



Planning & Zoning Commission

October 20, 2020 at 7:00 p.m.

Village Hall, 447 N. Catherine Avenue, La Grange Park, IL

Via Teleconference due to Covid-19

Members of the public are encouraged to attend this meeting.

Join this meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/363043133>

You can also dial in using your phone. US +1 (669) 224-3412 / Access Code: 363-043-133

Public Comments may be submitted prior to and up until 4:30 p.m. the day of the meeting via email: erodman@lagrangepark.org. You may also submit your comments by calling (708) 354-0225, M-F from 9:00 – 4:30 p.m.

Agenda

1. Chairman to Convene Meeting
2. **Chairman Statement: This meeting is being held remotely as a meeting with a quorum of the public body physically present is not practical or prudent due to the State's declaration of a disaster due to the impacts of COVID-19**
3. **Roll Call - Confirm All Participants Can Hear & Reminder That All Motions Need To Be Passed By A Roll Call Vote**
4. Pledge of Allegiance
5. Public Comment
6. Approval of Minutes – September 15, 2020
7. Consideration of a Site Plan Review for Case #P20-0001, 704-722 E. 31st Street - Parkholm Cemetery Company
8. Adjournment

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Emily Rodman, Assistant Village Manager, at 708-354-0225 x108 promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons. Website <http://www.lagrangepark.org/>



RULES FOR PUBLIC COMMENT

Village Meetings

1. Please step up to the microphone before speaking, and announce your name before beginning your comments.
2. After announcing your name for the record, you will be allowed to speak for three (3) minutes.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. (a) Agenda-related comments: The Village Chairperson reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to agenda items.

(b) Non-agenda-related comments: The Village Chairperson reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Ms. Emily Rodman at (708) 354-0225 between 9:00 and 5:00 before the meeting so that the Village can make reasonable accommodations for you.

Village of La Grange Park
Planning & Zoning Commission - Minutes
September 15, 2020
7:00 p.m.

A meeting of the La Grange Park Planning & Zoning Commission was scheduled to be held at 7:00 p.m. on Tuesday, September 15, 2020 via Teleconference due to COVID-19.

1. Convene Meeting

The meeting of the La Grange Park Planning & Zoning Commission was called to order at 7:05 p.m. on Tuesday, September 15, 2020. Chairman Eric Boyd stated for the record that the meeting was being held remotely due to COVID-19. Chairman Boyd asked Village Clerk Meghan Kooi to call the roll. He then asked all participants to rise for the Pledge of Allegiance.

Members in attendance were:

Committee Members: Eric Boyd, Chairman
William Lampert (absent)
Christopher Studwell
Robert Bartholomai
Jim Lee
Maureen Ventura
Caroline Domagalski

Others in Attendance: Emily Rodman, Assistant Village Manager (on site)
Cathleen Keating, Village Attorney
Meghan Kooi, Village Clerk

2. Public Comment

There was no public comment.

3. Approval of the Minutes – August 26, 2020

Mr. Studwell moved to approve the minutes of the August 26, 2020 Planning & Zoning Commission. Ms. Ventura seconded the motion. The motion passed unanimously by roll call vote.

4. Review and Approval – Findings of Fact Zoning Case #2020-02 (1117 E. 31st Street/Murphy's)

The PZC reviewed the findings of fact for Zoning Case #2020-02 (1117 E. 31st Street/Murphy's). Mr. Bartholomai noted a minor error on page 4 of the report. In the Summary of Facts it was written the applicant was proposing to install a 1'8" planter. The correct measurements of the planter should be recorded as 1'8". Assistant Village Manager Emily Rodman noted the correction and stated it would be updated in the Summary of Facts. At the end of the discussion, *Mr. Bartholomai made a motion to Approve the Findings of Fact Zoning Case #2020-02 (1117 E. 31st Street/Murphy's). The motion was seconded by Mr. Studwell and passed unanimously by roll call vote.*

5. Adjournment

With no further business to come before the PZC, *Chairman Boyd called for a motion to adjourn the meeting. Mr. Studwell made a motion to adjourn the meeting. Ms. Ventura seconded the motion. The motion passed unanimously by roll call vote and the meeting was adjourned at 7:13 p.m.*

Respectfully Submitted,

Meghan Kooi
Village Clerk

Planning & Zoning Commission Agenda Memo

Date: October 20, 2020

To: Eric Boyd, Planning & Zoning Commission Chair
Members of the Planning & Zoning Commission

From: Emily Rodman, Assistant Village Manager 

RE: 702-722 E. 31st Street, Plaza 31 – Site Plan Review

GENERAL BACKGROUND

The subject property is located at 702-722 E. 31st Street and is commonly referred to as Plaza 31. The property is 31,307 square feet and is bordered to the north by 31st Street, to the east by Barnsdale Road, to the west by Forest Road and to the south by single-family homes. The property is improved with a single story, 12,439 square foot strip mall which contains nine storefronts. Eight of the nine storefronts are currently occupied and tenants include a convenience store, a hair salon, three restaurants, an insurance company, and a fitness facility. A shared parking lot with 45 parking stalls provides parking for the tenants, along with a strip of 6 public parking stalls located on Barnsdale Road to the east of the property.

Over the past couple of years, the property owner Parkholm Cemetery Company has undertaken significant improvements to the property to bring the property into compliance with current building codes, enhance the aesthetics of the property and make the individual tenant spaces more marketable. The property owner has upgraded and replaced mechanicals, upsized the water service line serving the building, installed a fire sprinklers, and made other interior improvements. The property owner has also replaced the fencing at the rear of the property, installed new building lighting, painted the south wall of the building, replaced the front building façade and installed new tenant signage among other various improvements.

Proposed Improvements

The property owner is seeking Site Plan Review in order to replace the existing parking lot, install landscape islands and relocate and the monument sign. To accommodate the new landscape islands, three parking stalls will be removed.

ANALYSIS

Section 153.237(B)(1)(b) of the Zoning Code requires that existing parking lots be brought into compliance with the current parking lot landscaping requirements at such as time as “over 50% of an existing parking lot is reconstructed.” Section 153.239 of the Zoning Code requires the installation of interior parking lot islands for every 10-15 contiguous parking stalls and no less than one island per every ten spaces. This section also requires that all parking rows shall be terminated by a parking lot island or landscaped area. All landscape islands must be landscaped with one shade tree and a minimum of 75% of the islands shall be planted with live groundcover.

The proposed site plan includes four parking lot end islands. These islands are existing but are not currently landscaped. The property owner is proposing to landscape them in accordance

with the requirements of the Zoning Code. The site plan also proposes two oversized interior parking lot islands, one per parking row. The north island will incorporate a new multi-tenant monument sign and associated [required] landscaping. The size and style of the sign is not under consideration as part of this application and will be submitted at a future date under a sign permit. The south island will be located between two handicap parking stalls and will be landscaped in accordance with the Zoning Code.

Per the Zoning Code, a total of 37 parking stalls are required. The proposed parking lot includes 42 parking stalls, along with 6 public parking stalls adjacent to the east. The proposed parking lot design (stall width and depth and drive aisle width) and landscaping comply with the Zoning Code. As the parking lot is existing and the property owner is reducing the impervious surface coverage slightly, storm water management is not required for the property.

Future Considerations

The property owner has indicated that in the future they may incorporate some shared outdoor dining for the shopping center. They anticipate the proposed south parking lot island may be converted to accommodate this dining. In order to obtain approval for outdoor dining, the property owner will be required to seek a Special Use Permit for Outdoor Dining, a Variation (to waive the interior parking lot landscaping requirement) and an amended Site Plan Review.

STAFF RECOMMENDATION

The proposed improvements to Plaza 31 meet the standards of the Zoning Code. The improvements will bring the parking lot into compliance with the Zoning Code, enhance the aesthetics of the parking lot, and soften the hardscape of the parking lot and building façade from the street front. Staff recommends the Planning and Zoning Commission grant Site Plan approval for Plaza 31.

Motion to grant Site Plan approval for Plaza 31 in accordance with the 31st Street Plaza Parking Lot Renovation Plans, as prepared by 845 Design Group, identified as Project #20.18.21, dated September 24, 2020, and consisting of four (4) pages.

DOCUMENTATION

- Standards for Site Plan Review
- Application for Site Plan Review

C: Parkholm Cemetery Company – Applicant
Julia Cedillo, Village Manager
Dean Maggos, Director of Fire and Building
Patrick Boyle, Building Official
Cathleen Keating, Village Attorney

Standards for Site Plan Review

In evaluating this request, the Zoning Board of Appeals should consider the following standards under Section 153.060(D) of the Village's Zoning Ordinance.

1. Degree of conformity with existing standards.
2. Regulations of this Zoning Code, and any other applicable regulations within the Village's Municipal Code, and the goals and policies of the Comprehensive Plan.
3. The location, arrangement, size, design and general site compatibility of buildings, lighting and signs, including:
 - a. Efficient use of land that responds to the existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure.
 - b. Compatibility with, and mitigation of, any potential impact upon, adjacent property.
 - c. Site illumination designed and installed to minimize adverse impact on adjacent properties.
 - d. Signs in accordance with Section 15 (Signs).
4. Landscaping and the arrangement of open space or natural features on the site should:
 - a. Create a desirable and functional environment for motorists, pedestrians, bicyclists and occupants of residential dwellings, business owners and employees. To achieve such an environment, landscaping may take advantage of open space design features such as bike paths, running paths and outdoor relaxation areas.
 - b. Preserve unique natural resources, including measures to preserve and protect existing healthy, mature trees.
 - c. Protect natural resources and landscaping on adjacent sites.
 - d. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
 - e. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site. The use of species native to northeastern Illinois is encouraged.
 - f. Use of screening to buffer the impact of the development on adjacent uses and enhance the appearance and image of the Village by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.
5. Circulation systems and off-street parking shall be designed to:
 - a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists.
 - b. Minimizing potentially dangerous traffic movements.
 - c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
 - d. Minimize curb cuts by using cross-access easements and shared parking.
 - e. Design off-street parking lots or garages to minimize adverse impacts on adjacent properties, particularly through the use of perimeter and interior landscaping, and promote logical and safe parking and internal circulation.
 - f. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.



APPLICATION FOR SITE PLAN REVIEW

ADDRESS OF SUBJECT PROPERTY: 704-722 E. 31st ST, LA GRANGE PARK, IL 60526

NAME OF APPLICANT(S): SCOTT TROOST
 INTEREST IN PROPERTY: OWNER
 ADDRESS: 6900 S. CASS AVENUE
 CITY, STATE, ZIP: DARIEN, IL 60561
 EMAIL: STROOST@TROOSTCEMS.COM PHONE: 630-968-6530 FAX: 630-397-0111

NAME OF PROPERTY OWNER/TRUSTEE(S): SAME AS ABOVE
 ADDRESS: _____
 CITY, STATE, ZIP: _____
 EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ATTORNEY (IF APPLICABLE): N/A
 ADDRESS: _____
 CITY, STATE, ZIP: _____
 EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ENGINEER (IF APPLICABLE): N/A
 ADDRESS: _____
 CITY, STATE, ZIP: _____
 EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ARCHITECT (IF APPLICABLE): 845 DESIGN GROUP & ARCHITECTURE PLANNING
 ADDRESS: 106 CALENDAR COURT, SUITE #131
 CITY, STATE, ZIP: LAGRANGE PARK, IL 60525
 EMAIL: _____ PHONE: 708-218-9974 FAX: _____
JAMIE ZAURA → 708-872-4146

VILLAGE PERSONAL: Provide the following information for any officer or employee of the Village with an interest in the Owner, Applicant, Consultant or the Subject Property and the nature and extent of that interest.

NAME: _____
 ADDRESS: _____
 CITY, STATE, ZIP: _____
 EMAIL: _____ PHONE: _____ FAX: _____

NATURE/EXTENT OF INTEREST: _____



PERMANENT INDEX NUMBER OF SUBJECT PROPERTY (TAX ID NO.): 85-1494861

CURRENT ZONING CLASSIFICATION: C1

ADJACENT ZONING CLASSIFICATION:

NORTH: _____ SOUTH: _____
 EAST: _____ WEST: _____

REQUIRED DOCUMENTATION: All required documents must be submitted in hard copy (2 copies) and in digital form (1 copy).

- STATEMENT OF AGREEMENT TO REIMBURSE COSTS (separate document)
- PROOF OF OWNERSHIP (current title policy report or deed and current title search)
- LEGAL DESCRIPTION
- PLAT OF SURVEY (certified by registered land surveyor)
- SITE PLAN (see description below)
- LANDSCAPE PLAN

SITE PLAN: Submit with this application a Site Plan, certified by a registered architect or land surveyor, showing:

- Accurate lot lines and dimensions of the Subject Property, all principal and accessory structures currently located on or proposed to be constructed on the Subject Property.
- Distances between structures and lot lines, distances between all principal and accessory structures.
- A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; number, location and total count of parking spaces (regular and handicapped) and loading spaces, circulation aisles; sidewalks, walkways, and pathways; total lot coverage of all circulation elements divided as between vehicular and pedestrian ways. Submit with the Site Plan a detailed Statement of Property Uses (listing all activities and uses which will occur on the Subject Property) together with a calculation of the number of parking and loading spaces required for all uses of the Subject Property.
- Total open space and total impervious surface.
- All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
- Location, size, and arrangement of all outdoor signs and lighting.
- Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
- A detailed landscaping plan showing location, size, and species of all trees, shrubs, and other plant material.
- Any other items specifically required by the Zoning Code or the ordinance approving a specific development.



STANDARDS FOR SITE PLAN REVIEW: In reviewing site plans, the relationship of the site plan to existing zoning regulations, conditions imposed upon the Subject Property by specific ordinance, adopted land use policies and the goals and objectives of the Comprehensive Plan shall be evaluated. In addition, the following characteristics shall also be evaluated.

1. Degree of conformity with existing standards.
2. Regulations of the Zoning Code and any other applicable regulations within the Village's Municipal Code, and the goals and policies of the Comprehensive Plan.
3. The location, arrangement, size, design and general site compatibility of buildings, light and signs, including:
 - a. Efficient use of land that responds to existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure.
 - b. Compatibility with, and mitigation of, any potential impact upon adjacent properties.
 - c. Site illumination designed and installed to minimize adverse impact on adjacent properties.
 - d. Signs which comply with Section 15 of the Zoning Code.
4. Landscaping and the arrangement of open space or natural features on the site should:
 - a. Create a desirable and functional environment for motorists, pedestrians, bicyclists and occupants of residential dwellings, business owners and employees. To achieve such an environment, landscaping may take advantage of open space design features such as bike paths, running paths and outdoor relaxation areas.
 - b. Preserve unique natural resources, including measures to preserve and protect existing healthy, mature trees.
 - c. Protect natural resources and landscaping on adjacent sites.
 - d. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
 - e. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site. The use of species native to northeastern Illinois is encouraged.
 - f. Use of screening to buffer the impact of the development on adjacent uses and enhance the appearance and image of the Village by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.
5. Circulation systems and off-street parking shall be designed to:
 - a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists.
 - b. Minimize potentially dangerous traffic movements.
 - c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
 - d. Minimize curb cuts by using cross-access easements and shared parking.
 - e. Design off-street parking lots or garages to minimize adverse impacts on adjacent properties, particularly through the use of perimeter and interior landscaping, promote logical and safe parking and internal circulation.
 - f. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.



OWNER/APPLICANT REPRESENTATIONS:

The Owner states that he and/or she consent to the filing of this application and that all information contained herein is true and correct to the best of his and/or her knowledge.

Name of Owner (print): SCOTT TROOST Date: _____
 Signature of Owner: Scott Troost, President Date: 10-1-2020

The applicant certifies that all of the information contained in this application is correct to the best of applicant's knowledge. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application.

Name of Applicant (print): SCOTT TROOST Date: _____
 Signature of Applicant: Scott Troost, President Date: 10-1-2020

APPLICATION FEE

An application fee of \$500.00, payable to the Village of La Grange Park, must accompany this Application.

REIMBURSEMENT OF FEES REQUIRED DEPOSIT AMOUNT

A deposit in the amount of \$1,000.00, payable to the Village of La Grange Park, must accompany this Application and the executed Reimbursement of Fees Agreement.

Revised July 2013

PARKING LOT RENOVATION:

31st STREET PLAZA 704-722 EAST 31st STREET LA GRANGE PARK, IL. 60526

DRAWING INDEX

DRAWINGS
A1.0 ARCHITECTURAL SITE PLAN
L1 LANDSCAPE PLAN

PLAT OF SURVEY

PROJECT CONTACTS:

ARCHITECT:

845 DESIGN GROUP, PC.
JAMIE ZAURA
106 CALENDAR COURT, #106
LA GRANGE, IL. 60525
708.872.4146

LANDSCAPE ARCHITECT:

STEPHEN WELTER LLC
1132 WESTGATE STREET #514
OAK PARK, IL. 60301
630.707.5072

OWNER:

PARKHOLM CEMETERY CO. LLC.
6900 SOUTH CASS AVENUE
DARIEN, IL. 60562
630.968.6590

CODE SUMMARY

LA GRANGE PARK BUILDING CODES

2015 International Building Code
2015 International Mechanical Code
2015 International Fuel and Gas Code
2015 International Energy Conservation Code
2015 International Property and Maintenance Code
2015 International Existing Building Code
2017 National Electric Code
2014 Illinois Plumbing Code
2018 Illinois Accessibility Code
2018 Energy Conservation Code
2015 International Fire Code
2015 Life Safety Code, NFPA-101
2014 National Fire Codes

DISTRICT C-1 COMMERCIAL CORRIDOR ZONING DISTRICT

FRONT YARD SETBACK: MIN. FRONT SETBACK OF 5'-0"
MIN. REAR SETBACK: NONE REQUIRED
MIN. CORNER SIDE SETBACK: NONE REQUIRED

MIN. LOT AREA: NONE REQUIRED

MAXIMUM HEIGHT: 45 FEET BUT NOT MORE THAN 4 STORIES
ACTUAL BUILDING HEIGHT: 1 STORY (MEETS REQUIREMENTS)

PROJECT DESCRIPTION

PARKING LOT RENOVATION: INCLUDING NEW CURBING, ISLANDS, PAVING, AND LANDSCAPING



GOOGLE MAP IMAGE



STATEMENT OF COMPLIANCE
I HEREBY CERTIFY THAT THESE PLANS WERE
PREPARED UNDER MY DIRECT SUPERVISION AND TO
THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY
CONFORM TO THE BUILDING CODES ADOPTED BY THE
CITY OF LA GRANGE PARK, ILLINOIS.

PLANNING AND ZONING
COMMISSION REVIEW

SEPTEMBER 24, 2020

845 DESIGN
GROUP
Architecture
+ Planning

106 Calendar Court, No. 131
LaGrange, Illinois 60525
phone: 708.872.4146
www.845designgroup.com

Illinois professional design firm #184.006583

• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/C&M • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

RUSSELL W. SCHOMIG, PLS
WILLIAM K. SCHOMIG

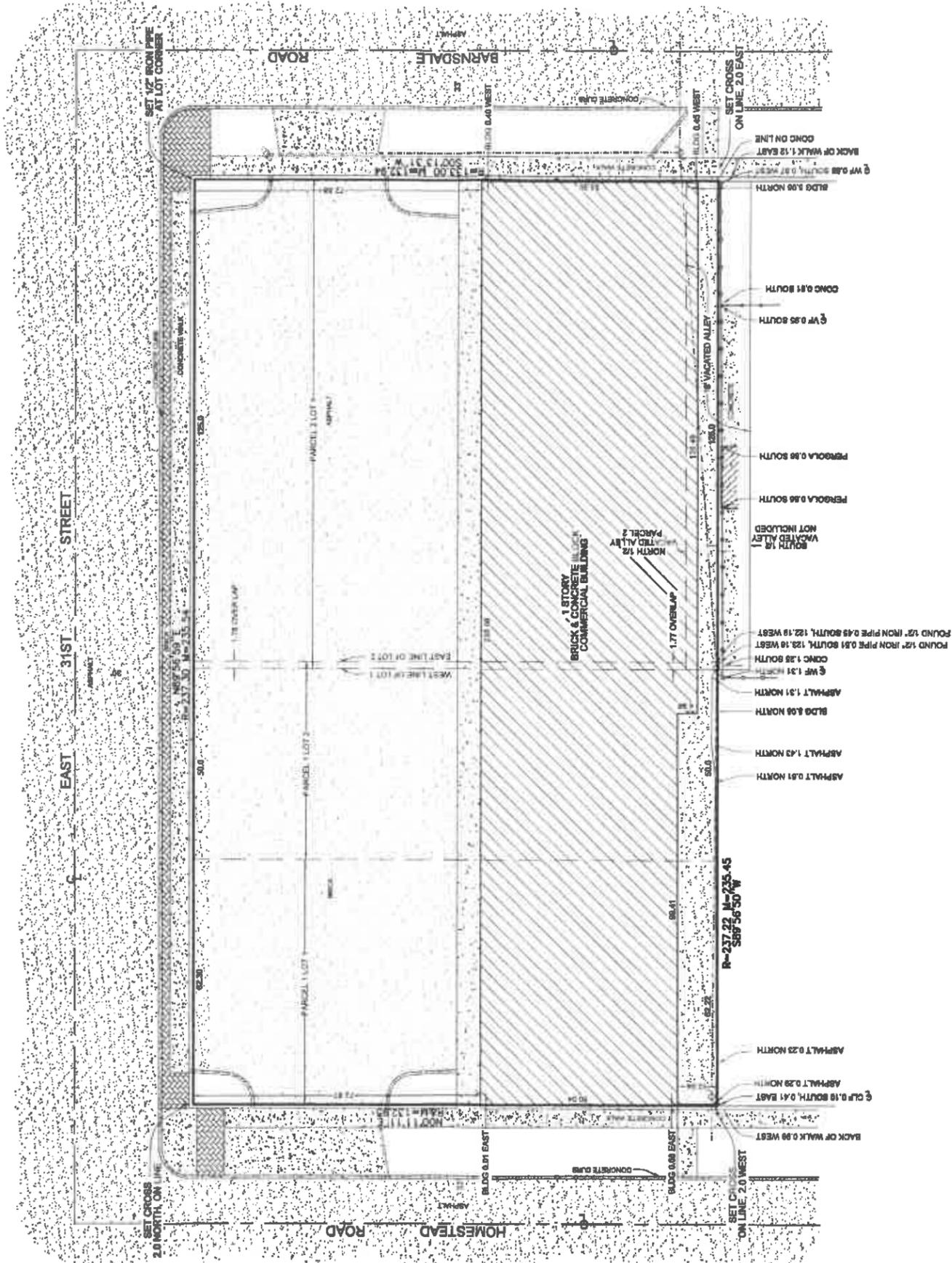
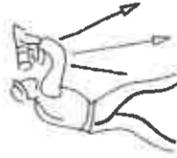
SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
E-MAIL: SCHOMIG-SURVEY@SBCGLOBAL.NET
WEB: WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

PARCEL 1: LOTS 1 AND 2 IN BLOCK 13 IN LA GRANGE PARK HOMESITES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHEAST 1/4 OF THE IF THE NORTHWEST 1/4, LYING EAST OF THE CENTER LINE OF FIFTH AVENUE, IN SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 3 AND THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING LOT 3 AFORESAID IN BLOCK 5 IN H. O. STONE AND COMPANY'S ADDITION TO LA GRANGE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 704-722 EAST 31ST STREET, LAGRANGE PARK



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT WARRANT THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE DIFFERENT FROM THE FIELD. THIS SURVEY WAS CONDUCTED BY RUSSELL W. SCHOMIG AND WILLIAM K. SCHOMIG, PROFESSIONAL LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEYED: OCTOBER 4TH, 2018.
BUILDING LOCATED: OCTOBER 4TH, 2018. FILE: 182605.ORD
ORDERED BY: CHUCK LENTZ
PLAT NUMBER: 182605 & H24-134 SCALE: 1" = 20'



- LEGEND
- M. - MEASURED DIMENSION
 - R. - RECORDED DIMENSION
 - B.L. - BUILDING LINES
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - C. - CENTER LINE
 - U.F. - URBAN FENCE
 - C.L.F. - CHAIN LINK FENCE
 - W.F. - WOOD FENCE
 - V.F. - VINYL FENCE



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR COMPANY, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE TRUE. DIMENSIONS ARE SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Russell W. Schomig
PROFESSIONAL LAND SURVEYOR LICENSE # 035-002448



LOT AREA: 31,307 SQUARE FEET.