



Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Planning & Zoning Commission
FROM: Heather Valone, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 16-03 480 5th St. Variations and Resubdivision
DATE: March 6, 2016

SUMMARY

William Brennan, owner of the property located 480 5th St., is requesting variations from the Lemont Unified Development Ordinance Table 17-07-01. The purpose of the requested zoning entitlements are to allow for a subdivision of an existing property into two 87.5 feet wide and 10,800 square foot single-family lots. Staff is recommending approval.



PROPOSAL INFORMATION

Case No. 16-03
Project Name 480 5th St. Variations and Resubdivision

General Information	
Applicant	Bill Brennan
Status of Application	Owner
Requested Actions:	Variations to allow for two lots with reduced widths of 87.5 and lot areas of 10,800 sf.
Site Location	480 5 th St. (PIN 22-28-102-018-0000)
Existing Zoning	R-4 (Detached Single-Family Residential District)
Size	.53 ac
Existing Land Use	Vacant Land
Surrounding Land Use/Zoning	North: R-4 (Detached single-family residence) South: R-4 (Detached single-family residence) East: R-4 (Detached single-family residence) West: R-4 (Detached single-family residence)
Comprehensive Plan 2030	The Comprehensive Plan classifies this site infill Residential (INF)

BACKGROUND

The subject property is part of the Becker's subdivision from 1880. The property has R-4 zoning. This zoning classification requires a minimum lot size of 12,500 sf and minimum lot width of 90 ft. The applicant is proposing two lots with a lot width of 87.5 ft and lot size of 10,863 sf and 10,858 sf. The applicant applied to develop the lot in 2003 with a similar proposal, the application was denied by the Village Board, which raised concerns over the proposed size of the lots without a road right-of-way dedication to the Village. The neighboring property owners from the east side of 5th St. also commented that 5th St. is a private road for which access to the east lots was granted through private road and right-of-way easements in 1890.

Technical Review Committee. Prior to submitting a formal application, the applicant submitted plans to the Technical Review Committee (TRC) on January 19, 2016. The TRC noted potential deviations from Village standards in the proposed lot size, width, the use of well water. The Village Engineer commented on the development's proposed drainage ditch along 5th St. The Engineer noted that although there is existing sewer under 5th St., the nearest water mains are located along 4th Street and McCarthy Road. If the applicant was granted an exception to use wells rather than public utilities, the wells needed to be moved 25 ft further from the sewer than the proposed location.

GENERAL ANALYSIS

Zoning History. The initial subdivision that created the 77 lots from 4th St. to 6th St. was called the Becker's Subdivision (Figure 1). At that time, the subject site was part of a larger site shown below as lot 43. A subsequent subdivision has created the current lot configuration for the subject property and the neighboring properties to the south. The original plat showed the location of 5th St. along the east property of lots 77-72. As shown in Figure 2, 5th Street is currently located along the western edge of lots 72-77. The recorded documentation does not indicate why the location of 5th Street changed from its originally planned location to its current configuration.

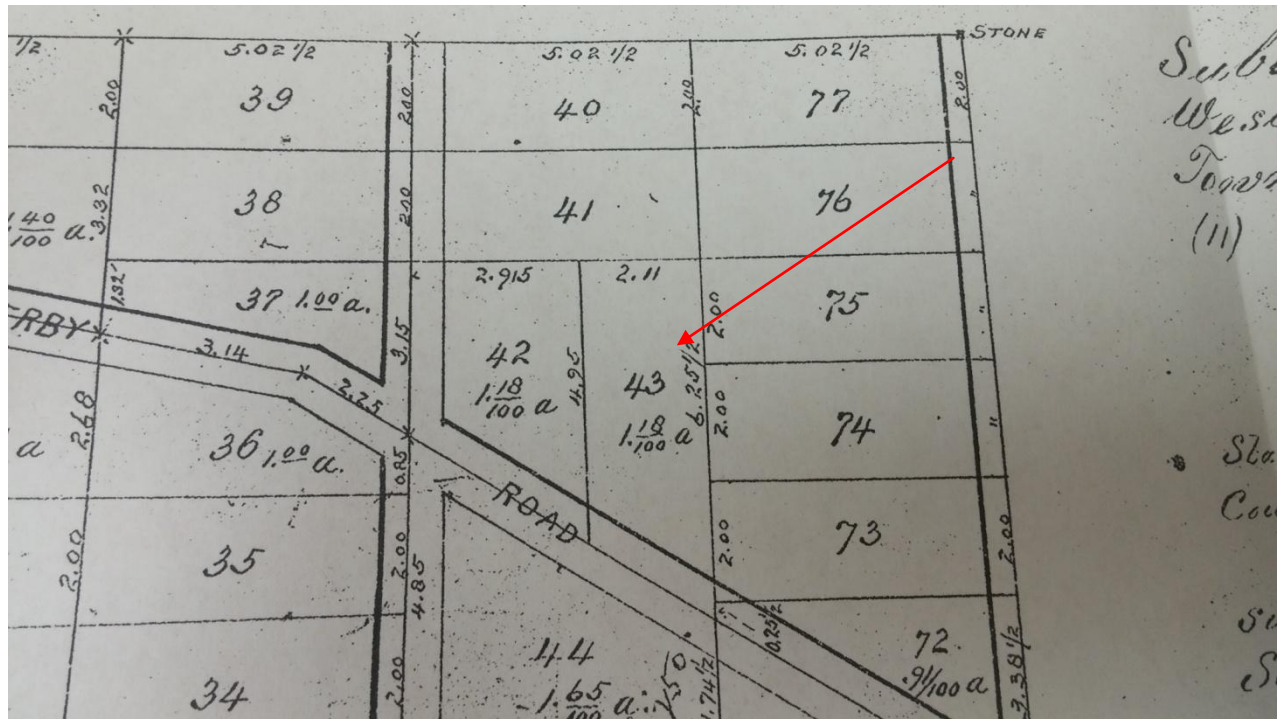


Figure 1 Expert from Becker's Subdivision Recorded Plat. The arrow indicates the relative location of the subject property.

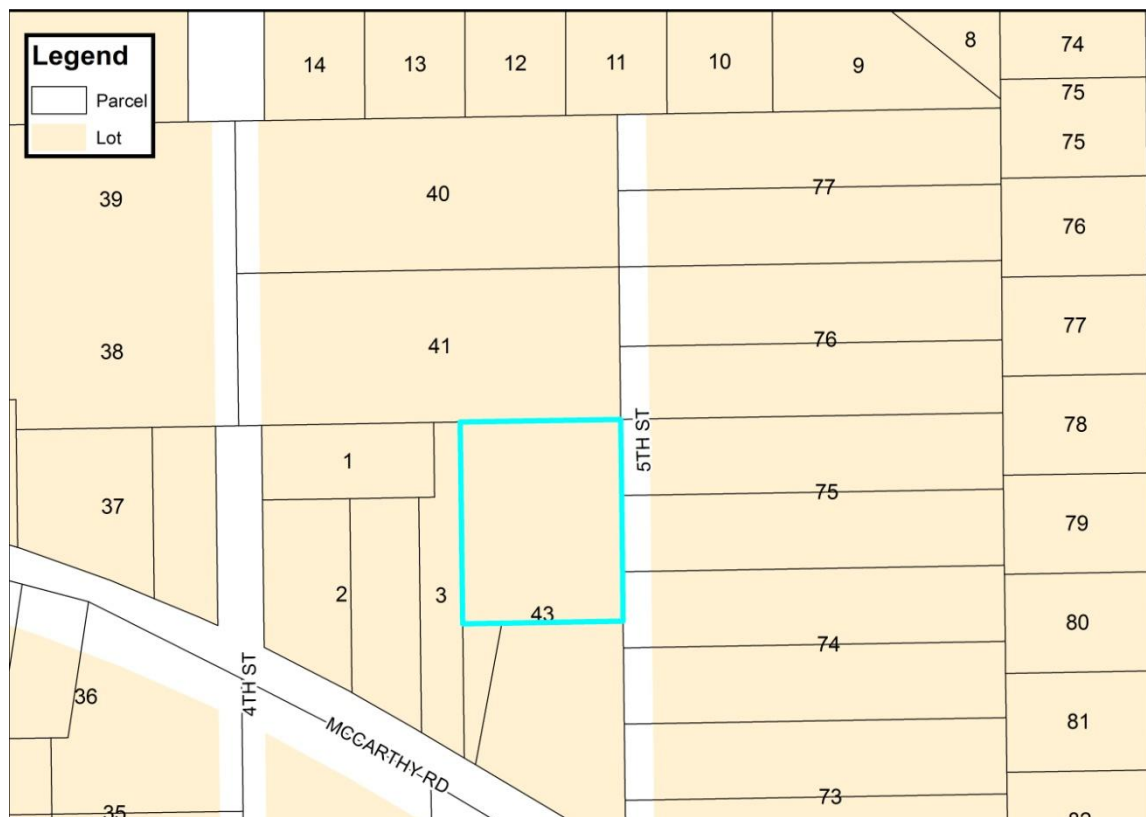


Figure 2 The current configuration of the parcels that are part of the original Becker's subdivision's lot 43. The highlighted parcel indicates the subject lot. Labels indicate current lot number note lot 42 in Becker's Subdivision was subsequently resubdivided.

Site Access. The subject site only has access from 5th Street. It is staff's understanding that the subject site was once a "flag lot" with a small access to McCarthy, but that the current owner sold off that portion of the site (PIN 22-28-102-024) several years ago to the neighboring property owner.

5th Street is not a dedicated right of way. Easements were granted to the homeowners of the properties on the east side of 5th Street by recorded document numbers 1355915, 1356015, 1356015, dated 1890. The applicant will need to secure an easement to the subject site, either through easement agreement among the owners or declaratory judgement by a court, to ensure access to the site from 5th Street. Staff recommends that the applicant secure such access prior to ordinance approval.

REQUESTED VARIATIONS

Utilities. Currently, the properties along the 5th St. north of McCarthy Rd are serviced by a sanitary sewer underneath 5th St. and well water. The closest water main to the subject property is 275 ft west along 4th St. The properties along 4th St. do not have public utility easements. The applicant has provided a cost estimate of \$73,244 to bring the water utilities to the two proposed lots from 4th St. with no easements. The applicant is requesting that a waiver be granted to allow the properties to remain on well water as the cost and the lack of public utility easements create a significant hardship. The surrounding properties on 5th St. use well water and connect to the sewer underneath 5th St. As 5th Street is located within a private easement, the applicant may need to take additional steps to connect to the existing sewer system.

Unified Development Ordinance. The applicant is requesting the following deviations from Lemont’s Unified Development Ordinance (UDO):

UDO Section	UDO Standard	Proposed	Staff Comments
17.07.01 (Table)	Minimum lot size is 12,500 sf for R-4. Minimum lot widths is 90 ft for R-4 lots.	Minimum lot size is 10,800 sf. Minimum lot width is 87.5 ft.	The proposed lot size is a 15% variation from the UDO defined minimum lot size. The applicant is proposing dedicating 15 ft (1,312 sf) of each proposed lot to the Village for public right-of-way. Staff finds this deviation acceptable due to the dedication and constraints of the property. The proposed lot width is a request for a 3% variation from the minimum of 90 ft per the UDO, staff finds this deviation acceptable.
17.26.01 (Table)	Parkway width minimum of 12 ft, sidewalk width minimum of five feet.	The applicant is also requesting a waiver from the requirement to construct sidewalks as the surrounding properties do not have sidewalks.	Staff finds this deviation acceptable as this is only a lot split, and because 5 th Street is not a dedicated right of way along its entire length.

STANDARDS FOR VARIATIONS

UDO Section 17.04.150.D states that variation requests must be consistent with the following three standards to be approved:

1. The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

Analysis. The general purpose of the UDO is specified in UDO Section 17.01.050. Of the eight components listed, five are either not applicable to or unaffected by the variation request.

- **Ensuring adequate natural light, air, privacy, and access to property.** The proposed variation would not negatively impact light or air to the property.
 - **Protecting the character of established residential neighborhoods.** The proposed lots will not alter the established residential area surrounding. The subject property is proposed to be single-family lots that are wider than the lots to the east of 5th St. The proposed lots are smaller in size than the neighboring lots to the east but when viewed from the road the new lots will not appear smaller due to their wider lot widths. The average width of the lots along the east side of 5th St. is 66ft. The narrower and somewhat smaller proposed lots fit the established character of the neighborhood better than the R-4 standards.
 - **Accommodating development and growth that is consistent with the preceding purposes.** The subject property is classified in the Lemont 2030 Plan as Infill Residential (IFR). The goal of the IFR is construction of new home sites on the remaining vacant lots in the area that are consistent with the established character of the neighborhoods. The proposal would develop a vacant lot that although does not fully meet R-4 standards, is consistent with the neighboring properties.
2. The plight of the owner is due to unique circumstances, and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unique conditions that are not generally found on other properties in the same zoning district;

Analysis. The UDO states that in making a determination whether there are unique circumstances, practical difficulties, or particular hardships in a variation petition, the Planning and Zoning Commission shall take into consideration the factors listed in UDO §17.04.150.D.2.

- **Particular physical surroundings, shape, or topographical conditions results in a particular hardship upon the owner as distinguished from a mere inconvenience.** The subject property is surrounded by existing lots that do not meet all the standards defined in the UDO for R-4 properties. The property is land locked and thus restricted by the narrower surrounding existing lots. The average lot in the surrounding area has a width of 66 ft and the proposed lots have a width of 87.5 ft. The proposed lot sizes, although smaller than the neighboring lots along the east side of 5th St., the proposed lots are similar in size to the lots to the west and south. Additionally the proposed lots will not appear smaller from the street when compared to the much more narrow properties on the east side of 5th St. The applicant could have developed the

property as a flag lot with a narrow triangular shaped with 11 ft of frontage along McCarthy Rd. The triangular shaped lot was sold to the neighboring property owner to the south. However flag lot design would have been in conflict the UDO 17.04.110 A restriction to avoid irregular shaped lots.

- **The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.** The surrounding properties are established single-family homes. The subject property is one of the last vacant properties in the area. With a size in excess of half an acre, the subject lot is substantially larger than a typical R-4 lot.
- **The alleged difficulty or hardship has not been created by any person presently having an interest in the property.** The original Becker's Subdivision platted 5th St. along the east side of lots 72-77. The platted road was proposed to allow access to lots 72-77 along the east of the property. The road was instead constructed along the west of lots 72-77. Had the original placement of 5th St. been along the east side of lots 72-77 it is unlikely that lot 43 would have been split into the configuration seen today. Additionally lots 42 and 43 were subdivided after Becker's Subdivision creating the irregular shaped lots constraining the subject property. Both subdivisions and road alignment were done prior to the current owner taking possession. However, it is staff's understanding that the current owner did exacerbate the subject property's current difficulty; at the time of purchase the subject site included a small "flag pole" access to McCarthy Road, which the current owner sold several years ago.
- **The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject project is located.** The request will not be detrimental to public welfare or injurious to other properties or improvements. The applicant is proposing single-family homes in an established single-family neighborhood. The applicant is proposing to dedicate 15ft of the front portion of the property for a public right-of-way increasing the width of the road in front of the proposed lots to improve the public access along 5th St.
- **The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.** The variations would not endanger public safety, substantially impair property values, diminish adequate supply of light or air, or increase the danger of fire or congestion. The variation will result in an increase the value of the subject property by developing it with two single-family lots. The creation of two lots rather than one mitigates the size of any proposed homes. If the property was developed as only a single lot, the home that would be permitted per UDO standards could be significantly larger than the surrounding properties. Alternatively, the two proposed lots have smaller building envelopes thus ensuring future homes constructed on the subject site would be less out of scale when compared to the existing surrounding homes. Additionally the variations will increase the

safety incoming and outgoing traffic by widening a portion of the existing road.

As noted, the subject site is not serviced by municipal water and no fire hydrants are located on 5th Street. Lack of fire suppression via fire hydrants is detrimental to public safety in a community. However, notwithstanding access issues, the site is a lot of record and could be developed with one single-family home. Staff finds that the building of two homes versus one home on the subject site is not a substantial increase in risk to public safety, given that none of the homes on 5th Street have access to fire hydrants and those homes are situated closer to one another than the proposed development. See attached Fire Marshal letter for the Fire District's comments.

3. The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

Analysis. The variations will not alter the essential character of the local area as the proposal is for two-single family homes, which is consistent with surrounding land uses. Additionally the surrounding lots do not confirm the standard R-4 lot widths. The proposed lot sizes are smaller than the surrounding properties and the proposed lots; however, the proposed lots are more consistent with the surrounding lots widths. Additionally the proposal will achieve the goals of the Lemont 2030 Comprehensive Plan as stated previously.

RECOMMENDATIONS

The UDO requires that the applicant demonstrate consistency with all three of the variation standards contained within §17.04.150.D. and staff finds that all are substantially met. Staff recommends approval of the variations. Although the property will vary slightly from the standard R-4 requirements in the UDO, the proposed variations will be more consistent with the surrounding single-family homes that currently do not meet the minimum width standards required in UDO. Additionally, the proposal will achieve the goals of the Lemont 2030 Comprehensive Plan that designates this area as Infill Residential.

Prior to ordinance approval, the applicant shall resolve the outstanding issues related to roadway and utility access.

ATTACHMENTS

1. Site photographs
2. Village Engineer comments
3. Fire Marshal comments
4. Applicant submissions

Attachment 1 Site photographs



Figure 1 View of the property from the southeast corner looking west.



Figure 2 View of the neighboring properties to the southwest.



Figure 3 As the proposed properties are wider than the existing lots, as shown above roughly one and a half existing lots are across the street from the first proposed lot.



Figure 4 The view of the property from roughly the middle of the parcel looking north.

Attachment 2



Frank Novotny & Associates, Inc.

545 Plainfield Road, Suite A ♦ Willowbrook, IL ♦ 60527 ♦ Telephone: (630)887-8640 ♦ Fax: (630) 887-0132

*Civil Engineers/
Municipal Consultants*

February 29 2016

Ms. Heather Valone
Planner
Village of Lemont
418 Main Street
Lemont, IL 60439

Re: **480 5th Street
Eire's Subdivision
PIN #22-28-102-018**

Dear Heather:

I have reviewed the proposed Subdivision Plat for the above-captioned project, dated 02/09/2016, and have the following comments:

1. The property to be subdivided needs to show its east property line at its actual location. The portion to be dedicated needs to be prominently shown.
2. The Cook County Department of Public Health should confirm that the well permits will be issued for these new lots, prior to the recording of the Plat and sale of the lots.
3. The Village Plumbing Consultant needs to review and approve the water well and sanitary sewer service plan.
4. The Public improvements consist of the sanitary sewer services, the west parkway ditch regrading, and any other work in front of the property.
5. The Plat of Subdivision needs a PU&DE Certificate.
6. The front setback line needs to be shown on the Plat, and should not extend further east than the average of other houses on the block, or as Zoning allows, (whichever is furthest west).
7. For clarity, the Plat should show the existing ingress/egress easement or right-of-way to McCarthy Road, to confirm site access to the newly platted lots.
8. Some of the Certifications mentioned "Seven Oaks Development LLC"; is this true?

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

FRANK NOVOTNY & ASSOCIATES, INC.

James L. Cainkar, P.E., P.L.S.

JLC/dn

cc: Mr. George J. Schafer, Village Administrator
Ms. Charity Jones, Director of Planning & Econ Devel.
File No. 16034

16034_Plat Review

Attachment 3



LEMONT FIRE PROTECTION DISTRICT

BUREAU OF FIRE PREVENTION

15900 New Avenue
Lemont, IL 60439
Business: (630)257-0191
Fax : (630) 257-5318
lemontfire.com

February 26, 2016

Mrs. Heather Valone
Village Planner
Village of Lemont
418 Main St.
Lemont, IL 60439

Re: Eire's Re-subdivision-480 5th St.
R-4 Variation Application

Dear Mrs. Valone;

We are in receipt of the plans for the above mentioned project. The 2006 edition of the International Fire Code with local amendments were used for this review. These plans are **APPROVED AS NOTED** subject to compliance with the following comments:

- 1) The address for the properties shall be permanently displayed, either on a sign or on the building. The type and size of the address a minimum four inches (4") - shall be in compliance with Lemont Fire Protection District Ordinance #14-02, and International Fire Code, 2006 Edition (Section 505).
- 2) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with the 2006 International Fire Code, Section 508.1.
- 3) Fire hydrants shall be located along a fire apparatus access road so that no portion of a building or facility will be more than 300 feet from any hydrant. Additional hydrants and

mains shall be provided where required by the code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.1).

4) Fire Hydrant Installation: Fire hydrants shall be installed so that:

Access: Access to fire hydrants shall be by any approved roadway as specified by this code.

Distance to Roadways: Hydrants shall be located approximately ten (10) feet from all-weather roadways.

Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.

Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.

Hydrant Type: Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.

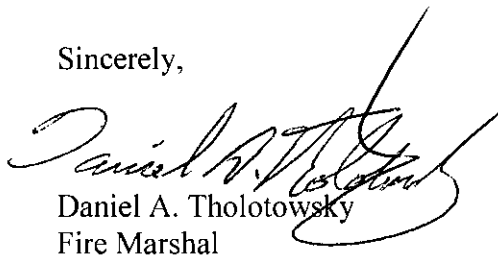
Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch "storz" fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125" vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.7).

- 5) When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with the International Fire Code, 2006 Edition, (Section 505.2).
- 6) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (preferably 26 feet wide), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) in accordance with the International Fire Code, 2006 Edition, (Section 503.2.1).

- 7) Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times in accordance with International Fire Code, 2006 Edition (Section 503.4).
- 8) Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus, in accordance with International fire Code 2006 Edition (Section 503.2.5).
- 9) Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus minimum 80,000 lbs., and shall be surface so as to provide all weather driving capabilities in accordance with the International Fire Code, 2006 Edition, (Section 503.2.3).
- 10) The required turning radius of a fire apparatus access road shall be determined by the fire code official in accordance with the International Fire Code, 2006 Edition, (Section 503.2.4).
- 11) The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus in accordance with the International Fire Code, 2006 Edition, (Section 503.2.7)

The review of these drawings does not relieve the contractor or building owner from designing and installing and completing this project per all code and standard requirements. Fire code and standard requirements not necessarily noted on these plans, in the plan review letter, or noted during inspections are still required to be provided and installed in full compliance with all adopted codes standards and ordinances. I will recommend approval of these plans with the stipulation that the above items are addressed and complied with. This **APPROVAL AS NOTED** with noted requirements of the Codes and Standards for the submitted project is not to be construed as final approval. This can only be granted after construction and occupancy inspections. If you should have any further questions please don't hesitate to contact me.

Sincerely,



Daniel A. Tholotowsky
Fire Marshal

Attachment 4

Village of Lemont

Planning & Economic Development Department

418 Main Street Lemont, Illinois 60439

phone (630) 257-1595

fax (630) 257-1598

Variation Application Form

APPLICANT INFORMATION

WILLIAM BRENNAN

Applicant Name

Company/Organization

73 W DEER LANE, LEMONT, IL 60439

Applicant Address

708-307-9947

Telephone & Fax

WLBREN9947@YAHOO.COM

E-mail

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
 Applicant is the contract purchaser of the subject property.
 Applicant is acting on behalf of the beneficiary of a trust.
 Applicant is acting on behalf of the owner.

PROPERTY INFORMATION

480 5TH STREET, LEMONT, IL

Address of Subject Property/Properties

22-28-102-018

Parcel Identification Number of Subject Property/Properties

24,342 SF

Size of Subject Property/Properties

DESCRIPTION OF REQUEST

R-4 VARIATION - 87.5' LOT WIDTH (3% VARIATION FROM CODE)

Brief description of the proposed variation

R-4 VARIATION - 10,858 SF + 10,863 SF LOT SIZES

REQUIRED DOCUMENTS

See Form 500-A, Variation Application Checklist of Required Materials, for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

Variation Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee = \$250 (per zoning lot)

Fee is non-refundable. A zoning lot is defined as “a single tract of land located within a single block that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon, under single ownership or control” (Unified Development Ordinance Chapter 17.02).

Required Escrow = \$500

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the variation application. Additionally, should the applicant fail to remove the required public notice sign in a timely manner, the escrow account may be used to defray the costs of the sign’s removal. After completion of the variation review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request. I understand that I am responsible for the posting of a public hearing sign and for the mailing of legal notice to all surrounding property owners as required by Village ordinances and state law.

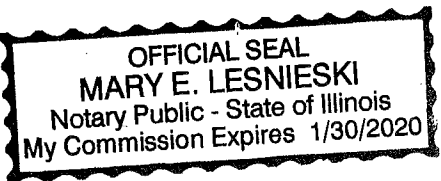
<u>William Brennan</u>		<u>2-12, 2016</u>	
Signature of Applicant		Date	
<u>ILL</u>		<u>COOK</u>	
State		County	

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that William Brennan is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Mary E. Lesniewski
Notary Signature

Given under my hand and notary seal this 12th day of February, A.D. 20 16.

My commission expires this 30th day of January, A.D. 20 20.



Variation Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.150.D.1 establishes the criteria that all applications for variations must meet. In addition, Section 17.04.150.D.2 of the Unified Development Ordinance requires that the Planning & Zoning Commission or Zoning Hearing Officer take the following conditions into consideration when determining whether a request qualifies for a variation. You may want to consider the following in your variation request:

- The particular physical surroundings, shape, or topographical condition of the specific property involved results in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations of the Unified Development Ordinance were fulfilled;
- The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject property is located; and
- The variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please describe below how your variation request meets the criteria of UDO Section 17.04.150.D.1. Attach additional sheets if necessary.

UDO Section 17.04.150.D.1.a

The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

THE PROPOSED USE WILL NOT CHANGE THE SPIRIT OF THE NEIGHBORHOOD, NOR INFRINGE ON NEIGHBORING PROPERTY OWNERS RIGHTS, USE OR ENJOYMENT OF THEIR OWN LAND.

UDO Section 17.04.150.D.1.b

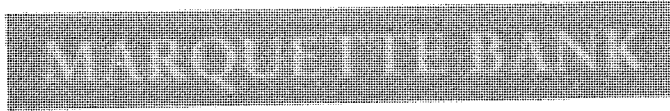
The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

NEIGHBORING PROPERTIES ARE SERVICED BY PRIVATE WATER WELLS AND MUNICIPAL SANITARY SEWER. I AM REQUESTING A MINIMUM DEGREE OF NON-CONFORMITY TO DEVELOP THIS PROPERTY. THE GRANTING OF THESE VARIANCES IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

UDO Section 17.04.150.D.1.c

The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

THE REQUESTED VARIANCES ARE THE MINIMUM NECESSARY TO PERMIT REASONABLE USE OF THE PROPERTY. APPROVED LOTS WILL BE OF COMPARABLE SIZE AND WIDTH OF THE MAJORITY OF NEIGHBORING PROPERTY OWNERS. THE GRANTING OF THESE TWO VARIANCES WILL NOT BE MATERIALLY DETRIMENTAL OR INJURIOUS TO NEIGHBORING PROPERTY OWNERS.



February 11, 2016

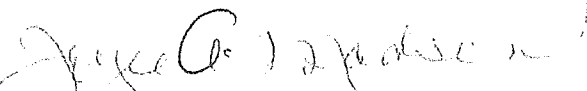
Re: Marquette Bank Land Trust No. 5251
Property: 5th Avenue & McCarthy Road, Lemont, Illinois

To Whom It May Concern:

William Brennan has the authority to sign any paperwork not affecting title regarding the above captioned property that it is titled in the name of Marquette Bank as Trustee UTA No. 5251 dated February 27, 1971.

Marquette Bank as Trustee UTA
No. 5251 and not personally

By:


Joyce A. Madsen
Assistant Vice President
and Trust Officer

09206017

9933/0074 14 001 Page 1 of 3
1999-12-30 11:16:22
Cook County Recorder 25.50

TRUSTEE'S QUIT-CLAIM DEED IN TRUST



THIS INDENTURE, made this 7th day of May, 1999, between PALOS BANK AND TRUST COMPANY, a corporation organized and existing under the laws of the State of Illinois, and authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement, dated the 10th day of September, 1993, and known as Trust Number 1-3502, party of the first part, and Marquette National Bank

as Trustee under the provisions of a certain Trust Agreement, dated the 27th day of February, 1971, and known as Trust Number 5251, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

The North 175 Feet of Lot 43 as measured at right angles from North East and North West Corner of said Lot 43, in George L. Becker's Subdivision, a subdivision in Section 28, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
Permanent Index No: 22-28-102-018

Common Address: 5th Ave. & McCarthy Road, Lemont, Illinois
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to hereto affixed, and has caused its name to signed these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

PALOS BANK AND TRUST COMPANY
as Trustee, as aforesaid, and not personally,

BY Mary Kay Burke
VICE PRESIDENT / ASSISTANT VICE PRESIDENT

Attest Julie Winistorfer
TRUST OFFICER — ASSISTANT OFFICER

STATE OF ILLINOIS. COUNTY OF COOK SS. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Mary Kay Burke, Trust Officer personally known to me to be the ~~WITNESSETH~~ Julie Winistorfer, Land Trust Adm. personally known to me to be the Trust Officer/Assistant Trust Officer of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as Vice President/Assistant Vice President and Trust Officer/Assistant Trust Officer of said Bank, and caused the corporate seal of said Bank to be affixed hereon, as their free and voluntary acts, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

This instrument prepared by:
Palos Bank and Trust Company
12600 South Halsted Avenue
Palos Heights, Illinois 60463

OFFICIAL SEAL
MICHELLE L. BIHLER
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES: 01/06/02

Date May 7, 1999
Notary Public Michelle A. Bihler

This space for affixing riders and revenue stamps

STATEMENT BY GRANTOR AND GRANTEE

09205017

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec 10th 19 99

Signature *Maureen Brennan*
Grantor or Agent

Subscribed and sworn to before me this
17th day of Dec 1999

Maureen Brennan
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec 17th 19 99

Signature *Maureen Brennan*
Grantor or Agent

Subscribed and sworn to before me this
17th day of Dec 1999

Maureen Brennan
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

DE
LI
VE
RY

NAME Marquette National Bank
STREET 9612 West 143rd Street
CITY Orland Park, Illinois, OR 60462

Map Tax Bills To

Marquette National Bank #5251
Attention: Land Trust Department
6155 S. Pulaski Road
Chicago, Illinois 60629

INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4
REAL ESTATE TRANSFER TAX ACT



Palos Bank and Trust
TRUST AND INVESTMENT DIVISION
12600 South Harlem Avenue / Palos Heights, Illinois 60463 / (708) 448-9100

William E. Brennan
BUYER, SELLER OR REPRESENTATIVE

DATE 12/10/99

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and option to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract obligation or indebtedness except only sofar as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

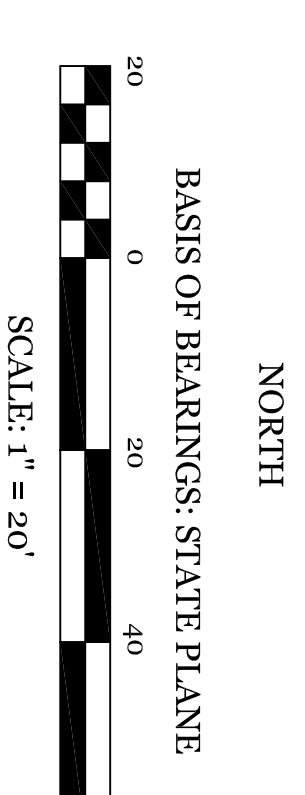
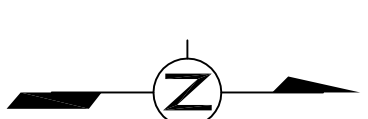
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

LEGAL DESCRIPTION FOR 5TH STREET PROPERTY

The North 175 Feet of Lot 43 as measured at right angles from North East and North West Corner of said Lot 43, in George L. Becker's Subdivision, a subdivision in Section 28, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

GEOMETRIC EXHIBIT FIRE'S RESUBDIVISION

OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
LEMONT, ILLINOIS



REVISIONS:		DRAWN BY:		DATE:		CLIENT:		TITLE:		SCALE:	
DATE	BY	DESCRIPTION	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
03-24-15	D.J.	PER REVIEW	WMI	03-24-15	03-24-15	03-24-15	03-24-15	03-24-15	03-24-15	03-24-15	03-24-15

DRAWN BY:	WMI	DATE:	03-24-15
CHECKED BY:	WMI	DATE:	03-24-15
APPROVED BY:	WMI	DATE:	03-24-15

DJA CIVIL ENGINEERS & SURVEYORS	CLIENT:	TITLE:
DAVE JOHNSON and ASSOCIATES, Ltd.		GEOMETRIC PLAN
312 S. Hale Street, Wheaton, IL 60187		FIRE'S RESUBDIVISION
PH: 630-752-8800 FAX: 630-752-9556		5TH STREET
E-mail: info@djainc.com		LEMONT, ILLINOIS

SCALE:	1" = 20'
DATE:	03-29-16
JOB NO.:	1586
SHEET:	1 OF 1

THIS PLAT OR MAP HAS BEEN
SUBMITTED FOR RECORDING BY
AND
RETURN TO:
VILLAGE CLERK
VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
LEMONT, ILLINOIS

FIRE'S RESUBDIVISION

LEGAL DESCRIPTION:

THE NORTH 75 FEET OF LOT 43 (AS MEASURED AT RIGHT ANGLES FROM THE NORTHEAST AND NORTHWEST
CORNERS OF SAID LOT 43) IN GEORGE L. BECKER'S SUBDIVISION, A SUBDIVISION IN SECTION 28, TOWNSHIP 37
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

I, SEVEN OAKS DEVELOPERS, LLC, do hereby certify that we are the
OWNER of the property described in the caption to this plat hereon drawn, and as
such owner, we have caused said property to be surveyed and subdivided hereon shown, as
our own free and voluntary act and deed.

We hereby dedicate for public use the lands shown on this plat, including but not limited
to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas,
electric and any other public or private utility easements as stated and shown on this plat;
and grant and declare the Storm Water Drainage and Detention Easements as stated and
shown on this plat.

We further certify that there are no unpaid deferred installments of outstanding unpaid
special assessments affecting the land described and shown on this planned development
plat or, if any of said installments are not paid, then such installments have been divided
in accordance with the planned development and approved by the court which confirmed
the special assessment and the proper collector of any such special assessment has so
certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20____.
Owner(s) _____
(Name / Names)

STATE OF ILLINOIS SS
COUNTY OF COOK

I, _____, a Notary Public in and for said County, in the State aforesaid,
do hereby certify that Cole Callen and Phil Callen, personally known to me to be the same persons whose names
are subscribed to the foregoing instrument as owners, as such Managing Partners,
respectively, appeared before me this day in person and acknowledged that they signed the
Oaks Developers, LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20____.
Notary Public _____

VILLAGE TREASURERS CERTIFICATE

STATE OF ILLINOIS SS
COUNTY OF COOK

I, _____, Village Treasurer of the Village of Lemont,
Cook, Will, and DuPage Counties, Illinois, do hereby certify that there are no delinquent or
unpaid current or forfeited special assessments, or any deferred installments of any
outstanding unpaid special assessments which have not been divided in accordance with the
proposed subdivision and duly approved by the court that confirmed the special assessment.

Dated at Lemont, Cook County, Illinois, this _____ day of _____, 20____.

VILLAGE TREASURER _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS SS
COUNTY OF COOK

This is to certify that to the best of our knowledge, we the undersigned
as Owner of the property, which will be known as The Townhomes at Seven Oaks 1 is
located within the boundaries of:

Elementary School District: _____
High School District: _____
Junior College District: _____

Dated this _____ day of _____, 20____.

By: _____
Owner

STATE OF ILLINOIS SS
COUNTY OF COOK

I, _____, a Notary Public in and for said County, in the State aforesaid,
do hereby certify that Cole Callen and Phil Callen respectively, the Managing Partners of
Seven Oaks Developers, LLC, personally known to me to be the same persons whose names
are subscribed to the foregoing instrument as owners, as such Managing Partners,
respectively, appeared before me this day in person and acknowledged that they signed the
said instrument as the free and voluntary act, and as the free and voluntary act of said Seven
Oaks Developers, LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20____.
By: _____
Notary Public _____

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS SS
COUNTY OF COOK

Approved and accepted by the President and Board of Trustees of the Village of Lemont,
Cook County, Illinois at a Public Meeting held:

This _____ day of _____, 20____.

By: _____
President

Attest: _____
Village Clerk

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS SS
COUNTY OF COOK

To the best of our knowledge and belief, the drainage of surface waters will not be changed
by the construction of such planned development or any part thereof, or that if such surface
water drainage will be changed, reasonable provision has been made for collection and
division of such surface waters into public areas or drains which the subdivider has a right
to use, and that such surface waters will be planned for in accordance with generally
accepted engineering practices so as to reduce the likelihood of damage to the adjoining
property because of the construction of the planned development.

Dated this _____ day of _____, 20____.

By: _____
Owner(s) / Trustee / or Duly Authorized Agency

STATE OF ILLINOIS SS
COUNTY OF COOK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS SS
COUNTY OF COOK

I, _____, Village Engineer of the Village of Lemont, Cook,
Will, and DuPage Counties, Illinois, hereby certify that the land improvements in this planned
development, as shown by the plans and specifications thereto, meet the minimum
requirements of said Village and have been approved by all public authorities having
jurisdiction thereof.

Dated this _____ day of _____, 20____.

By: _____
Village Engineer

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS SS
COUNTY OF COOK

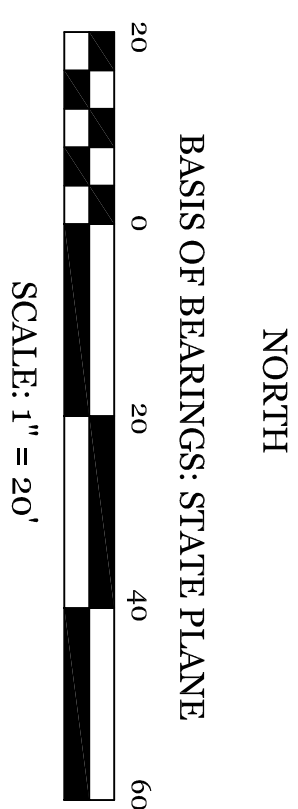
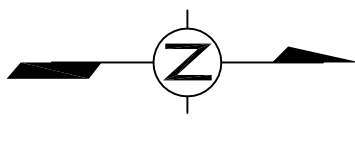
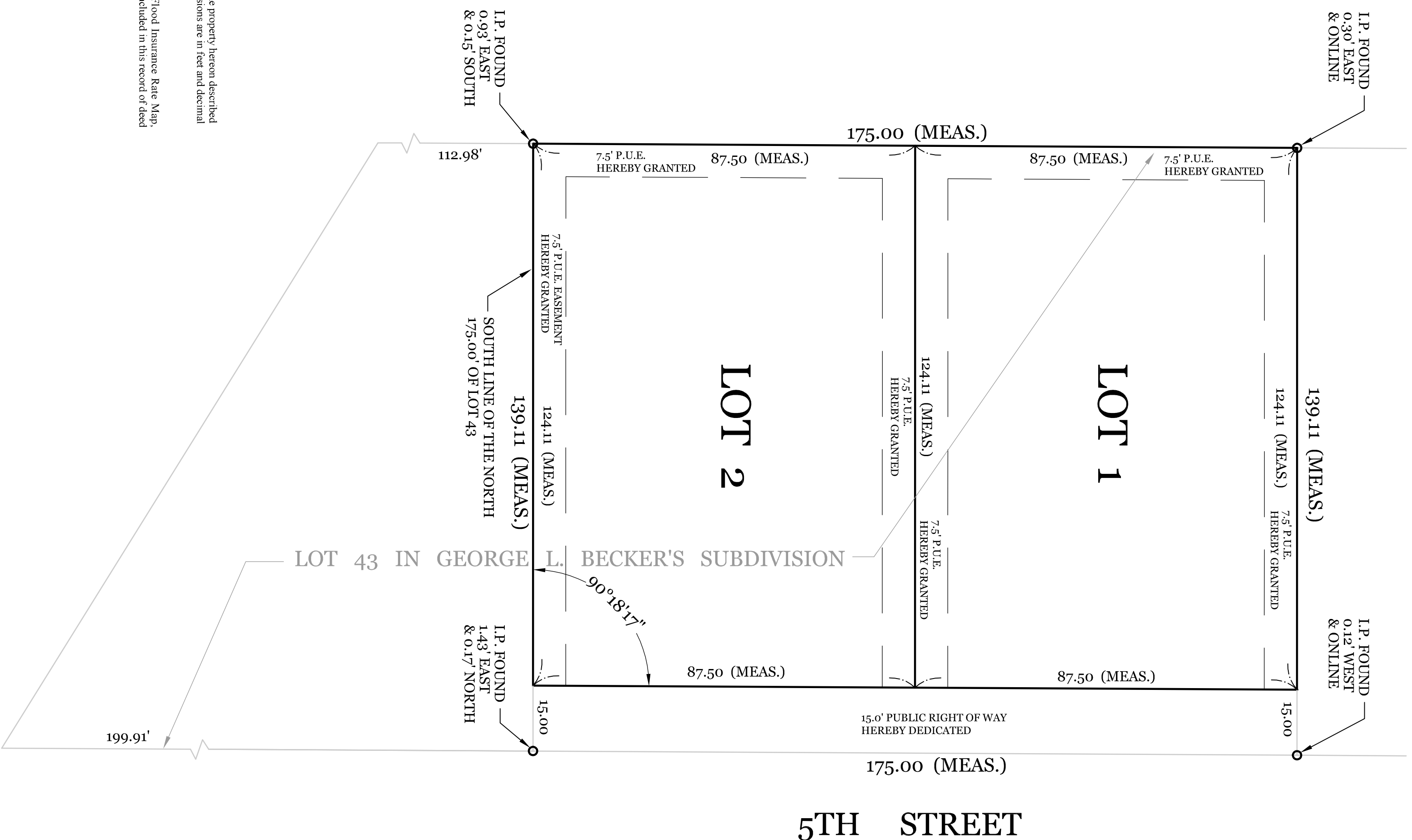
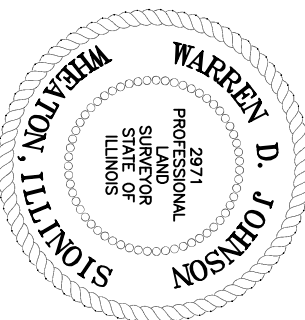
I, Warren D. Johnson, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and delineated the property hereon described
in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal
parts of a foot and are correct at a temperature of 68 degrees Fahrenheit.

I, Warren D. Johnson, further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map,
Panel Number 587 of 832, Map Number 17031 (02537F) with an effective date of November 6, 2006, that the parcel included in this record of deed
is not located in a special flood hazard area.

Furthermore, I designate the Village of Lemont to act as my agent, for the purpose of recording this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor
License No. 2971



DEVELOPMENT SITE DATA

Parcel Numbers of the subject property:
22-28-102-018
Size of Subject Property in square feet and acres
24,344.25 S.F. / 0.558 Acres
Square footage and average of Proposed Right-of-Way
21,025.00 S.F. / 0.060 Acres

Table with 2 columns: DATE, DESCRIPTION, BY. Rows include PER REVIEW and DRAWN BY.

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, L.L.C.
312 S. Hale Street, Wheaton, IL 60187
Ph: 630 752-8600 Fax: 630 752-9586
E-mail: DJA@DJAEngineers.com

Table with 2 columns: DATE, DESCRIPTION, BY. Rows include CHECKED BY and APPROVED BY.

Table with 2 columns: DATE, DESCRIPTION, BY. Rows include SCALE and JOB NO.

J.S. Alberico Construction Co., Inc.
2501 New Lenox Rd.
Joliet, IL 60433

1/21/2016

MCCARTHY ROAD- 5TH STREET WATER MAIN INSTALLATION

Bid Items		Quantities	Unit	Unit Price	Total Cost
1	Silt Fencing	760	LF	\$1.05	\$798
2	12"X 8" Press. Connection w/ Valve & Vault	1	EA	\$5,500.00	\$5,500
3	12" CL 52 TJ Bed 4"/SL CA-7	380	LF	\$75.00	\$28,500
4	8" DIWM	380	LF	\$45.00	\$17,100
5	8" Gate Valve with Vault	2	EA	\$2,550.00	\$5,100
6	Fire Hydrants	3	EA	\$3,650.00	\$10,950
7	Trench backfil	82	CY	\$28.00	\$2,296
8	Traffic Control	1	EA	\$1,000.00	\$1,000
9	Landscape Restoration	1	ES	\$2,000.00	<u>\$2,000</u>
Estimated Cost to Install McCarthy Road/5th Street Water Main					\$73,244

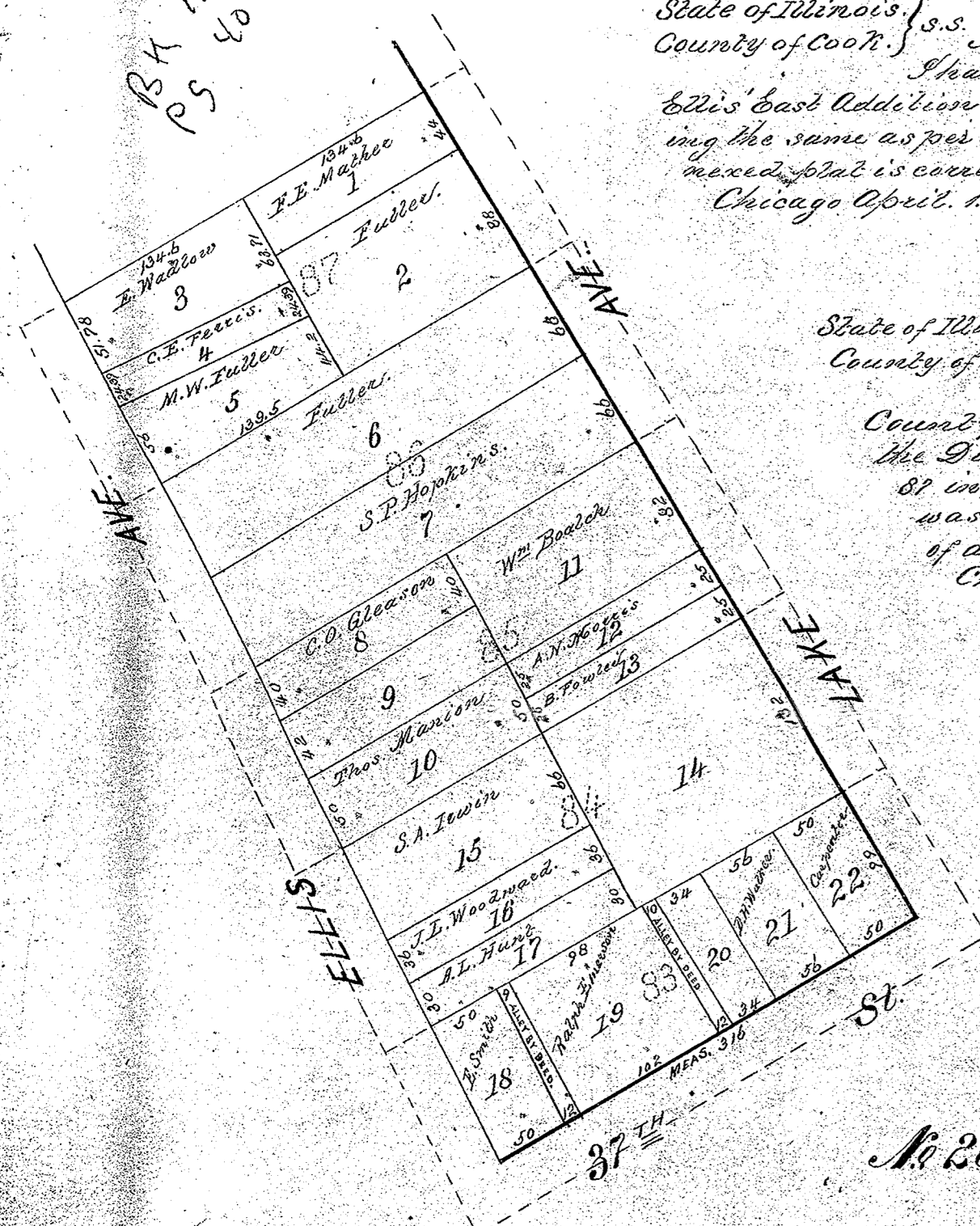
Estimate does not include looping of water main.

Estimate also does not include engineering fees or permits.

DIVISION

OF LOTS 83, 84, 85, 86 AND 87 IN

ELLIS EAST ADDITION TO CHICAGO.



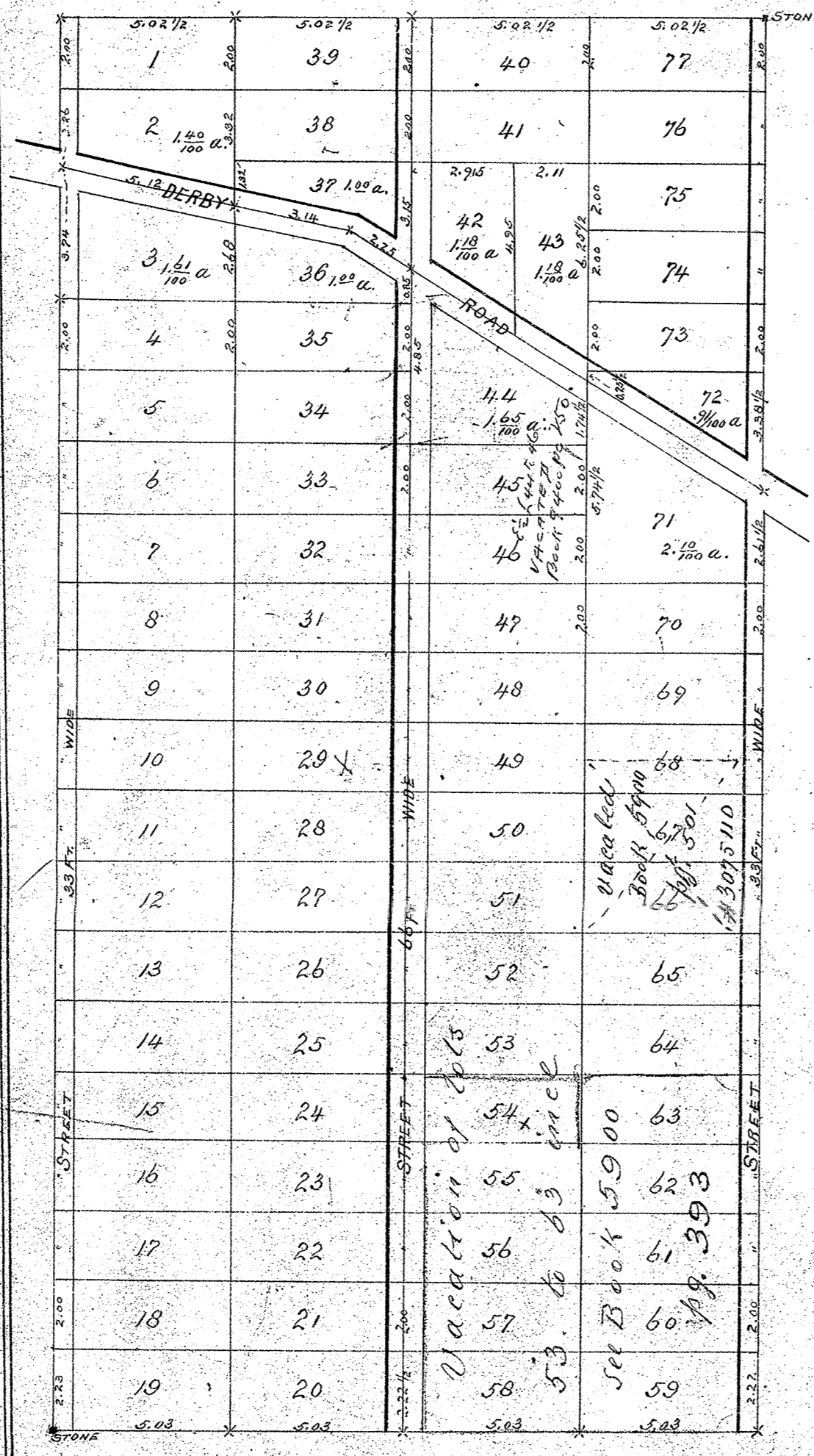
State of Illinois, ss. Alex. Wolcott, County Clerk of Cook County, do hereby certify that I have divided lots 83, 84, 85, 86 and 87 in the East Addition to Chicago, for the purpose of assessing the same as per deeds of owners and that the annexed plat is correct. Alex. Wolcott, County Surveyor Cook Co. Chicago April 1, 1880.

State of Illinois, ss. J. E. C. Klothe, Clerk of the County Court of Cook County, Illinois, do hereby certify that the Division of lots 83, 84, 85, 86 and 87 in the East Addition to Chicago was ordered by me for the purpose of assessment. Chicago, April 27, 1880. J. E. C. Klothe, Co. Clerk.



Approved April 22, 1880. J. J. Jones, Examiner of Subdivisions.

No. 267885. Recorded Apr 22, 1880, at 10 o'clock A.M. Jas. W. Brockway, Recorder.



Subdivision of the East half of the North West quarter of Section Twenty Eight (28) of Township Thirty Seven (37) North Range Eleven (11) East of the Third Principal Meridian.

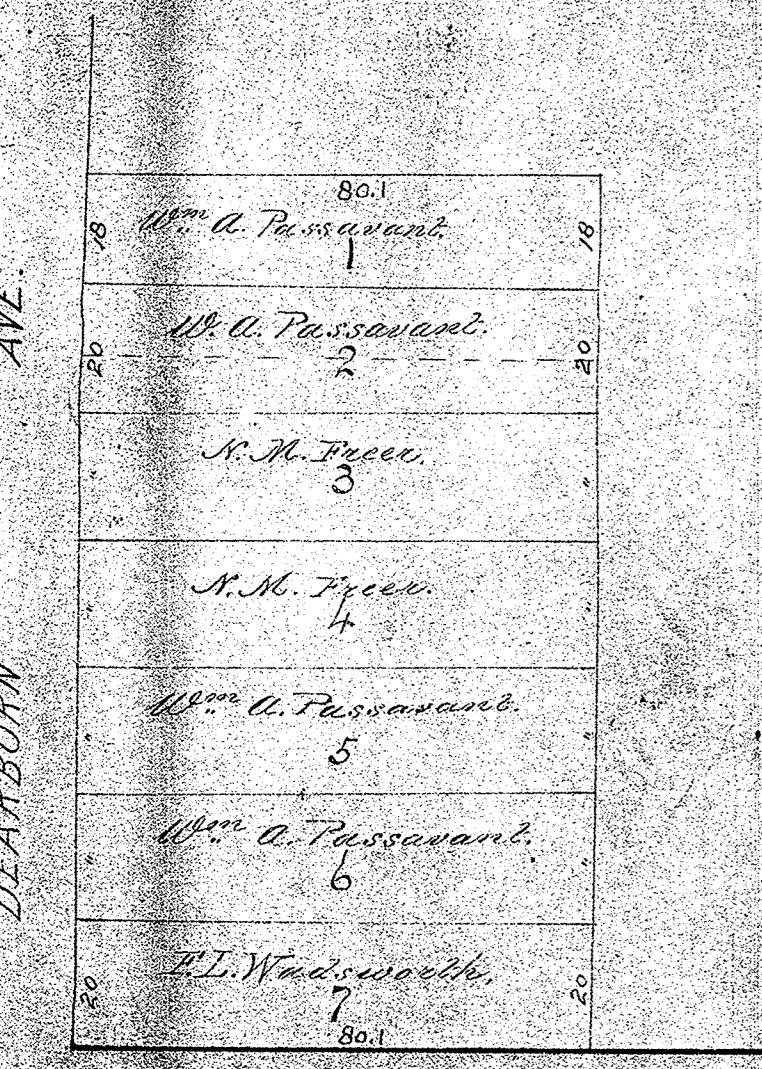
State of Illinois, ss. Frederick C. Rossiter, a competent Surveyor do hereby certify that I have surveyed the East half of the North West quarter of Section Twenty Eight (28) Township Thirty Seven (37) North Range Eleven (11) East of the Third Principal Meridian and subdivided the same into Seventy Seven (77) lots, and that the accompanying plat is a true plat of the same. September 1st, 1880. F. C. Rossiter, Surveyor.

State of Minnesota, ss. Edwin C. Becker, a Notary Public in and for the County of Ramsey do hereby certify that George L. Becker personally known to me appeared before me this day in person and acknowledged himself to be the owner of the property set forth in the accompanying plat and declared the said subdivision of the same to be his own act and deed. Witness my hand and Notarial Seal this 10th day of September A.D. 1880. Edwin C. Becker, Notary Public, Ramsey County, Minnesota.



No. 288887. Recorded Sep 17, 1880, at 12 o'clock M. Jas. W. Brockway, Recorder.

County Clerk's Division OF ORIGINAL LOTS 7, 8 AND THE S. 29 FT. OF 9 & 10 BLOCK 24 WOLCOTT'S ADDITION TO CHICAGO.



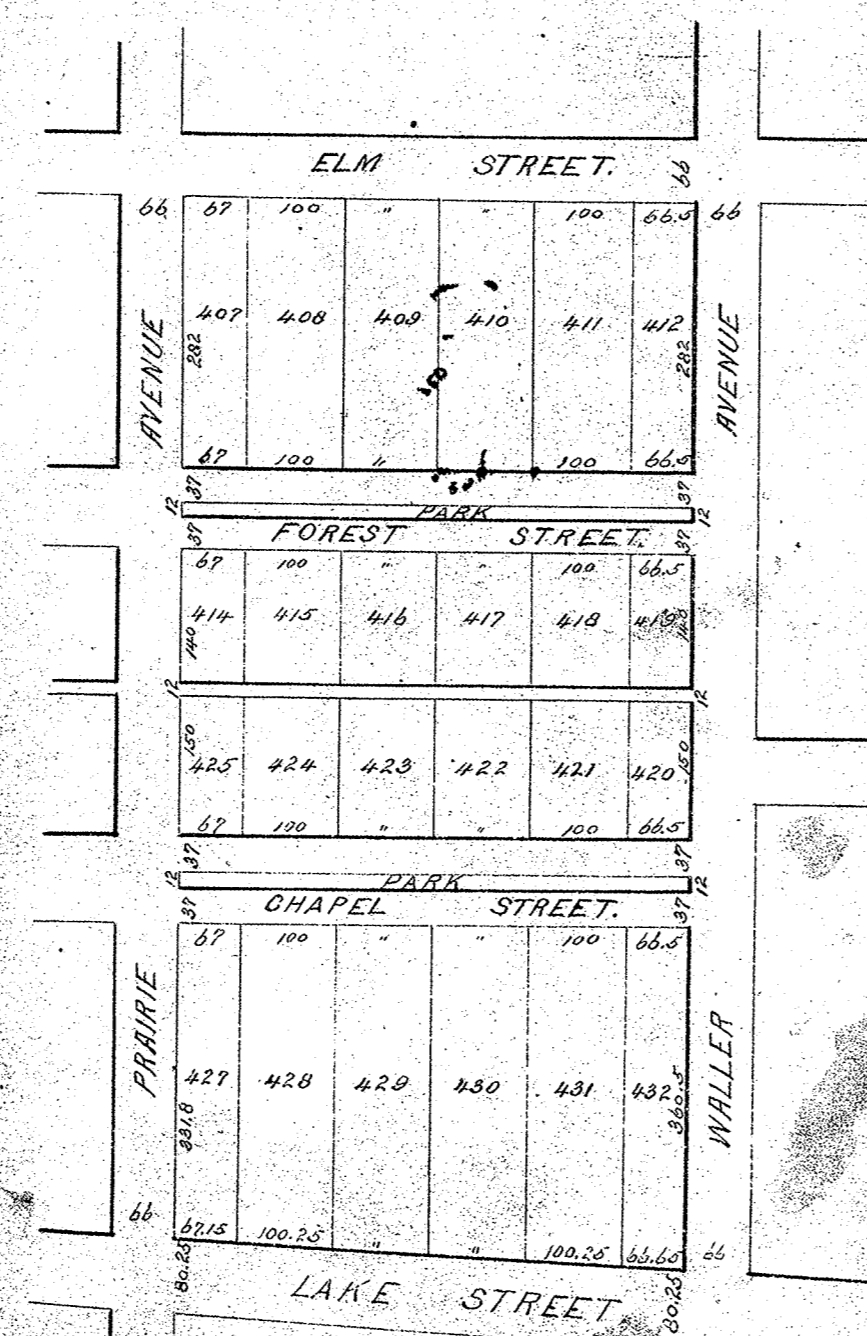
State of Illinois, ss. Alex. Wolcott, do hereby certify that I have divided lots 7, 8 and the South 29 feet of original lots 9 and 10 Block 24 Wolcott's Addition to Chicago, for the purpose of assessing the same as per deeds of owners and that the annexed plat is correct. Chicago April 15, 1880. Alex. Wolcott, County Surveyor Cook Co.

State of Illinois, ss. J. E. C. Klothe, Clerk of the County Court of Cook County, Illinois, do hereby certify that the Division of Original lots 7, 8 and the S. 29 ft. of lots 9 and 10 Block 24 Wolcott's Addition to Chicago was made by my order for the purpose of assessment. Chicago April 16th, 1880. J. E. C. Klothe, County Clerk.

Approved April 21, 1880. J. J. Jones, Examiner of Subdivisions.

No. 267886. Recorded Apr. 22, 1880, at 10 o'clock A.M. Jas. W. Brockway, Recorder.

Austin's Resubdivision of Block 9 in that part of Austinville lying in the East 1/2 of N. E. 1/4 Section 8 T. 39 N. R. 13 E.



Chicago May 1st 1880. I hereby certify that I have surveyed Block 9 in that part of Austinville lying in the East half - the North East quarter Section 8 Town 39 North Range 13 East of the 3rd Principal Meridian and that I have resubdivided the same into lots, Streets and Alley all of which is correctly represented upon the above plat. The plat is drawn to a scale of 200 feet - 1 inch. Samuel S. Greeley, Surveyor.

State of Illinois, ss. This day personally appeared before me Edward J. Whitehead a Notary Public in and for said County Henry W. Austin to me personally known as the person herein named who acknowledged that at the time of such appearance he was the owner of the land shown on the above plat and that the subdivision thereof shown was his own free act and deed. Given under my hand and notarial Seal this 10th July A.D. 1880. Edw. J. Whitehead, Notary Public.

Approved and adopted by order of the Board of Trustees of the town of Austin this 20th day of September A.D. 1880. Joseph Danner, Mayor.

No. 289585. Recorded Sep 22, 1880, at 8 o'clock P.M. Jas. W. Brockway, Recorder.