

**ZONING BOARD OF APPEALS/PLAN COMMISSION
MEETING AGENDA**

Thursday, October 17, 2019 at 7:30 pm
Board Room, Village Hall
1 N Prospect Avenue, Clarendon Hills, Illinois

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES – 8/15/2019
- IV. NEW BUSINESS

Case No Z491 / Plat of Consolidation of 404 Ridge Avenue, a plat of subdivision consolidating a portion of 400 Ridge Av with 404 Ridge Avenue into a one lot single-family residential subdivision
- V. OLD BUSINESS – None
- VI. COMMENTS FROM THE AUDIENCE
- VII. DISCUSSION ITEMS – None
- VIII. ADJOURNMENT

ZONING BOARD OF APPEALS/PLAN COMMISSION

MEETING MINUTES

Thursday, August 15, 2019, at 7:30 PM
Village Hall, 1 N. Prospect Avenue, Clarendon Hills, Illinois

- I. **CALL TO ORDER.** Chairman Kuhn called the Zoning Board of Appeals/Plan Commission meeting to order at 7:32 pm.
- II. **ROLL CALL.**
 - Present: Chairman Greg Kuhn, Jim Scheer, Martha Kanter, Tom Szurgot, Karin Hanke, Andriy Striltschuk and Jeff Keiner
 - Absent: None
 - Others Present: Community Development Director Dan Ungerleider
William James, Camiros
- III. **APPROVAL OF MINUTES.**
 - a. **May 16, 2019** – Mr. Szurgot made a motion, seconded by Mr. Keiner, to approve the minutes from the ZBA/PC meeting held on May 16, 2019. The motion unanimously passed by a voice vote.
- IV. **NEW BUSINESS.** None
- V. **OLD BUSINESS.**

Case No 486 / Zoning Ordinance Modernization Project – Chairman Kuhn introduced the case, a project the ZBA/PC has been working on for many months with Staff and Bill James of Camiros. The ZBA/PC has held multiple open meeting to discuss and review a comprehensive amendment to the zoning ordinance. The purpose of tonight's meeting will be conducting a public hearing for the entire proposed amendment to the Zoning Ordinance, thus bringing all of the ZBA/PC's efforts to a conclusion. He reported that Case No 486 is a Village initiated request for a comprehensive text amendment to Chapter 20 – Zoning Regulations of the Clarendon Hills Village Code. The proposed text amendments represent a comprehensive amendment to the Zoning Regulations that includes a complete reorganization and modernization of the Zoning Regulations for clarity and ease of use, as well as substantive changes.

Mr. Ungerleider read the public notice into the record. A copy of the Notice was published, posted and mailed to over 400 properties being directly impacted by changes in the Ordinance. The Notice is attached to these minutes. Mr. Ungerleider yielded the floor to Mr. James of Camiros, the planning consultant who has assisted the Village will development of the public hearing document presented this evening. Chairman Kuhn added that while it will be difficult for Mr. James to summarize all the proposed amendments, each change is well documented and provided for in the agenda packet and on record. At the conclusion of the Mr. James' presentation the ZBA/PC will have an opportunity to ask questions of Mr. Ungerleider and Mr. James, followed by public testimony and ZBA/PC deliberation before acting.

Mr. James was sworn in by Chair Kuhn.

Mr. James thanked the Board for their diligence in the efforts, the hard work and flexibility for being open to new ideas. Tonight's presentation has been set for a general audience. While we can get into detail if needed, this presentation will be a review general in-nature.

Mr. James utilized a slide show during his presentation (see attached). He explained that he would be presenting the proposed comprehensive amendment in 7 steps: 1) Overview of Process and Timeline; 2) Need to Update Zoning Ordinances; 3) Objectives for the Clarendon Hills Zoning Update; 4) Technical Improvements to the Zoning Ordinance; 5) Making the Ordinance User-Friendly; 6) Making Selective Policy Changes; and 7) Summary of Zoning Ordinance Enhancements. The primary focus of this exercise was to modernize the existing ordinance while avoiding any controversial changes.

1. *Overview of Process and Timeline* – This process began on June 2017 with the issuance of a Request for Proposals. Camiros started its work in December 2018; scope of services included evaluation of the existing ordinance and interviewed key stakeholders, developed a draft ordinance, followed by assisting the Village with the adoption process. This meeting begins the final stage in our scope. Input obtained during tonight's public hearing can be made part of the final ordinance.
2. *Need to Update Zoning Ordinances* – Mr. James explained that everything becomes obsolete over time. He compared the current ordinance to a 40-year-old appliance; one can continue using it but would benefit from having a newer model. The current Ordinance was drafted in 1960 with periodic updates. Every community should revise its ordinance periodically. Amending the Village Zoning Ordinance is long overdue. The Ordinance should be in line with current land use, and development practices should provide modern procedures for zoning review and approval; should have fewer inconsistencies and conflicts and should address modern issues.
3. *Technical Improvements to the Zoning Ordinance* – The new ordinance will be a modern version of the existing Ordinance presented in a user-friendly manner, reflective of selective policy changes
4. *Objectives for the Clarendon Hills Zoning Update* – The new ordinance includes new land uses not addressed in the current Ordinance. Examples include Brew Pubs, Brewery/Distillery/Wineries; Group Homes; Body-Modification Establishments; and solar panels; wind turbines; and rain barrels. The new ordinance updates technical standards for parking, land uses, and standards for specific uses. Mr. James outlined the updated technical standards in the Ordinance, including temporary uses standards; addition of new definitions; development standards for exterior lighting and accessory uses and structures; all of which based on enhanced definitions and set rules of measurement. The new regulations are intermingled with existing regulations and definitions.
5. *Making the Ordinance User-Friendly* – Mr. James noted 5 categories in which the ordinance was made more user-friendly: Providing clear and logical organization of chapters via a table of contents. Information is now provided using a system of tables and charts. Illustrations are now included to provide clear definition without need of interpretation.
6. *Making Selective Policy Changes* – Mr. James reported that the new ordinance creates a new district for properties having public or institutional uses, i.e. municipal, parks, schools, and the Hinsdale Golf Club. Current these properties can be redeveloped as single-family without having first seeking zoning approval.

He explained that the R-1A Residential and Limited Office District has been reclassified from residential to business and renamed to L-O Limited Office District. The OR Office Research District has been renamed to O-T Office-Transitional District. The two multiple family districts have been merged into the R-3 Multi-Family Residential District, and the I Industrial district has been omitted in its entirety. The Zoning map will need to be re

A new zoning ordinance section was created to provide comprehensive landscape standards for non-single-family districts. These new landscape standards enhance the appearance of multi-family and commercial properties, as well as the buffer between these and single-family residential properties. A comprehensive landscape section is a standard zoning ordinance section found in many modern-day zoning ordinances.

7. Summary of Zoning Ordinance Enhancements – Mr. James summarized the changes from old to the new Ordinance, concluding that the new modern Ordinance contains missing components and definition. The new ordinance is much more user-friendly than the existing Ordinance. The new Ordinance provides selective policy changes without creating controversy.

Mr. James concluded the presentation and asked for comments and feedback from the ZBA/PC and the public in attendance.

Mr. Kuhn asked the ZBA/PC members if they had any questions. There were none.

Mr. Kuhn opened the floor to public testimony and provided basic guidelines for length and content of testimony offered. Mr. James noted that although the proposed ordinance is of very high quality, there is no such thing as a perfect ordinance. Corrections to Scribner-errors are expected as the Village begins to use the new document. However, when all is said and done, the new ordinance meets the needs and sensibilities of the community.

Anna Parry, Executive Director of Seton Montessori and School at 5728 Virginia Avenue, with properties on Virginia and Western Avenue, was sworn in by Chairman Kuhn. She said she was not aware that this was the “voting” meeting, and she has been unable to view the document on the website. She would like more detail about the P-I Public Institutional District and its impact on Seton’s properties, some directly owned by the School and others still privately owned. Chairman Kuhn asked Mr. Ungerleider and Mr. James address her questions.

Mr. Ungerleider explained that the new P-I District designated known public and institutional properties into their own zoning district. The R-1 Single-Family District will no longer list schools and a permitted use within that District. The Village will soon rezone Seton Montessori’s existing facilities from R-1 Single Family Residential to P-I Public-Institutional District. The other single-family properties owned by the school would remain in the R-1 District until the school requested rezoning with a defined proposed use of those properties in keeping with the designated use of a school. This process would allow for transparency and process resulting from proposals impacting public and neighboring uses.

Mr. James explained that the new district would have very little, if any impact, on existing facilities. The new district was designed to allow for the continued use of community public and institutional uses. Other standards affecting schools, such as setbacks, parking, etc., have always been contained in a different section and are not changed. Stormwater issues are addressed by a separate ordinance.

Mrs. Parry asked if daycare would still be allowed and that Seton’s daycare is licensed by the State of Illinois. Mr. Ungerleider stated that Seton’s daycare program is ancillary to the school program and would continue to be permitted. The new ordinance provided more definition of daycare and where it is permitted, primarily for the single-family districts.

Mr. Ungerleider and Mrs. Parry agreed that both needed to meet to gain a better understanding of the school’s plans for its properties. Chairman Kuhn asked Mrs. Parry to follow up with Staff.

Chairman Kuhn swore in Bret Miley, Executive Pastor of Christian Church of Clarendon Hills at 5750 Holmes Ave. Mr. Miley asked if exterior lighting regulations were changed by the new zoning ordinance. Mr. James explained that the existing Ordinance does not regulate exterior lighting. Existing lighting that does not conform to the new standards, they would be treated as legal non-conforming. There are examples of communities amortize non-conformities, requiring conformance over a set period. This ordinance does not create amortization program of non-conformities. Mrs. Kanter asked if the transitional rules in the new zoning ordinance address this type of potential non-conformity. Mr. James explained that the non-conformity section would better address a scenario where existing lighting becomes non-conforming due to the new standards. Mr. Ungerleider noted that the Village typically reviews photometric for parking lot lighting. The new ordinance will provide defined standards better for all parties.

Chairman Kuhn closed the public testimony portion of the meeting. He asked the ZBA/PC members if they had any questions or comments regarding the public hearing document as presented.

Mr. Keiner expressed that supports the new document and that it is a nice improvement.

Mr. Striltschuk thanked the Board, Mr. Ungerleider and Mr. James for an excellent job. The document is ready to move forward.

Mr. Szurgot agreed. Mr. James did a great job. He reiterated the new Ordinance meets all the set objectives, an is ready to move on.

Mr. Scheer thanked everyone who has worked on the document, the members of the Board, Mr. Ungerleider and Mr. James. The document is a big step forward and well done.

Mrs. Hanke seconded what has already been said. The document is more user-friendly. While this process has taken a long time, it was worth it.

Mrs. Kanter agreed that the new ordinance is a vast improvement. She stated that she appreciates all the hard work by all parties during the development of the new document.

Chairman Kuhn concurred with his colleges. He explained that he has a long-running history with the existing document. He and his fellow zoning board members have had to amend the zoning ordinance over the years so that it better addressed the issues of that time. He explained that he has been bragging about this process and the resulting documents. The old document has worked, but the new document is better. He thanked and congratulated the Board, Mr. Ungerleider, Mr. James and those who have regularly attend the ZBA/PC meetings for this project.

Chairman Kuhn entertained a motion. Mr. Scheer made a motion recommend approval of the presented Public Hearing Draft document, dated July 2019. The motion was seconded by Mrs. Hanke. The motion unanimously passed by a vote of 7-0. Mr. Ungerleider noted that this case is tentatively scheduled to be presented to the Village Board during their meeting on September 16, 2019.

Mr. Ungerleider thanked the Board members for all your hard work and time.

- VI. **OLD BUSINESS.** None
- VII. **COMMENTS FROM THE AUDIENCE.** None
- VIII. **DISCUSSION ITEMS.** None
- IX. **ADJOURNMENT.** A motion was made by Mr. Scheer and seconded by Mr. Kanter to adjourn the meeting at 8:52pm. The motion passed unanimously by a voice vote.

Respectfully Submitted,



Dan Ungerleider, Community Development Director

MEMORANDUM

Date: October 17, 2019
To: Chairman and Members of the Zoning Board of Appeals/Plan Commission
Subject: Case No Z491 / Plat of Consolidation of 404 Ridge Avenue

GENERAL INFORMATION:

Petitioner & Property Owner Paul McNaughton
11 S 220 Jackson Street
Burr Ridge, Illinois 60527

Request Approval for the Plat of Consolidation of 404 Ridge, a plat of subdivision consolidating a portion of 400 Ridge Av with 404 Ridge Avenue into a one lot single-family residential subdivision

Property Location Northwest Corner of Ridge and Western Avenue

Existing Zoning & Land Use R-1 Single Family Residential

Adjacent Zoning & Land Use North: R-1 Single Family Residential (single-family home)
South: R-1 Single Family Residential (single-family home)
East: R-1 Single Family Residential (single-family home)
West: R-1 Single Family Residential (single-family home)

ANALYSIS AND FINDINGS.

The petitioner is Approval for the Plat of Consolidation of 404 Ridge, a plat of subdivision consolidating a 1,950 square foot portion of 400 Ridge Avenue with 404 Ridge Avenue into a one lot single-family residential subdivision (see attached Location Map). The petitioner plans to raise the existing home at 404 Ridge Avenue in preparation for the construction of one (1) new single-family homes. Both resulting lots comply with the minimum lot standards established for properties within the R-1 Single-Family Residential District, the existing zoning designation for the subject property. A copy of the proposed plat of subdivision is attached with this report.

COMPREHENSIVE PLAN ANALYSIS.

The subject property is designated for Single Family by the Village Comprehensive Plan. The proposed subdivision is consistent with this designation.

RECOMMENDATION

The Village Engineer has reviewed the proposed plat of subdivision and has found it to be in compliance with Village zoning, development and stormwater management ordinances. Staff is, therefore, recommending **APPROVAL** of the proposed Plat of Consolidation of 404 Ridge, a plat of subdivision consolidating a portion of 400 Ridge Avenue with 404 Ridge Avenue into a one-lot single-family residential subdivision.

REQUESTED ACTION

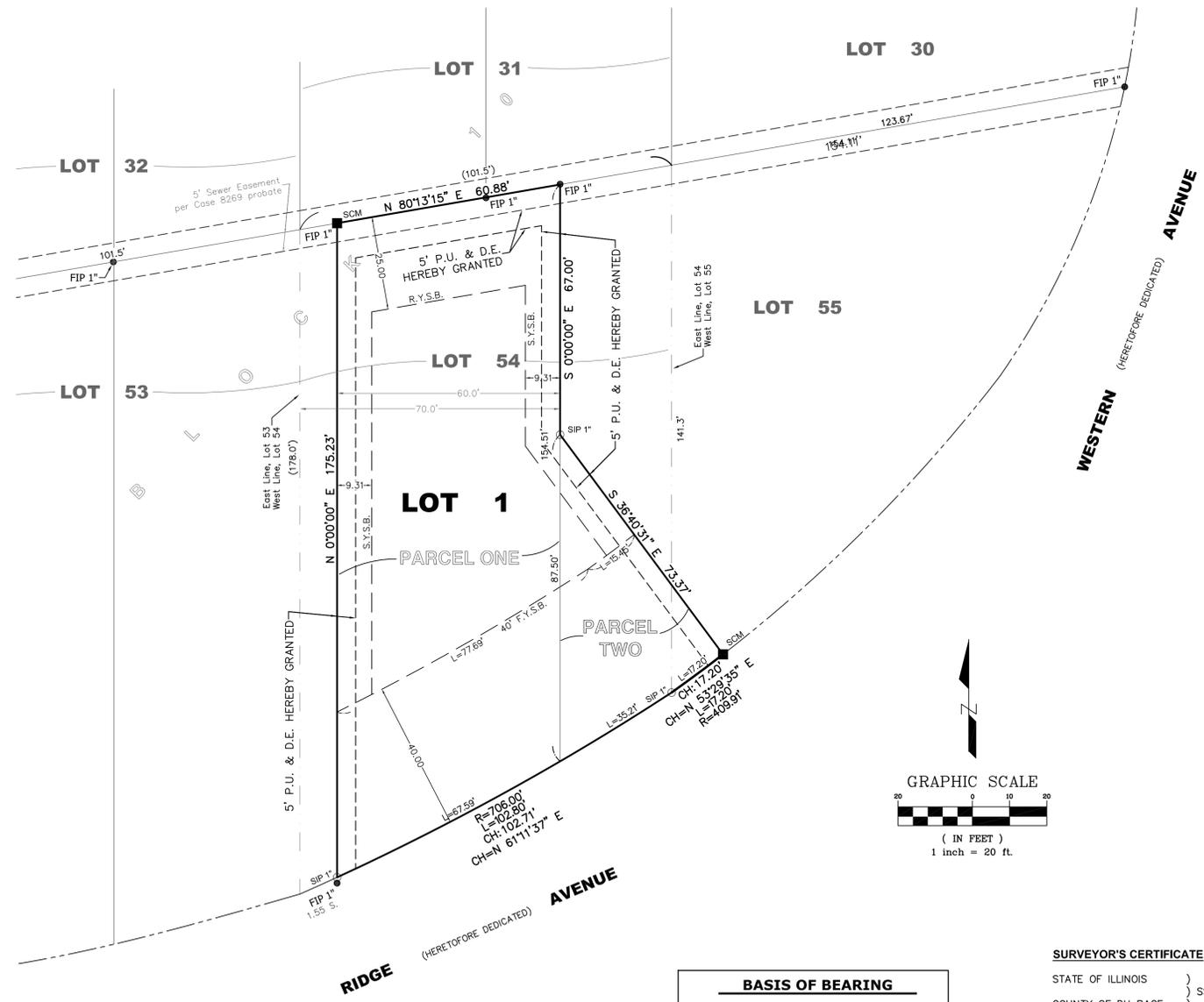
A motion to recommend **APPROVAL** of the Plat of Consolidation of 404 Ridge, a plat of subdivision consolidating a portion of 400 Ridge Avenue with 404 Ridge Avenue into a one-lot single-family residential subdivision, depicted on the attached Plat of Subdivision, prepared by Junior Lienor, LLC, revised 10/3/2019.

Enclosures

cc: Paul McNaughton via email

PLAT OF CONSOLIDATION OF 404 RIDGE AVENUE

BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS SITUATED WITHIN SCHOOL DISTRICTS:
GRADE SCHOOL DIST.: _____ HIGH SCHOOL DIST.: _____ COMM. COLLEGE DIST.: _____

DATED THIS DAY OF _____ A.D., 20 _____

BY: _____

ATTEST: _____

ADDRESS _____

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT ARE 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 ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATED THIS _____ DAY OF _____ A.D., 20 _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

APPROVED AND ACCEPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CLARENDON HILLS, ILLINOIS.

THIS _____ DAY OF _____ A.D., 20 _____

BY: _____
VILLAGE PRESIDENT

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF CLARENDON HILLS, ILLINOIS.

THIS _____ DAY OF _____ A.D., 20 _____

BY: _____
CHAIRMAN

COUNTY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

I, THE UNDERSIGNED, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____ A.D., 20 _____

BY: _____
COUNTY CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

I FIND NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF DUE AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____ A.D., 20 _____

BY: _____
VILLAGE COLLECTOR

FLAGG CREEK WATER RECLAMATION DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

I, THE UNDERSIGNED, EXECUTIVE DIRECTOR FOR THE FLAGG CREEK SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF DUE AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____ A.D., 20 _____

BY: _____
EXECUTIVE DIRECTOR

Submitted by: _____ Return the original Mylar to: _____ Send all future tax bills to: _____

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D., 20 _____

AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____

BY: _____
COUNTY RECORDER

BASIS OF BEARING

THE BASIS OF BEARINGS IS ASSUMED

SITE DATA

#404 RIDGE AREA: 9,928 SQ. FT.
PROPOSED TRI-ANGULAR AREA: 1,950 SQ. FT.
TOTAL AREA: 11,878 SQ. FT.

PARCEL IDENTIFICATION NUMBER

400 RIDGE AVENUE: 09-10-402-048-0000
404 RIDGE AVENUE: 09-10-402-041-0000

NOTES

- 1" x 24" IRON PIPES AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- ALL NEW EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF CLARENDON HILLS

RESERVED FOR THE RECORDER OF DU PAGE COUNTY

Public Utility and Drainage Easement Provisions

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Clarendon Hills and their successors and assigns over those areas designated "Public Utility and Drainage Easement" and those areas designated "P.U. & D.E." on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but some may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Clarendon Hills and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Clarendon Hills and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to ComEd Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of overhead and underground electric and communications cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plat for streets and alleys required to provide the (subdivision / planned unit development) and other property, whether or not contiguous thereto, with electric and communications services, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. No building or other obstruction shall be placed over grantees facilities or in, upon or over the property within the "Public Utility and Drainage Easement" or "P.U. & D.E." without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

NICOR CORPORATION / NICOR GAS COMPANY

An easement is hereby reserved for and granted to NICOR Corporation and NICOR Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plat for streets and alleys as required to provide the (subdivision / planned unit development) and other property, whether or not contiguous thereto, with gas supply services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the Village of Clarendon Hills, its successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast signal systems in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plat for streets and alleys as required to provide the (subdivision / planned unit development) and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF:

PARCEL ONE
THE EAST 60 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 70 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF LOT 54, IN BLOCK 10 IN CLARENDON HILLS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 4, 1873 AS DOCUMENT 17060, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL TWO
A TRIANGULAR TRACT OF LAND TAKEN FROM THE FOLLOWING DESCRIBED PARCEL:

LOT 54 (EXCEPT THE WEST 70 FEET THEREOF) AND ALL OF LOT 55 IN BLOCK 10 IN CLARENDON HILLS, BEING A RESUBDIVISION IN THE EAST 1/2 OF SECTION 10 AND IN THE WEST 1/2 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 4, 1873 AS DOCUMENT 17060, IN DUPAGE COUNTY, ILLINOIS.

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID PARCEL; THENCE SOUTH 00° 00' 00" EAST (ASSUMED BEARING), ALONG THE WEST LINE OF AFORESAID PARCEL, 87.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 36° 40' 31" EAST, 73.37 FEET TO THE SOUTH LINE OF AFORESAID PARCEL; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 409.91 FEET, (CHORD BEARING: SOUTH 53° 29' 35" WEST, CHORD DISTANCE: 17.20 FEET), AN ARC DISTANCE OF 17.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 54 AND POINT OF A NON-TANGENT COMPOUND CURVE; THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTH LINE OF AFORESAID PARCEL, BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 706.00 FEET, (CHORD BEARING: SOUTH 58° 57' 03" WEST, CHORD DISTANCE: 35.20 FEET), AN ARC DISTANCE OF 35.20 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL; THENCE NORTH 00° 00' 00" WEST, ALONG THE WEST LINE OF AFORESAID PARCEL, 87.50 FEET TO THE POINT OF BEGINNING.

I FURTHER STATE THAT THE PROPERTY DESCRIBED HEREIN IS SITUATED IN ZONE "X" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DUPAGE COUNTY, ILLINOIS, PANEL NUMBER 17043C0187J, DATED AUGUST 1, 2019. ZONE "X" IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

DATED THIS _____ DAY OF _____ A.D., 20 _____



NO.	DATE	DESCRIPTION	BY
1	10-03-19	PER VILLAGE REVIEW	SJL

JUNIOR LIENOR, LLC
11S220 JACKSON STREET
BURR RIDGE, ILLINOIS 60527

CONSOLIDATION PLAT
FOR
404 RIDGE AVENUE
CLARENDON HILLS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION

Project No.: 19-0589
Scale: 1" = 20'
Date: 09/16/2019
Field Date: 08/14/2019
Drawn By: SJL
Checked By: DSR

1 OF 1

CONSOLIDATION

L:\Projects\2019\19-0589\Survey\Consolidation\Plat of Consolidation.dwg Plot Date: 10/3/2019 9:45:00 AM By: sjl