the existing rear yard of 6647 North Kolmar Avenue would become the interior side yard for 4517 West North Shore Avenue. The presence of the existing easement would limit the ability to build structures in the reduced setback areas, but if the easement were to be relocated to another portion of the resulting properties, both 4517 and 4525 West North Shore Avenue could benefit from expanded buildable areas.



***Image Showing the Permitted Building Envelopes and Easement (left) and the Permitted Building Envelopes and Easement of the Proposed Plat of Subdivision (right)***

- Several zoning regulations are based on a percentage of the overall lot size of a given property. The proposed lot configuration, if approved, would allow 4517 and 4525 West North Shore Avenue to expand the size of the homes based on a greater allowance for the square footage related to building coverage and floor area. The total amount of permitted impervious surface, when compared to the total amount allowed by the three existing parcels, would not increase.
- Prior to the Plan Commission hearing, the Village Engineer reviewed and approved the Preliminary Plat of Subdivision included as an attachment to this report.
- No public comment was received prior to the public hearing.
- Section 16-9-1 of the Subdivision Ordinance identifies the following criteria for consideration as part of the approval process for a Subdivision Variation:
- The requested variation is in keeping with the overall purpose and intent of this Chapter 16;
  - The grant of the requested variation will not impair the public health, safety, or general welfare and will not contravene the goals of the Comprehensive Plan nor the intent of this Chapter 16;

- The grant of the variation will not adversely impact adjacent properties; and
- The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or within its jurisdiction.

Commissioners reached a general consensus that the expansion of the North Shore Avenue lots is a reasonable action. They also agreed that the Variation regarding the shape of the proposed 4517 West North Shore Avenue lot is reasonable and appropriate.

Much of the discussion focused on the location of the easement and overhead utilities. The Petitioner stated that the owners' intent is to work with ComEd to bury the utility lines, and possibly to relocate the easement at some point in the future. Commissioners discussed possible impacts of different conditions regarding the location and configuration of the utilities. It was noted that relocating the easement would allow for the expansion of the buildable envelope for the primary structure on each lot. It was difficult for the Petitioners to provide assurance regarding the long-term location and configuration of the utilities since coordination with ComEd and engineering work would have to be done to understand constraints and possible impacts on other properties. At the end of the hearing, the Plan Commission unanimously recommended approval of the Preliminary Plat of Subdivision and requested Subdivision Variations. Separately, the chairman encouraged the Petitioners to reach out to ComEd to get a better understanding of what practical options they may have with regards to the location and configuration of the utilities in the future.

### **Village Board Review of the Preliminary Plat of Subdivision**

On December 19, 2023, the Village Board considered the Plan Commission's recommendation of approval. Trustees sought information to confirm that the rights established by the easement would remain in full effect. That was confirmed by the Village Attorney, who also stated that any request to relocate the easement to another portion of the property would require approval by the Village. Trustees also confirmed the Petitioners' plan to demolish the existing home at 6647 North Kolmar Avenue. Staff reiterated that the demolition of the structure on that property would be a condition of the final approval when it comes back before the Village Board. Based on their understanding of the Plan Commission deliberation and their own discussion, Trustees unanimously passed a Resolution approving the Preliminary Plat of Subdivision.

### **Consideration of the Final Plat of Subdivision**

Since the Village Board's approval of the Preliminary Plat of Subdivision, the following direction has been provided to staff and the Petitioner:

- Staff asked the Village Engineer to confirm whether all required information is on the Plat of Subdivision. The Village Engineer confirmed that all such information is included, and advised that the word "preliminary" should be removed before final approval. (That revision has been made and is reflected in the version of the Plat of Subdivision attached to this report.)
- Staff asked the Village Attorney to confirm if any beneficiaries of the utility easement (i.e. utility companies) should be signatories to the Plat of Subdivision since an easement runs through the impacted properties. The Village Attorney

confirmed that those parties do not have to sign the Plat of Subdivision since their rights as granted by the original easement are not changing in either location or substance.

### **Requested Plan Commission Action**

Based on the confirmations noted above, the Plan Commission is asked to consider the following:

- Approval of the Final Plat of Subdivision in accordance with Section 16-4-5 of the Subdivision Ordinance;
- Approval of a Subdivision Variation related to Section 16-5-2(B) to allow a subdivision that would result in a lot that does not have a four-sided lot;
- Approval of a Subdivision Variation related to Section 16-5-6(B)(1) to allow overhead utilities to remain as installed and not be buried; and
- Approval of a Subdivision Variation related to Section 16-5-2(D)(2) to allow a consolidation involving more than two lots.

Staff recommends that the actions above be accompanied by a condition that the existing structure at 6647 North Kolmar Avenue would have to be demolished before the executed Plat could be recorded with Cook County.

### **Requested Action**

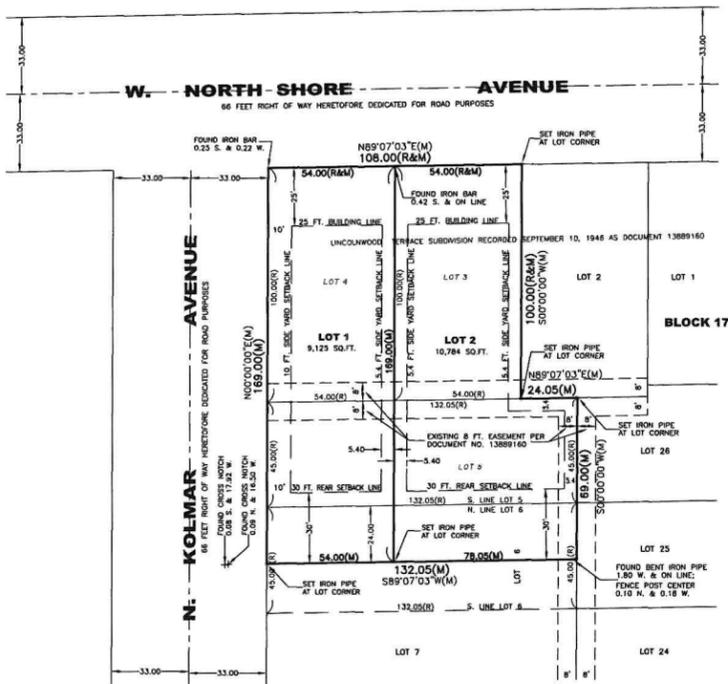
The Petitioners request approval of a Final Plat of Subdivision in accordance with Section 16-4-5 of the Subdivision Ordinance, a Subdivision Variation from Section 16-5-2(B) of the Subdivision Ordinance, a Subdivision Variation from Section 16-5-6(B)(1) of the Subdivision Ordinance and a Subdivision Variation related to Section 16-5-2(D)(2) to allow a consolidation involving more than two lots.

### **Documents Attached**

1. Proposed Final Plat of Subdivision
2. Existing Plats of Survey for Each Impacted Property
3. Relevant Regulations

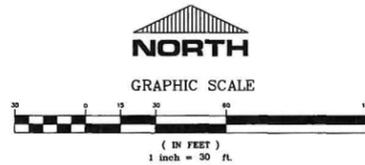
# ALAO AND SCHWARTZ DIVISION LINE

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LINCOLNWOOD, IN COOK COUNTY, ILLINOIS.



**PLAT SUBMITTAL CERTIFICATE**  
 I, Roger P. Jacob, an Illinois Professional Land Surveyor No. 3384, do hereby designate and authorize the Village of Lincolnwood to record this Subdivision with the County of Cook, Illinois and provide this surveyor a recorded copy of same.  
 Dated this 16th day of January, A.D. 2024.  
 Roger P. Jacob  
 Illinois Professional Land Surveyor

This plat submitted for recording by:  
 Name: Village of Lincolnwood  
 Address: 6900 N. Lincoln Avenue  
 City: Lincolnwood  
 State: Illinois Zip: 60712



**LEGEND:**  
 (R) = Subdivision Record  
 (M) = Measured  
 (D) = Deed  
 N. = North  
 S. = South  
 W. = West  
 E. = East

**PERMANENT INDEX NUMBER:**  
 10-34-312-036-0000  
**TAX BILL RECIPIENT:**  
 JASON SCHWARTZ  
 4525 W. NORTH SHORE AVENUE  
 LINCOLNWOOD, IL 60712

**PERMANENT INDEX NUMBER:**  
 10-34-312-062-0000  
**TAX BILL RECIPIENT:**  
 JASON SCHWARTZ  
 6647 N. KOLMAR AVENUE  
 LINCOLNWOOD, IL 60712

**PERMANENT INDEX NUMBER:**  
 10-34-312-037-0000  
**TAX BILL RECIPIENT:**  
 AYOWALE ALAO  
 4517 W. NORTH SHORE AVENUE  
 LINCOLNWOOD, IL 60712

**PERMANENT INDEX NUMBER:**  
 10-34-312-082-0000  
**TAX BILL RECIPIENT:**  
 AYOWALE ALAO  
 6647 N. KOLMAR AVENUE  
 LINCOLNWOOD, IL 60712

**OWNER'S CERTIFICATE**  
 State of Illinois } s.s.  
 County of Cook }

Jason Schwartz & Amy N. Schwartz  
 do hereby certify that they are the owners of the property described in the above caption and that as owners have caused the said property to be surveyed, subdivided, staked and plotted as shown hereon for the purpose of having this plat recorded as provided by law.  
 In witness whereof, we have hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: \_\_\_\_\_  
 Owner's Signature  
 \_\_\_\_\_  
 Owner's Signature

**NOTARY CERTIFICATE**  
 State of Illinois } s.s.  
 County of Cook }

I, \_\_\_\_\_ a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act, for the uses and purposes therein set forth.  
 Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ at \_\_\_\_\_ Illinois.  
 My commission expires \_\_\_\_\_ Notary Public

**SCHOOL DISTRICT CERTIFICATE**

This is to certify that we Jason Schwartz & Amy N. Schwartz as owners of the property described as the ALAO AND SCHWARTZ DIVISION LINE and legally described on the plat of the same name, have determined to the best of our knowledge the school district in which each of the following lots lies:

Owner's Signature \_\_\_\_\_  
 LOT NUMBER 1 SCHOOL DISTRICTS  
 Elementary School District: Lincolnwood School District #74  
 High School District: Niles West High School Niles Township High School District #219

**NOTARY CERTIFICATE**  
 State of Illinois } s.s.  
 County of Cook }

I, \_\_\_\_\_ a Notary Public, do hereby certify that \_\_\_\_\_ owner of the property commonly known as ALAO AND SCHWARTZ DIVISION LINE, appeared before me this day in person and acknowledged the execution of this statement as his free and voluntary act.  
 Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ at \_\_\_\_\_ Illinois.  
 My commission expires \_\_\_\_\_ Notary Public

**MORTGAGE CERTIFICATE (4525 W. NORTH SHORE AVENUE, LINCOLNWOOD, IL 60712)**  
 State of Illinois } s.s.  
 County of Cook } PNC Bank P.O. Box 1820 Dayton, OH 45401-1820

This is to certify that PNC Bank as mortgagee under the provisions of that certain mortgage and assignments of rents dated \_\_\_\_\_ recorded in the public records of Cook County, Illinois, on \_\_\_\_\_ as Document No. \_\_\_\_\_ is the mortgagee of the property described on the plat of subdivision and does hereby consent to and acknowledge and adopt said plat.  
 Dated this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
 By: \_\_\_\_\_ (Vice) President  
 Attest: \_\_\_\_\_ Secretary

**NOTARY CERTIFICATE**  
 State of Illinois } s.s.  
 County of Cook }

I, \_\_\_\_\_ a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act, for the uses and purposes therein set forth.  
 Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ at \_\_\_\_\_ Illinois.  
 My commission expires \_\_\_\_\_ Notary Public

**OWNER'S CERTIFICATE**  
 State of Illinois } s.s.  
 County of Cook }

Ayowale Alao and Fahintola Alao  
 do hereby certify that they are the owners of the property described in the above caption and that as owners have caused the said property to be surveyed, subdivided, staked and plotted as shown hereon for the purpose of having this plat recorded as provided by law.  
 In witness whereof, we have hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: \_\_\_\_\_  
 Owner's Signature  
 \_\_\_\_\_  
 Owner's Signature

**NOTARY CERTIFICATE**  
 State of Illinois } s.s.  
 County of Cook }

I, \_\_\_\_\_ a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act, for the uses and purposes therein set forth.  
 Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ at \_\_\_\_\_ Illinois.  
 My commission expires \_\_\_\_\_ Notary Public

**SCHOOL DISTRICT CERTIFICATE**

This is to certify that we Ayowale Alao and Fahintola Alao as owners of the property described as the ALAO AND SCHWARTZ DIVISION LINE and legally described on the plat of the same name, have determined to the best of our knowledge the school district in which each of the following lots lies:

Owner's Signature \_\_\_\_\_  
 LOT NUMBER 2 SCHOOL DISTRICTS  
 Elementary School District: Lincolnwood School District #74  
 High School District: Niles West High School Niles Township High School District #219

**NOTARY CERTIFICATE**  
 State of Illinois } s.s.  
 County of Cook }

I, \_\_\_\_\_ a Notary Public, do hereby certify that \_\_\_\_\_ owner of the property commonly known as ALAO AND SCHWARTZ DIVISION LINE, appeared before me this day in person and acknowledged the execution of this statement as his free and voluntary act.  
 Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ at \_\_\_\_\_ Illinois.  
 My commission expires \_\_\_\_\_ Notary Public

**MORTGAGE CERTIFICATE (4517 W. NORTH SHORE AVENUE, LINCOLNWOOD, IL 60712)**  
 State of Illinois } s.s.  
 County of Cook } Fifth Third Bank P.O. Box 630412 Cincinnati, OH 45263-0412

This is to certify that Fifth Third Bank as mortgagee under the provisions of that certain mortgage and assignments of rents dated \_\_\_\_\_ recorded in the public records of Cook County, Illinois, on \_\_\_\_\_ as Document No. \_\_\_\_\_ is the mortgagee of the property described on the plat of subdivision and does hereby consent to and acknowledge and adopt said plat.  
 Dated this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
 By: \_\_\_\_\_ (Vice) President  
 Attest: \_\_\_\_\_ Secretary

**NOTARY CERTIFICATE**  
 State of Illinois } s.s.  
 County of Cook }

I, \_\_\_\_\_ a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act, for the uses and purposes therein set forth.  
 Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ at \_\_\_\_\_ Illinois.  
 My commission expires \_\_\_\_\_ Notary Public

**PLAN COMMISSION'S CERTIFICATE**

State of Illinois } s.s.  
 County of Cook }  
 Approved by the Plan Commission of the Village of Lincolnwood, Illinois, at a meeting, held this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_  
 Signed: \_\_\_\_\_ Chairman  
 Attest: \_\_\_\_\_ Secretary

**VILLAGE BOARD OF TRUSTEES' CERTIFICATE**

State of Illinois } s.s.  
 County of Cook }  
 Approved by the Village President and the Board of Trustees of the Village of Lincolnwood, Illinois, this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_  
 Attest: \_\_\_\_\_ Village Clerk By: \_\_\_\_\_ Village President

**VILLAGE CLERK CERTIFICATE**

State of Illinois } s.s.  
 County of Cook }  
 I, Village Clerk for the Village of Lincolnwood, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land in the annexed plat.  
 Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_  
 \_\_\_\_\_ Village Clerk  
 Village of Lincolnwood

**VILLAGE ENGINEER'S CERTIFICATE**

State of Illinois } s.s.  
 County of Cook }  
 I, \_\_\_\_\_ Village Engineer, do hereby certify that I have reviewed the plat hereon drawn and that it conforms to the requirements of the Subdivision Ordinance of the Village of Lincolnwood, Illinois.  
 Attested to this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_  
 \_\_\_\_\_ Village Engineer

**LAND SURVEYOR'S CERTIFICATE**

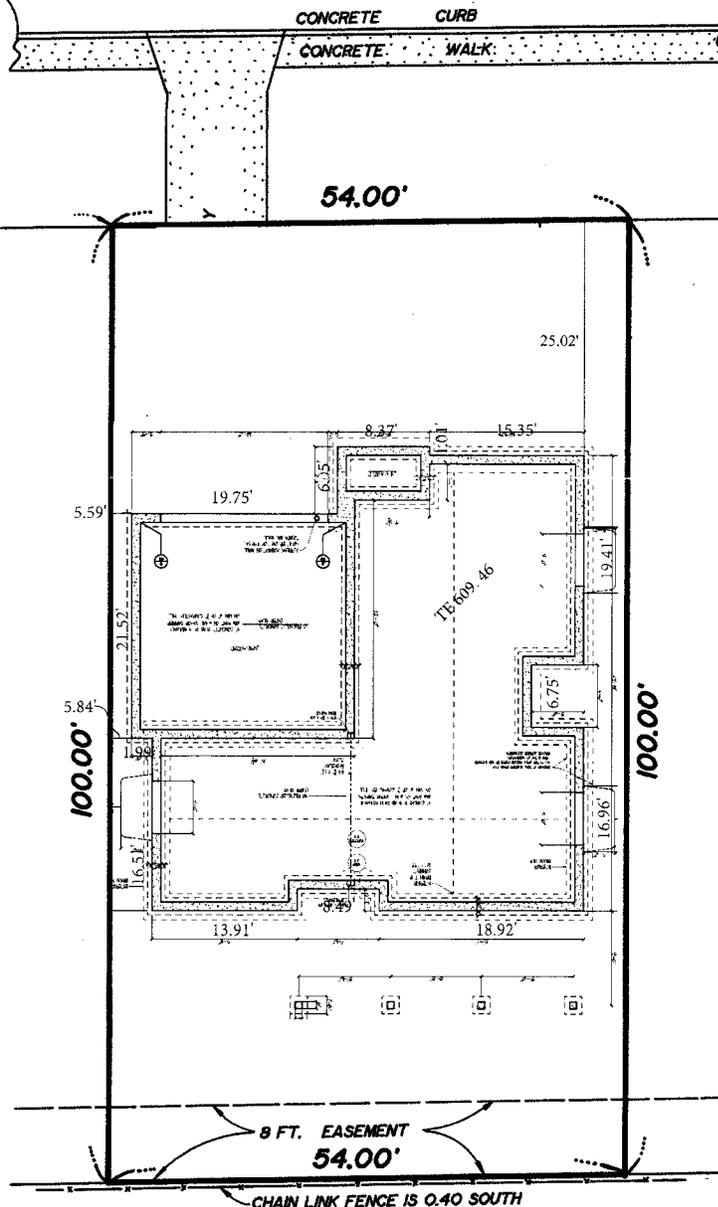
State of Illinois } s.s.  
 County of Cook }  
 I, Roger P. Jacob, an Illinois Professional Land Surveyor, do hereby certify that I surveyed and subdivided the above described property, in accordance with the laws and usages of the State of Illinois and with the ordinance of Cook County, for the proposed subdivision of the following described property to wit:  
 LOT 3 IN BLOCK 17 IN LINCOLNWOOD TERRACE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1946 AS DOCUMENT NO. 13889160, IN COOK COUNTY, ILLINOIS.  
 LOT 4 IN BLOCK 17 IN LINCOLNWOOD TERRACE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1946 AS DOCUMENT NO. 13889160, IN COOK COUNTY, ILLINOIS.  
 LOT 5 AND THE NORTH 24 FEET OF LOT 6 IN BLOCK 17 IN LINCOLNWOOD TERRACE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1946 AS DOCUMENT 13889160, IN COOK COUNTY, ILLINOIS.  
 All dimensions are in feet and decimal parts thereof.  
 I further certify that the property shown hereon is not situated in a special flood hazard area as identified by the Federal Emergency Management Agency, as per the Flood Insurance Rate Map, Panel No. 1703C0265 J of Community Village of Lincolnwood Panel Number 171001, effective date August 19, 2008, Zone X (unshaded) areas considered to be outside of the 0.2% annual chance floodplain.  
 I further certify that the property shown hereon is situated within the corporate limits of the Village of Lincolnwood, Illinois.  
 I further certify that the Plat hereon drawn is a correct representation of said survey and Subdivision/Development.  
 Dated this 16th day of January, 2024.  
 Roger P. Jacob  
 Illinois Licensed Land Surveyor  
 License Number 3384

**GEODETIC SURVEY, LTD.**  
 PROFESSIONAL DESIGN FIRM NO. 184-003942  
 200 WAUKEGAN ROAD, GLENVIEW IL 60025  
 TEL. (847) 504-7890; INFO@GSURVEY.NET

REVISIONS	DATE
PER VILLAGE COMMENTS	11/20/2023
PER VILLAGE COMMENTS	11/21/2023

FILE NO. 23-212





REC= 54.00'

54.00'

25.02'

5.59'

19.75'

8.37'

15.35'

175.609.46

100.00'

100.00'

5.84'

21.52'

1.99'

19.41'

6.75'

13.91'

8.49'

18.92'

16.96'

8 FT. EASEMENT  
54.00'

CHAIN LINK FENCE IS 0.40 SOUTH

SPOT SURVEY  
 APPROVED PER  
 PERMIT # 740240  
 Date: 6-1-99  
 Approved by: [Signature]

STATE OF ILLINOIS ) S.S.  
 COUNTY OF COOK )

I, MIKE SCHECHTMAN, DO HEREBY CERTIFY THAT THE NEW TWO STORY STRUCTURE AND SETBACK DIMENSIONS WERE MEASURED RELATIVE TO EXISTING PROPERTY LINES AS DESCRIBED BY ( & BIEDERMANN IN THE PLAT OF SURVEY 902409 DATED 10/ BUILDINGS SHOWN HEREON WERE LOCATED BY ME OR UNDER DIRECTIONS, AND THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY.

DATED AT NORTHBROOK, ILLINOIS on 06/09/2014.

902409

DRAWN	CHECKED
RL	[Signature]

15 feet

22, 1990

WOTT, WILL & EMERY

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES BEFORE DAMAGE IS DONE. FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.



[Signature]

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003580  
 License Expiration Date: 11/30/2014

# PLAT OF SURVEY

of

LOT 4 IN BLOCK 17 IN LINCOLNWOOD TERRACE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1946, AS DOCUMENT 13889180, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4525 W. NORTH SHORE AVENUE, LINCOLNWOOD, ILLINOIS

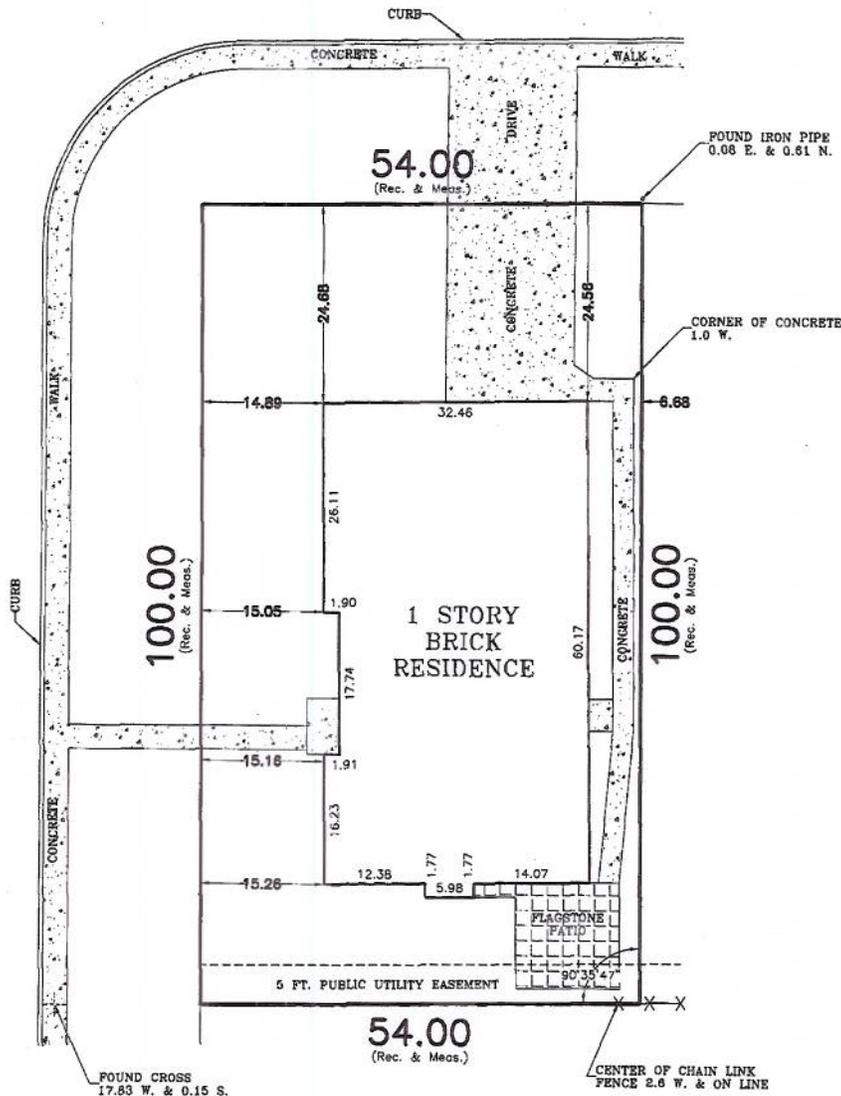


SCALE: 1"=15'

## W. NORTH SHORE AVENUE

(66 FT. R.O.W.)

N. KOLMAR AVENUE  
(66 FT. R.O.W.)



### GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS ) S.S.  
COUNTY OF COOK )

SURVEY ORDERED BY: KEVIN O'DONNELL

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY STATE THAT THIS PROFESSIONAL SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARD FOR A PRIMARY SURVEY. ALL PROPERTY CORNERS HAVE BEEN SET OR RE-SET IN ACCORDANCE WITH THE CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF MARCH

NO. 3255  
BRIDGEVIEW ILLINOIS

MY LICENSE EXPIRES ON 11/30/2011

P.S.I. NO. 15107260

Professional Design Registration #184-002795

**PREFERRED SURVEY, INC.**

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-456-7845 / Fax 708-456-7855

www.psisurvey.com



Field Work Completed	03/17/15	FLD CREW:	AM2/IS
Land Area Surveyed	5,399.7 Sq. Ft.	CAD:	EV
Drawing Revised			



**JOB SPECIFIC SURVEYOR NOTES:**

**LEGAL DESCRIPTION:**

LOT 5 AND THE NORTH 24 FEET OF LOT 6 IN BLOCK 17 LINCOLNWOOD TERRACE A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1946 AS

DOCUMENT 13889160, IN COOK COUNTY, ILLINOIS

**GENERAL SURVEYOR NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

**SURVEYOR'S LEGEND**

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

Symbol	Description
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

**ABBREVIATIONS**

- (C) - Calculated
- (D) - Deed
- (F) - Field
- (M) - Measured
- (P) - Plat
- (R) - Record
- (S) - Survey
- A/C - Air Conditioning
- AE - Access Easement
- ANE - Anchor Easement
- ASBL - Accessory Setback Line
- B/W - Bay/Box Window
- BC - Block Corner
- BFP - Backflow Preventer
- BLDG - Building
- BLK - Block
- BM - Benchmark
- BR - Bearing Reference
- BRL - Building Restriction Line
- BSMT - Basement
- C - Curve
- C/L - Center Line
- C/P - Covered Porch
- C/S - Concrete Slab
- CATV - Cable TV Riser
- CB - Concrete Block
- CH - Chord Bearing
- CHIM - Chimney
- CLF - Chain Link Fence
- CME - Canal Maintenance Easement
- CO - Clean Out
- CONC - Concrete
- COR - Corner
- CS/W - Concrete Sidewalk
- CUE - Control Utility Easement
- CVG - Concrete Valley Gutter
- D/W - Driveway
- DE - Drainage Easement
- DF - Drain Field
- DH - Drill Hole
- DUE - Drainage & Utility Easement
- ELEV - Elevation
- EM - Electric Meter
- ENCL - Enclosure
- ENT - Entrance
- EOP - Edge of Pavement
- EOW - Edge of Water
- ESMT - Easement
- EUB - Electric Utility Box
- F/DH - Found Drill Hole
- FCM - Found Concrete Monument
- FF - Finished Floor
- FIP - Found Iron Pipe
- FIPC - Found Iron Pipe & Cap

- FIR - Found Iron Rod
- FIRC - Found Iron Rod & Cap
- FN - Found Nail
- FN&D - Found Nail & Disc
- FRRSPK - Found Rail Road Spike
- GAR - Garage
- GM - Gas Meter
- ID - Identification
- IE/EE - Ingress/Egress Easement
- ILL - Illegible
- INST - Instrument
- INT - Intersection
- IRRE - Irrigation Easement
- L - Length
- LAE - Limited Access Easement
- LB# - License No. (Business)
- LBE - Limited Buffer Easement
- LE - Landscape Easement
- LME - Lake/Landscape Maintenance Easement
- LS# - License No. (Surveyor)
- MB - Map Book
- ME - Maintenance Easement
- MES - Mitered End Section
- MF - Metal Fence
- MH - Manhole
- MHWL - Mean High Water Line
- NR - Non-Radial
- NTS - Not to Scale
- NAVD88 - North American Vertical Datum 1988
- NGVD29 - National Geodetic Vertical Datum 1929
- OG - On Ground

- ORB - Official Records Book
- ORV - Official Record Volume
- O/A - Overall
- O/S - Offset
- OFF - Outside Subject Property
- OH - Overhang
- OHL - Overhead Utility Lines
- OHWL - Ordinary High Water Line
- ON - Inside Subject Property
- P/E - Pool Equipment
- PB - Plat Book
- PC - Point of Curvature
- PCC - Point of Compound Curvature
- PCP - Permanent Control Point
- PI - Point of Intersection
- PLS - Professional Land Surveyor
- PLT - Planter
- POB - Point of Beginning
- POC - Point of Commencement
- PRC - Point of Reverse Curvature
- PRM - Permanent Reference Monument
- PSM - Professional Surveyor & Mapper
- PT - Point of Tangency
- PUE - Public Utility Easement
- R - Radius or Radial
- R/W - Right of Way
- RES - Residential
- RGE - Range
- ROE - Roof Overhang Easement
- RP - Radius Point

- S/W - Sidewalk
- SBL - Setback Line
- SCL - Survey Closure Line
- SCR - Screen
- SEC - Section
- SEP - Septic Tank
- SEW - Sewer
- SIRC - Set Iron Rod & Cap
- SMWE - Storm Water Management Easement
- SN&D - Set Nail and Disc
- SQFT - Square Feet
- STL - Survey Tie Line
- STY - Story
- SV - Sewer Valve
- SWE - Sidewalk Easement
- TM - Temporary Bench Mark
- TEL - Telephone Facilities
- TOB - Top of Bank
- TUE - Technological Utility Easement
- TWP - Township
- TX - Transformer
- TYP - Typical
- UE - Utility Easement
- UG - Underground
- UP - Utility Pole
- UR - Utility Riser
- VF - Vinyl Fence
- W/C - Witness Corner
- W/F - Water Filter
- WF - Wood Fence
- WM - Water Meter/Valve Box
- WV - Water valve

**CERTIFIED TO:**

AYOWALE ALAO, FEHINTOLA ALAO, JASON SCHWARTZ, AND AMY SCHWARTZ; CHICAGO TITLE INSURANCE COMPANY;

**FLOOD ZONE INFORMATION:**

DATE SIGNED: 06/13/23

BUYER: AYOWALE ALAO, FEHINTOLA ALAO, JASON SCHWARTZ, AND AMY SCHWARTZ

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 23GNW277419RM

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC  
 PLS# 184008059  
 o: 773.305.4011  
 316 East Jackson Street | Morris, IL 60450

## Attachment #3. Relevant Regulations

### Chapter 15 Zoning, Article 3 General Provisions and Regulations

#### 3.07 Multiple buildings and uses on lot.

(1) There shall be not more than one principal building on any one lot, except within the S Schools District, or as approved pursuant to Article VIII, Part A, of this Zoning Ordinance as part of a planned unit development.

### Chapter 16 Subdivision Regulations, Article 5 Subdivision Design Standards

#### 16-5-1 Consistency with Zoning Ordinance and Comprehensive Plan; technical standards.

The proposed subdivision shall conform to all applicable requirements of the Zoning Ordinance and shall be consistent with the Comprehensive Plan. The Comprehensive Plan goals include maintaining the existing environmental assets of the Village, preserving and protecting mature trees and existing landscaping, and guiding, controlling, and encouraging development that is consistent with the Village's character.

#### 16-5-2 Lots.

(A) General. All lots shall be designed and subdivided in conformance with the Zoning Ordinance, including, without limitation, compliance with the lot area requirements of the Zoning Ordinance. Outside the corporate limits, the minimum area of each proposed lot shall be not less than the minimum lot area required by the zoning regulations of the County of Cook for the district in which the proposed lot is located.

(B) Lot shapes. Every lot shall have four sides. Exceptions may be approved when the applicant demonstrates that a four-sided lot is not feasible because of peculiar topographical conditions, abutting lots of record or abutting parcels, or preexisting parcels not owned directly or indirectly by the applicant. A lot of other than four sides will not be approved if it appears that it has been formed solely to comply with the minimum area, depth and width requirements of the Zoning Ordinance. As nearly as practicable, intersecting lot lines shall form right angles with each other.

#### (C) Lot width.

(1) Residential districts. All lots located in residential districts shall be of a minimum width in accordance with the applicable standards set forth in the Zoning Ordinance, and with the following minimum standards:

(a) In the R-1 Residential Zoning District, all lots shall have a minimum lot width of 75 feet.

(b) In the R-2 Residential Zoning District, all lots shall have a minimum lot width of 60 feet.

(c) In the R-3 Residential Zoning District, all lots shall have a minimum lot width of 50 feet.

(d) In the R-4 Residential Zoning District, all lots shall have a minimum lot width of 45 feet.

(2) Culs-de-sac. All lots located on the radius of a cul-de-sac shall have a minimum front lot line of 50 feet.

(D) Consolidations.

(1) Two lots. For the consolidation of two lots into one lot, the total side yard setbacks for the new lot shall comply with the setbacks required by the Zoning Ordinance for the district in which the lot is located, and the individual side yard setbacks shall be subject to the review and approval of the Plan Commission.

(2) More than two lots. No consolidation of more than two lots shall be permitted unless a variation is granted pursuant to Article 9 of this Chapter 16. In granting any such variation, the Board of Trustees may, pursuant to Section 16-9-3 of this Code, impose certain conditions, including, without limitation, any one or more of the following conditions:

(a) The installation of additional landscaping on the lot;

(b) An increase in the width of any required yard or yards on such lot beyond what is required by the Zoning Ordinance;

(c) A restriction on the gross floor area for the lot that is less than what is permitted by the Zoning Ordinance; and

(d) A restriction on the maximum impervious surface on the lot.

(E) Street frontage.

(1) Required. All lots shall front on a public street; provided, however, that a lot may front on a private street if such private street has been or is to be approved as part of a planned unit development.

(2) Prohibited. Unless in existence as of the effective date hereof, no lot shall have access to a street solely across another property or through any portion of such property by means of an easement.

(3) Single-family residential districts. Unless in existence as of the effective date hereof, the following shall be prohibited in single-family residential districts of the Village:

(a) Lots oriented in a front-to-rear, front-to-side, or rear-to-rear pattern; and

(b) Through lots.

(F) Through lots.

(1) A multifamily residential use located on a through lot shall contain only one curb or access point to the street.

(2) A landscaped berm or uniform masonry wall, to be designed and constructed with materials, and in a manner, to be approved by the Community Development Department, shall be located on

each through lot along the lot line fronting along the street on which there is no curb cut or access point to the property.

(G) Design. A subdivision, and the lots therein, shall not be designed as to render an existing permanent structure in violation of this Chapter 16 or of the requirements of the Zoning Ordinance.

#### 16-5-3 Tree preservation and protection.

The Comprehensive Plan recognizes that trees and mature landscaping, as well as the ecology of the community, are important characteristics of the Village and should be preserved and protected. In furtherance thereof, the Village has enacted tree preservation regulations in Chapter 14, Article 16 of this Code. All subdivisions shall comply with the Village's tree preservation regulations in Chapter 14, Article 16 of this Code.

#### 16-5-4 Landscaping.

Street trees shall be installed along all parkways in the subdivision, in accordance with Section 16-6-1(G) of this Code. In addition, when the Village determines that additional landscaping is desirable or necessary to mitigate the impact of any new buildings or structures on any lot to be created within a subdivision, the subdivision approval may be conditioned upon the installation of additional landscaping on such lot to screen any new buildings or structures on that lot from an adjacent lot or from the street, or both. If such additional landscaping is required, the applicant shall submit, for the review and approval of the Village, a detailed landscaping plan depicting the additional landscaping. In addition, the Village may require the applicant to provide performance security and guaranty security for the landscaping, which security shall be submitted in accordance with the provisions of Article 6 of this Chapter 16.

#### 16-5-5 Grading and stormwater drainage.

The subdivision shall be developed in strict accordance with all applicable laws, statutes, ordinances, codes, and regulations related to grading and stormwater retention, detention, and drainage, including, without limitation, Chapter 12, Article 6, of this Code, as well as in strict accordance with the grading plans and profiles approved as part of the approved engineering plans. No grade change shall be permitted that would: (a) modify stormwater drainage on the property or an adjacent lot; (b) adversely impact the capacity or operation of the Village's stormwater system; or (c) affect the structural stability of an adjacent lot, unless the Village Engineer, in his or her sole determination, approves in writing an alternative means that will adequately provide for the collection and diversion of stormwater. No grading plan shall be approved that, in the Village Engineer's determination, poses potential adverse impacts to the environment, including, without limitation, significant change to the rate of stormwater runoff, rate or volume of sedimentation, or location of discharge.

#### 16-5-6 Utilities and utility lines.

(A) General. All utilities necessary for the subdivision shall be constructed in accordance with Article 6 of this Chapter 16, and shall be installed underground, except as expressly provided in this Section 16-5-6 or if approved by the Village Engineer upon payment of a fee to the Village in an amount equal to the costs of burying the utilities underground, as determined by the Village Engineer. When the Village Engineer determines that a storm sewer, sanitary sewer, or water supply system should be designed and constructed larger than is immediately required to serve the subdivision, the applicant may be

reimbursed for the additional costs of such oversizing, as determined by the Village Engineer, pursuant to a recapture agreement in accordance with applicable state statutes.

(B) Burial of utility lines.

(1) Except as otherwise provided, all utility lines to be newly installed, or, for major subdivisions, to be reinstalled from existing overhead facilities, shall be placed underground within easements or dedicated public rights-of-way. Specifically, and without limitation of the foregoing, all existing overhead utility lines located on property that is the subject of an application for approval of a major subdivision pursuant to this Chapter 16, or on a public right-of-way adjacent to such property, shall, as a condition of such approval, be placed underground within a dedicated easement or a public right-of-way. No utility lines shall be constructed within a storm or sanitary sewer easement, except for crossings, without the advance written approval of the Village Engineer.

(2) The Village Engineer may, upon receipt of a written request therefor, waive the burial requirement for electric distribution transformers, switch gear, meter pedestals, and telephone pedestals, in accordance with accepted utility practices for underground distribution. Such facilities and equipment shall be screened from public view wherever possible and shall be placed in locations to be approved by the Village Engineer.

(3) Notwithstanding any provision of this Chapter 16 to the contrary, no applicant shall be required to place the following utilities or utility lines underground.

(a) Temporary overhead utility lines used in connection with construction, but only during periods of construction; and

(b) Service connections, meters, and similar equipment normally attached to the outside wall of the premises that they serve.

16-5-7 Easements and dedications.

(A) Easements shall be provided where necessary for the provision of sanitary sewer, water, storm drainage, gas lines, electric lines, telephone, cable television, streets, pathways, sidewalks and other necessary public or private purposes in order to adequately serve the proposed subdivision.

(B) The easements shall be depicted on the preliminary and final plats of subdivision in accordance with Sections 16-3-2 and 16-3-4 of this Code.

(C) The size and location of all such easements shall be subject to the approval of the Village Engineer, and the terms of all such easements shall be subject to the approval of the Village Engineer and Village Attorney.

(D) Easements for Village utilities, including, without limitation, sewer, stormwater or water utilities, shall be no less than 20 feet in width, and shall, to the extent practicable, be located at the rear of each lot and along such other lot lines so as to provide continuity of alignment of such easements from block to block.

(E) The final plat shall provide for dedications of rights-of-way easements of land necessary for any bicycle paths, greenways, storm- or floodwater runoff channels and basins, ways for public facilities,

parks, playgrounds, school grounds, and other public grounds, as may be required by the Plan Commission or Board of Trustees in order to conform with the Comprehensive Plan. Any public lands so designated within the Comprehensive Plan and lying within the proposed subdivision shall be dedicated for the use designated by the Comprehensive Plan.

#### 16-5-8 Lot access and circulation.

All subdivisions shall be designed to provide appropriate public street access to all lots in the subdivision, which access shall be designated on the preliminary and final plats of subdivision.

#### 16-5-9 Survey monuments.

Permanent survey monuments constructed of iron pipe not less than one inch in diameter and 30 inches long, or as otherwise approved by the Village Engineer, shall be installed at all street corners, at all points where street lines intersect the exterior boundaries of the proposed subdivision, and at angle points and points of curve in each street.