



# Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): N/A

Address/Location of Property in Question: 420 N. Marion St.

Property Identification Number(s)(PIN): 16-07-102-031-0000

Name of Property Owner(s): Wellie Partners, LLC

Address of Property Owner(s): 1115 N. Hermitage Avenue, Chicago, IL 60622

E-Mail of Property Owner(s): marland.hobbs@gmail.com Phone: 617-710-8719

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) \_\_\_\_\_

Name of Applicant(s) (if different than Property Owner): \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Contact Information: Phone \_\_\_\_\_ E-Mail \_\_\_\_\_

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): \_\_\_\_\_

Property Type:  1 or 2 Family Residential  Multiple-Family  Commercial  Mixed-Use  Hospital  Institutional

Zoning District:  R-1  R-2  R-3(50)  R-3(35)  R-4  R-5  R-6  R-7

DT (1 - 2 - 3)  GC  HS  MS  NA  NC  RR

H  OS  I

**Describe Variance Proposal:** Applicant is seeking a 10' rear setback variance from 15' to 5' for enclosed rear stairs/entries, and a side yard reduction of 5' from 5' to 0' to have the structure supporting the addition straddle over the parking area below to greatly simplify, and make feasible, the construction. Also seeking an increase in the number of units from the existing 4 units to 6 units. Applicant is proposing to build a 2-dwelling unit addition over parking to the rear of the existing building on the property. In addition to setback variances, the applicant seeks a reduction in on-site off-street parking of one space. The proposed 6 units have 5 parking spaces provided on site. The property is 0.46 miles from the Rapid Transit Green Line/Metra station. Applicant proposes arranging for off-site parking in the area by contract with near neighbors.

Size of Parcel (from Plat of Survey): 8129 Square Feet

**Adjacent: Zoning Districts**

**Land Uses**

To the North: NC

Commercial (Cleaners), Single-family Residence

To the South: R-6

Multi-family

To the East: NC

Commercial (Realtor's Office)

To the West: NC

Single-family Residence, Mixed-Use (Chiropractic Office under residences)

Is the property in question currently in violation of the Zoning Ordinance?      Yes   X   No

If Yes, how? \_\_\_\_\_

Is the property in question currently subject to any zoning relief?      Yes   X   No

If Yes, how? \_\_\_\_\_

If Yes, please provide relevant Ordinance No.'s \_\_\_\_\_

Is the subject property located within any Historic District?   X   Yes      No

If Yes:  Frank Lloyd Wright     Ridgeland/Oak Park     Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 5 Section: 3, Table 5-1, Column "NC", minimum lot area/DU

Article: 5 Section: 3, Table 5-1, Column "NC", side yard setback

Article: 5 Section: 3, Table 5-1, Column "NC", rear yard setback (no alley)


**Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;**

The addition of housing for this larger parcel of land, to have 6 units, is in keeping with the density of housing in the area. The building at the south has 9 DUs. The neighbor to the north is bordering on the lot line (survey shows it is 4" onto subject property). The neighbor to the east is also on the lot line. We are proposing an addition that matches the side yard of the property to the north. This proposal also asks to be allowed to extend into the rear setback, by 5' from the neighbor to the east who is on the lot line. This 5' rear setback is more than 4' further from the rear lot line than the existing accessory-use residence in the former coach house on the subject property. Overall, this property is in the FLW Historic District, and so the project is working with Historic Preservation. This structure predates FLW's prairie style and is of the Victorian era. The proposed addition will conform in scale, geometries, materials, etc. of the original house as far as feasible by building codes. The proposal also seeks to encourage use of public transit less than 1/2 mile straight down Marion St. The 6th parking space could be accommodated with off-site parking in a lease arrangement if no other reduction in parking is permissible.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Aaron Valentin  
(Printed Name) Applicant

  
(Signature) Applicant

Nov. 3, 2020  
Date

Marland Hobbs, Mngr Wellie Partners, LLC  
(Printed Name) Owner

  
(Signature) Owner

11/12/20  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS  
12<sup>th</sup> DAY OF November, 2020



Janibeth Castro  
(Notary Public)

# SAM MARTS ARCHITECTS & PLANNERS LTD

2018 W. Concord Place,  
Telephone: 773.862.0123

Fax: 773.862.0173

Chicago, Illinois 60647  
Email: aaron@architectsmart.com

03 November, 2020

Oak Park Board of Appeals  
123 Madison St.  
Oak Park, IL 60302

## **Re: 420 Marion Street – Project Summary**

To Mike Bruce and the Project Review Team,

For the Victorian-era residential building at 420 Marion Street in the Frank Lloyd Wright Historic District, Wellie Partners, LLC (the “applicant”) proposes an addition of two dwelling units towards the rear of the existing historic building to not only increase the value of the property for the neighborhood, but also its assessment. The addition will adhere to the requirements of Historic Preservation in the FLW historic district, melding into the original building in an empathetic manner, paying close attention to the geometries, material textures, colors, and historic profile of windows and trims as far as allowable by local, modern codes.

An added benefit of the proposed addition is to remove the vinyl-cladding from the original rear porch that had been enclosed unsympathetically. The addition, as proposed, will blend in with the aesthetics of the existing while replacing the vinyl enclosure, and provide screening of parking from the street with masonry garden walls and additional landscaping. These features aim to bring the existing property into more conformance with the historic district. Building to the side lot line will help in elevating curb appeal by screening the back ends of masonry commercial buildings and their utilities with a more elegant addition in keeping with both the existing historic building and district.

The property to the south is a dense 9-unit condominium. The properties to the west range from two-flats to mixed-use structures with multi-unit residences above. The properties to the north are a one-story cleaners and a single-family residence. To the east is a 1-story commercial realtors' office. In addition to being on the edge of this neighborhood commercial zone, the property is less than ½ mile to the public transit systems of the CTA and Metra. We are encouraged to help bring about a greater use of public transit, noting that this is a great walkable neighborhood for its citizens.

It is the desire and intent of the proposed addition to bring even more neighbors to the neighborhood to symbiotically support local business within steps of the property.

We look forward to presenting this addition to you and hearing your thoughts and comments. Please feel free to reach out to us with any further questions or requests for your review.

Sincerely,



Aaron Valentin, Architect  
Sam Marts Architects & Planners, Ltd.

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## **Re: 420 Marion Street – Photographs**



This photograph, taken from the west side of Marian St., shows the clearest view of where the addition to the rear would stand. It would nestle in next to the rear porch and along side the one-story masonry building, behind its roof-top mechanical units, and along side the tree at the left of the photograph.

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This photograph, also taken from the west side of Marion St., shows more of the site where the addition would be placed to the side of the gray vinyl-sided rear porch (to be replaced with more historically appropriate materials).

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This photograph, taken from about 7' above the sidewalk on the east side of Marion St., over the landscaping, is the clearest view of where the proposed addition would sit. The addition would sit flush with the red door of the with the gray siding (both to be replaces with more historically appropriate material) and would extend to the north along the rear corner of the 1-story masonry building to the north.

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View from the rear parking aisle looking west towards Marion St. The concrete pavers are an existing parking spot. The proposed addition would align with the west elevation of the gray vinyl-cladding and span over this parking spot and align less than 1" off of the north lot line. The addition proposes to wrap around this existing porch to the south, removing more of the vinyl-cladding.



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View from the northeast corner of the property looking west at the back of the residences. The existing parking area would be under the proposed addition. The addition's dwelling units would start just below the second floor of the existing building and just above the main living level of the adjacent ancillary DU in the masonry building to the left of this photograph.

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In this photograph, the proposed addition would reuse the staircase (or rebuild it in its current location) to the ancillary DU for the addition's DUs second means of egress. The covered porch here would be removed. The addition would be set back 5' from the 1-story masonry building shown to the left of this photograph.

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View of the side drive that exists and leads back to the existing parking area. From this view, the proposed addition would not be visible. To the right of this photograph is the 9-unit condominium building to the south.

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This view, taken at the northwest corner of FLW's Walter Gale House, shows the area where the addition's east elevation would be visible, covering most of the common brick of the ancillary DU (above the blond brick building to the rear of the realtors office). The north elevation of the proposed addition would sit to the east of and behind the tree shown in the center of the photograph, and its roof ridge would just be seen over the standing seam metal of the realtors office.

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03 November, 2020

Oak Park Board of Appeals  
123 Madison St.  
Oak Park, IL 60302

Re: 420 Marion Street – Variance Approval Standards

To Mike Bruce and the Project Review Team,

In regards to 420 Marion Street, proposed rear addition of 2 dwelling units to a multi-family building, Wellie Partners, LLC (the “applicant”) is seeking variances as outlined below.

As required by Article 14.3(E) of the Village of Oak Park Zoning Ordinance, this letter is our written response to the standards as listed.

## **Variance #1 – Decrease in Minimum Lot Area per DU**

Article 5. Neighborhood Commercial Districts, Section 5.3 (Table 5-1: NC District Minimum Lot Area) of which requires a minimum lot area of 1,500sf/DU. The existing property is 8129sf.  $8129/1500 = 5.4$  DUs allowed. The proposed addition requests a decrease in minimum lot area per unit to 1350sf/DU to allow a 6-unit multi-family development.

1. The approval standard per Article 14.3(E)(1)(a) of the Village of Oak Park Zoning Ordinance states, “The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.”  
Response:
  - A. The housing market for larger rental units (3+ bedrooms), since the outbreak of the current pandemic, has greatly contracted. There currently is a significantly diminished market for a single, 3+ bedroom apartment in Oak Park (see attached memo from Managing Broker of Urban Abodes). This reduces available rent/SF/DU. This hardship makes the addition, if allowed only one 3+ bedroom unit, as infeasible.
2. The approval standard per Article 14.3(E)(1)(b) of the Village of Oak Park Zoning Ordinance states, “The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.”  
Response:
  - A. Inherently, the lot area is fixed and land-locked – the land area cannot be increased. As stated in response to Article (a) above, limiting the property to 5 units restricts an addition to just 1 DU and renders the proposed addition as infeasible.
3. The approval standard per Article 14.3(E)(1)(c) of the Village of Oak Park Zoning Ordinance states, “The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not

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been created by any person present having a proprietary interest in the property in question.”

Response:

A. Similar to Article (a) of this section, the lot area is just shy of allowing a 6<sup>th</sup> DU as of right (only needs 150sf of additional lot area/unit). Restricting the proposal to 5 units renders the project infeasible.

## Variance #2 – Reduced Side-yard Setback

Article 5. Neighborhood Commercial Districts, Section 5.3 (Table 5-1: NC District Interior Side Setbacks) of which requires an interior side setback of 5 feet. The proposed setback along the interior side yard is 0'-1”.

1. The approval standard per Article 14.3(E)(1)(a) of the Village of Oak Park Zoning Ordinance states, “The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.”

Response:

A. The alternative to building along the lot line results in a precarious structural system to straddle the existing required parking spaces at grade. The standard parking space at 8'-3” means that the proposed addition would have to be 3'-3” narrower than allowable by this ordinance for a simplified (and less costly) structural system on a bearing wall to grade – dodging the parking stalls. To align the addition to the 5' side setback would require a complicated (and more costly) structural system of cantilevered beams.

B. The 5' setback limits the proposed addition's footprint to only 632sf/DU which complicates the plan and leasability of the dwelling units.

C. In addition to physical limitations and complications, the form of the later structural system at the 5' setback also has some aesthetic drawbacks in this FLW historic district – where the addition appears to float over parking instead of being grounded by bearing walls, creating concerns of Historic Preservation's approval. A preliminary review of the Addition “as of right” Scheme by Historic Preservation noted it as a “concern” that there isn't “a stronger tie to the ground”.

D. Another point to acknowledge is that the neighbor to the north and the neighbor to the east are both on the lot line – this proposed addition would align with the character of the existing neighbors.

2. The approval standard per Article 14.3(E)(1)(b) of the Village of Oak Park Zoning Ordinance states, “The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.”

Response:

A. The alternative to building along the lot line results in a precarious structural system to straddle the existing required parking spaces at grade. The standard parking space at 8'-3” means that the proposed addition would have to be 3'-3” narrower than allowable by this ordinance for a simplified (and less costly) structural system. To align the addition to the 5' side setback would require a

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complicated (and more costly) structural system.

B. The 5' setback limits the proposed addition's footprint to only 632sf/DU which complicates the plan and leasability of the dwelling units.

3. The approval standard per Article 14.3(E)(1)(c) of the Village of Oak Park Zoning Ordinance states, "The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person present having a proprietary interest in the property in question."

Response:

A. The only available area to add onto the existing property is to the rear and side of the existing building. This area, with a 5' side-yard setback reduces the footprint of the addition to the degree that the resulting area of each dwelling unit is too small to command rents that make the project feasible.

B. The property, being in the FLW Historic District, requires the roof lines to be in keeping with, and lower than, the existing structure. The top unit is really in the roof, and is more in line with an "attic apartment". Being in the attic, this second unit is already pressed for net area even without the side-yard setback restriction. Under the proposed addition, this 4'-11" side-yard reduction makes the proposed units much more relaxed and rentable.

## Variance #3 – Reduced Rear-yard Setback

Article 5. Neighborhood Commercial Districts, Section Section 5.3 (Table 5-1: NC District Rear Setbacks) of which requires that a building without an alley (as is the case with this property) be setback a minimum of 15'. The proposed building addition requests a rear setback of 5'.

1. The approval standard per Article 14.3(E)(1)(a) of the Village of Oak Park Zoning Ordinance states, "The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted."

Response:

A. The 15' rear setback is a large portion of the buildable area for an addition. To have enough area for modest interior living space, with an enclosed entryway at the rear of the addition, the required setback is enough to reduce leasable area to the point where the project becomes infeasible. The proposed addition includes an enclosed rear stair and landings which aid in the appearance of the Historic District – to not have a set of stairs and landings exposed to the elements, visible from Chicago Ave.

2. The approval standard per Article 14.3(E)(1)(b) of the Village of Oak Park Zoning Ordinance states, "The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out."

Response:

A. The land-locked area available to add onto does not have an alley, and the

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resulting rear yard setback of 15' results in a smaller footprint of an addition which reduces the amount of rents commanded and therefore renders the proposed addition infeasible.

3. The approval standard per Article 14.3(E)(1)(c) of the Village of Oak Park Zoning Ordinance states, "The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person present having a proprietary interest in the property in question."

Response:

A. To improve the existing property (with the existing, non-conforming ancillary dwelling unit at the rear) the as-of-right buildable lot area, after the required setback locks the footprint into a reduced area that, with required exiting concealed from public view, is too small an area to make any new rentable units feasible.

### **Administrative Variation #1 – Reduction in Required Off-Street Parking**

Article 10. Multi-family residential building, Section 10.4 (Table 10-2: Minimum Required Vehicle Spaces for Dwelling - Multi-Family) of which requires 1 parking space per DU. The available surface area to park is limited to 5 parking spaces. Seeking to have the parking requirement reduced per Article 14.4(C)(2). Only seeking to reduce required parking by 1 parking space.

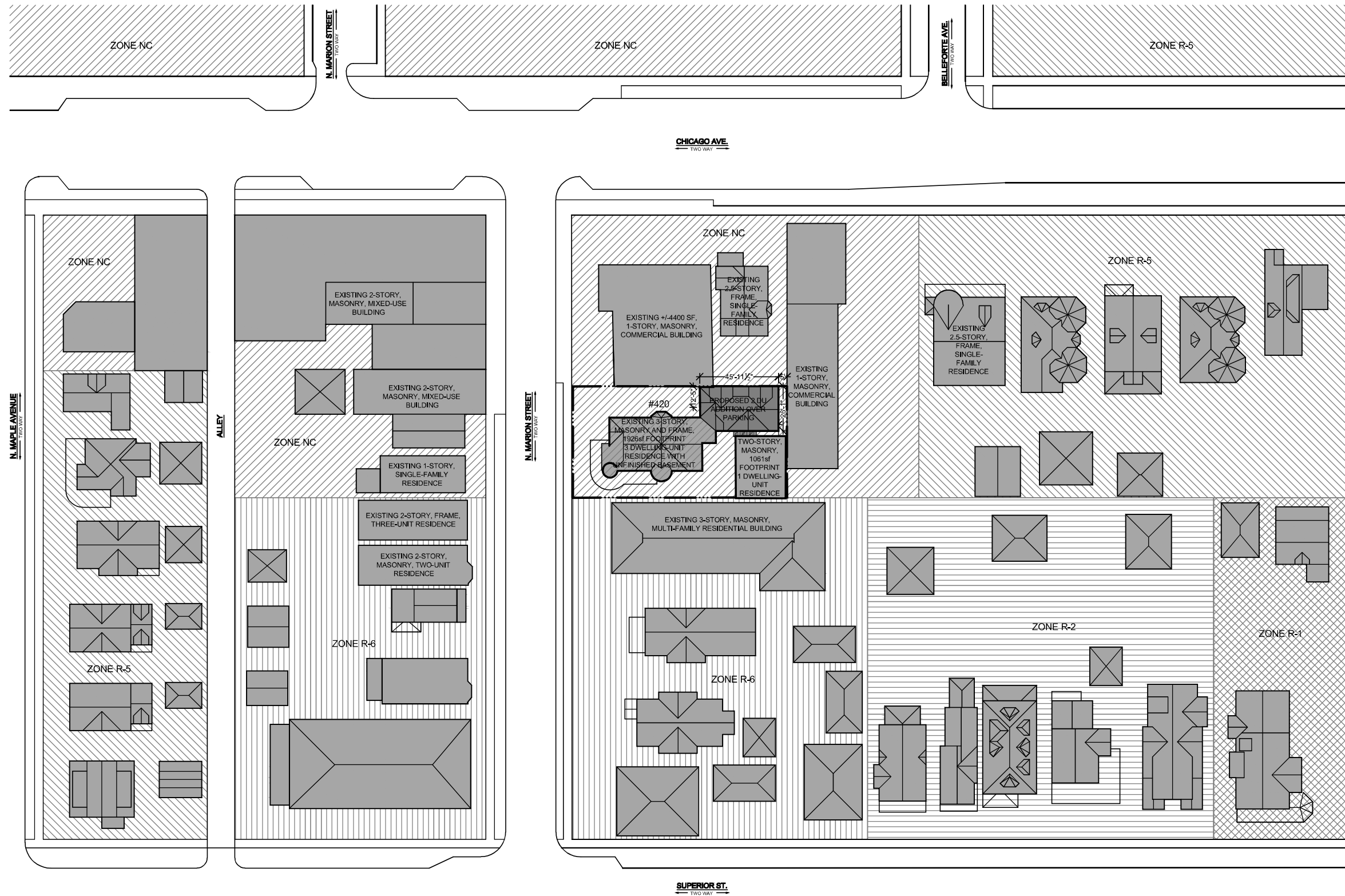
Please feel free to reply or call with any questions you may have.



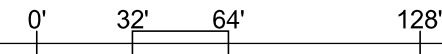
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Aaron Valentin, Architect  
Sam Marts Architects & Planners, Ltd.





EXISTING AREA PLAN  
1" = 64'-0"

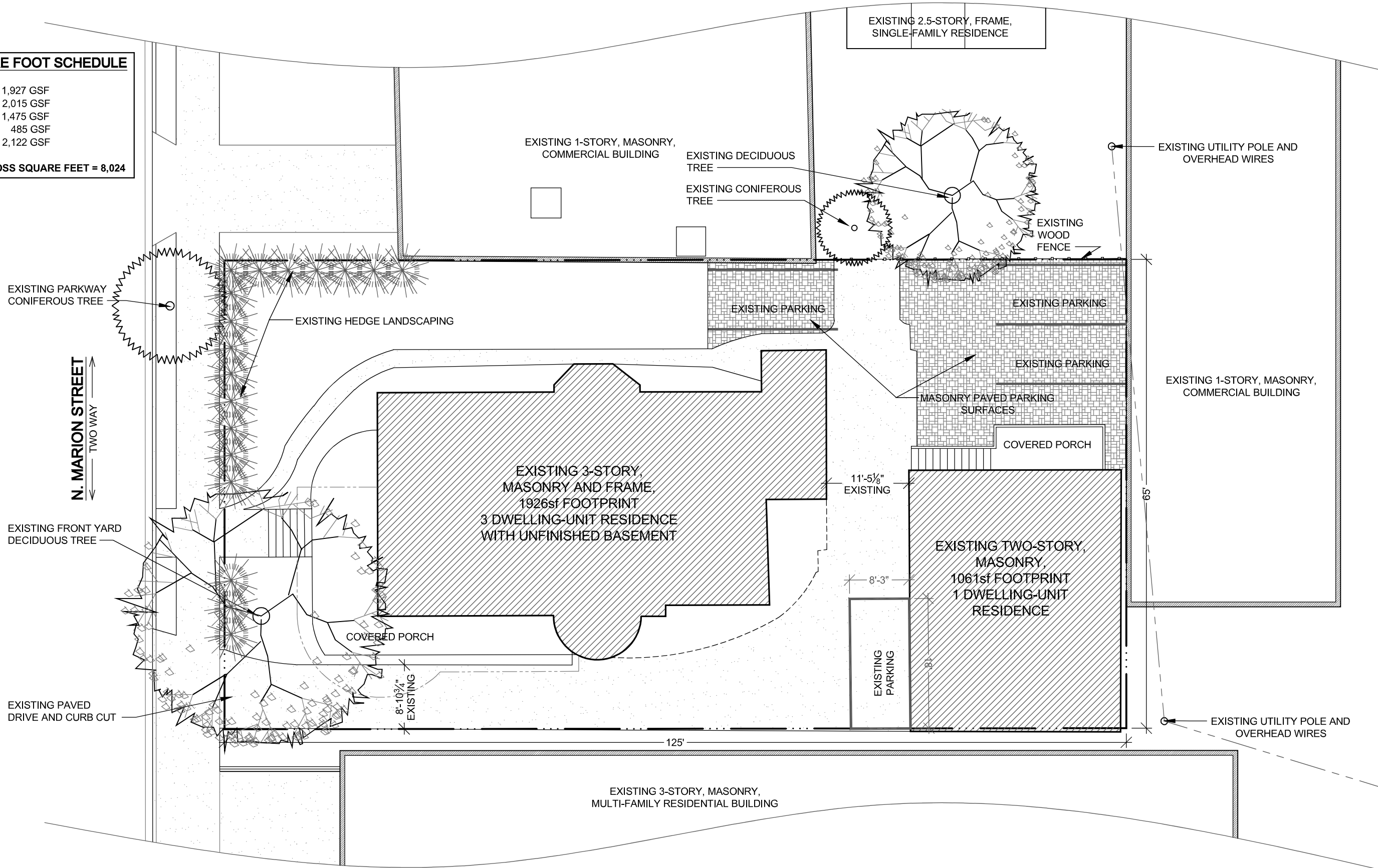


**420 N. MARION STREET REAR ADDITION**

**EXISTING SQUARE FOOT SCHEDULE**

1st FL UNIT 1 =	1,927 GSF
2nd FL UNIT 2 =	2,015 GSF
3rd FL UNIT 3 =	1,475 GSF
ATTIC =	485 GSF
UNIT 6 1st & 2nd FLs =	2,122 GSF

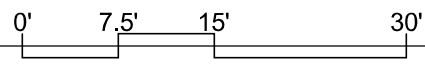
**PROPERTY TOTAL GROSS SQUARE FEET = 8,024**



N. MARION STREET  
TWO WAY

N. MAPLE AVENUE  
TWO WAY

EXISTING SITE PLAN  
1" = 15'-0"

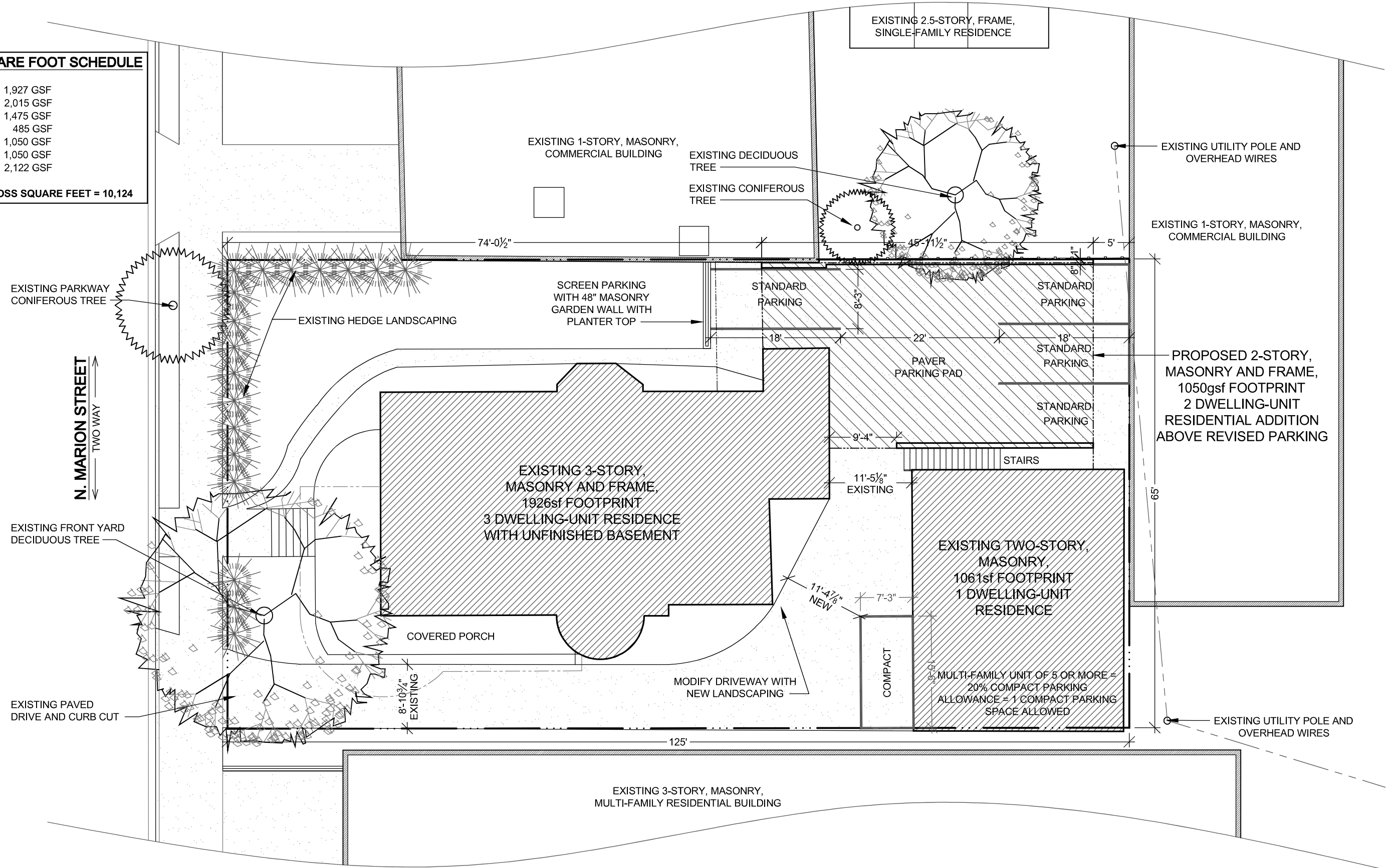


**420 N. MARION STREET REAR ADDITION**

**PROPOSED SQUARE FOOT SCHEDULE**

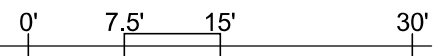
1st FL UNIT 1 =	1,927 GSF
2nd FL UNIT 2 =	2,015 GSF
3rd FL UNIT 3 =	1,475 GSF
ATTIC =	485 GSF
2nd FL UNIT 4 =	1,050 GSF
3rd FL UNIT 5 =	1,050 GSF
UNIT 6 1st & 2nd FLs =	2,122 GSF

**PROPERTY TOTAL GROSS SQUARE FEET = 10,124**



**PROPOSED SITE PLAN**

1" = 15'-0"



**420 N. MARION STREET REAR ADDITION  
PROPOSED ADDITION**

NOVEMBER 3, 2020

**SAM MARTS ARCHITECTS & PLANNERS, LTD.**

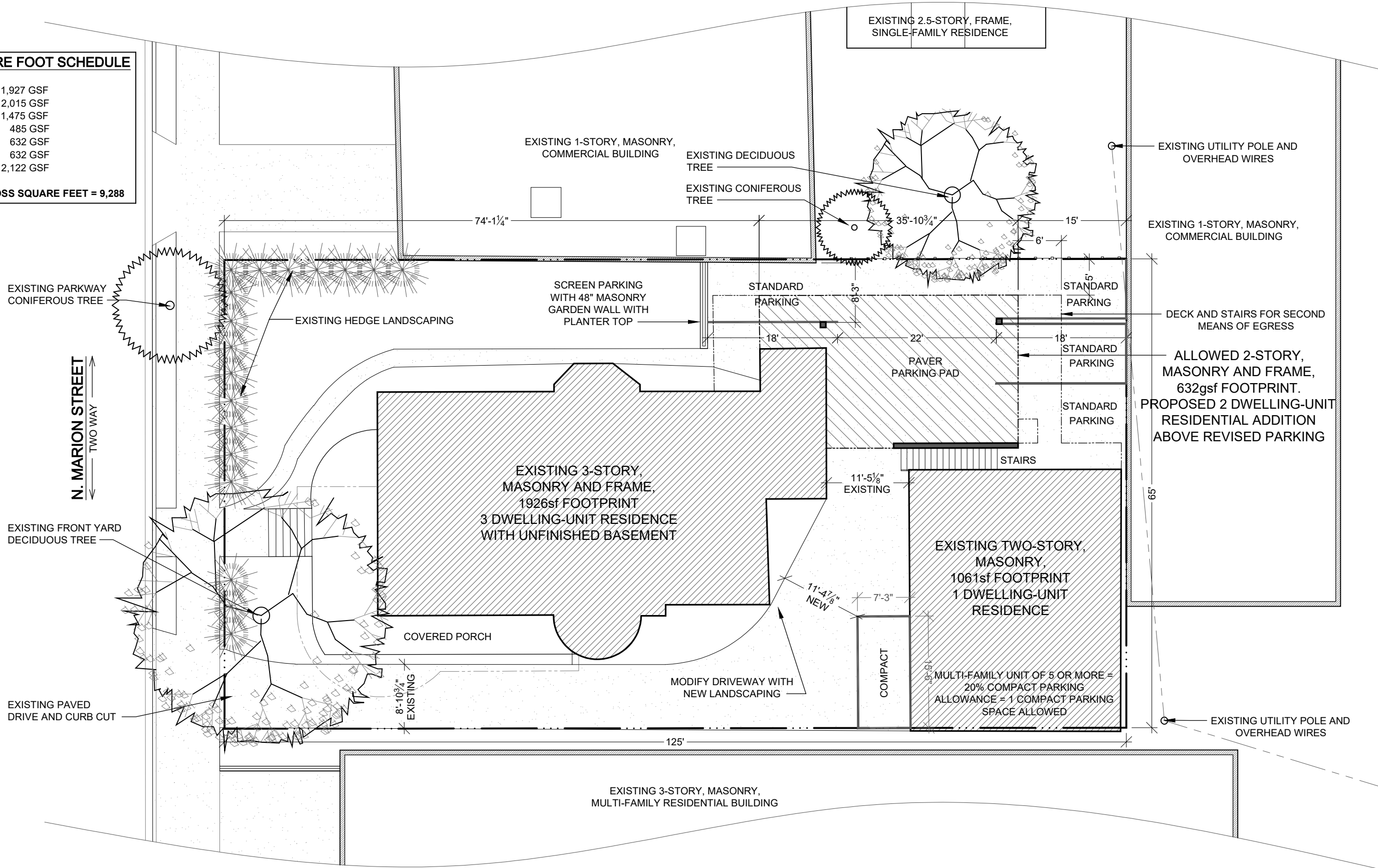
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 T: 773-862-0123 info@architectsmart.com  
 IL Arch. Lic: 01-9543 Design Firm: 184002540

**WELLIE PARTNERS, LLC**  
 1115 North Hermitage, Chicago, Illinois 60622  
 T: 617-710-8719 marland.hobbs@gmail.com

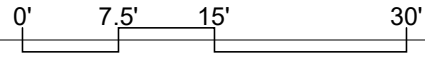
**ALLOWED SQUARE FOOT SCHEDULE**

1st FL UNIT 1 =	1,927 GSF
2nd FL UNIT 2 =	2,015 GSF
3rd FL UNIT 3 =	1,475 GSF
ATTIC =	485 GSF
2nd FL UNIT 4 =	632 GSF
3rd FL UNIT 5 =	632 GSF
UNIT 6 1st & 2nd FLs =	2,122 GSF

**PROPERTY TOTAL GROSS SQUARE FEET = 9,288**

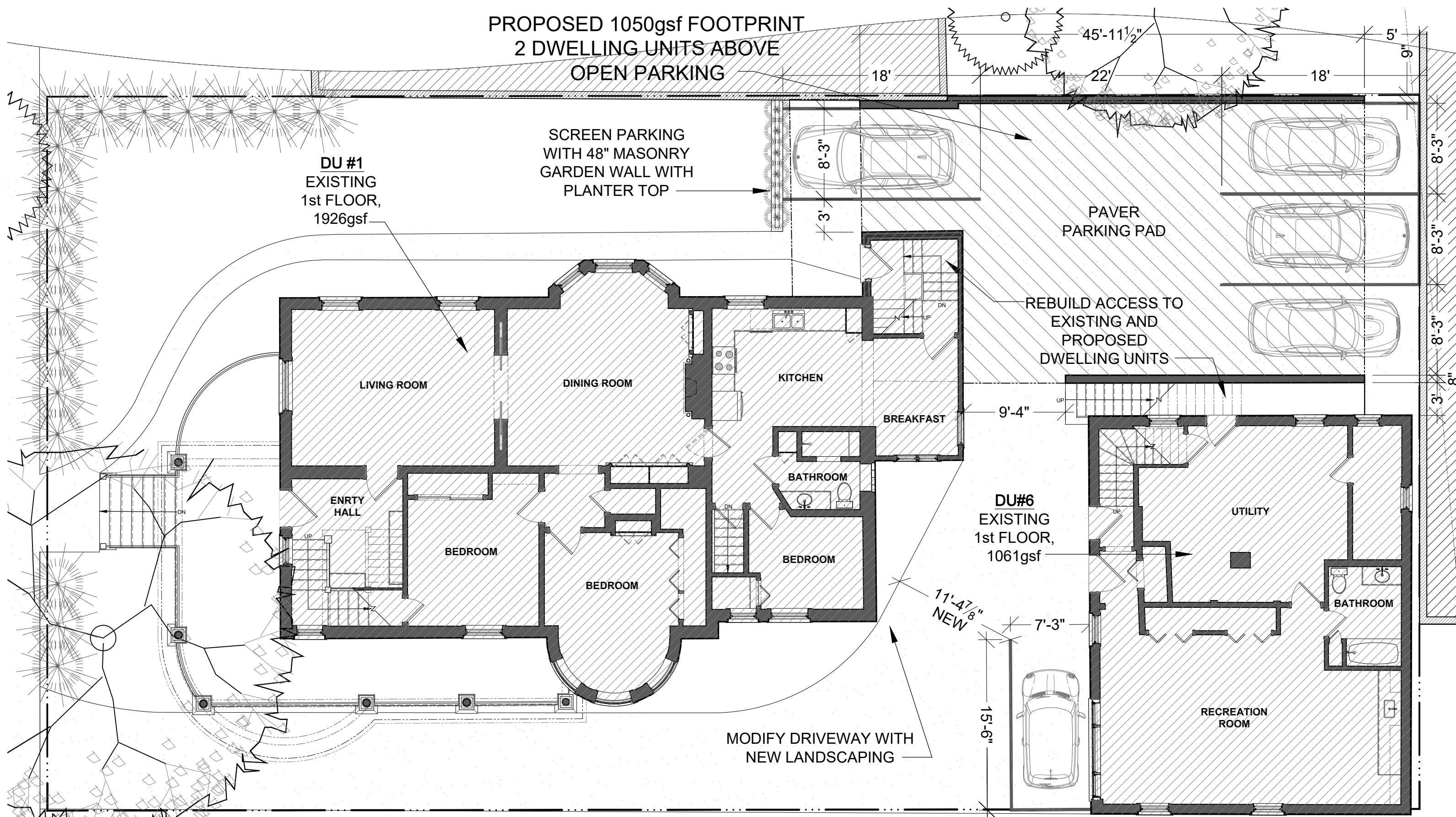


**ALLOWED SITE PLAN**  
1" = 15'-0"

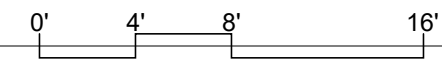


**420 N. MARION STREET REAR ADDITION**  
**ALLOWED ADDITION - PROPOSED 6th DU**

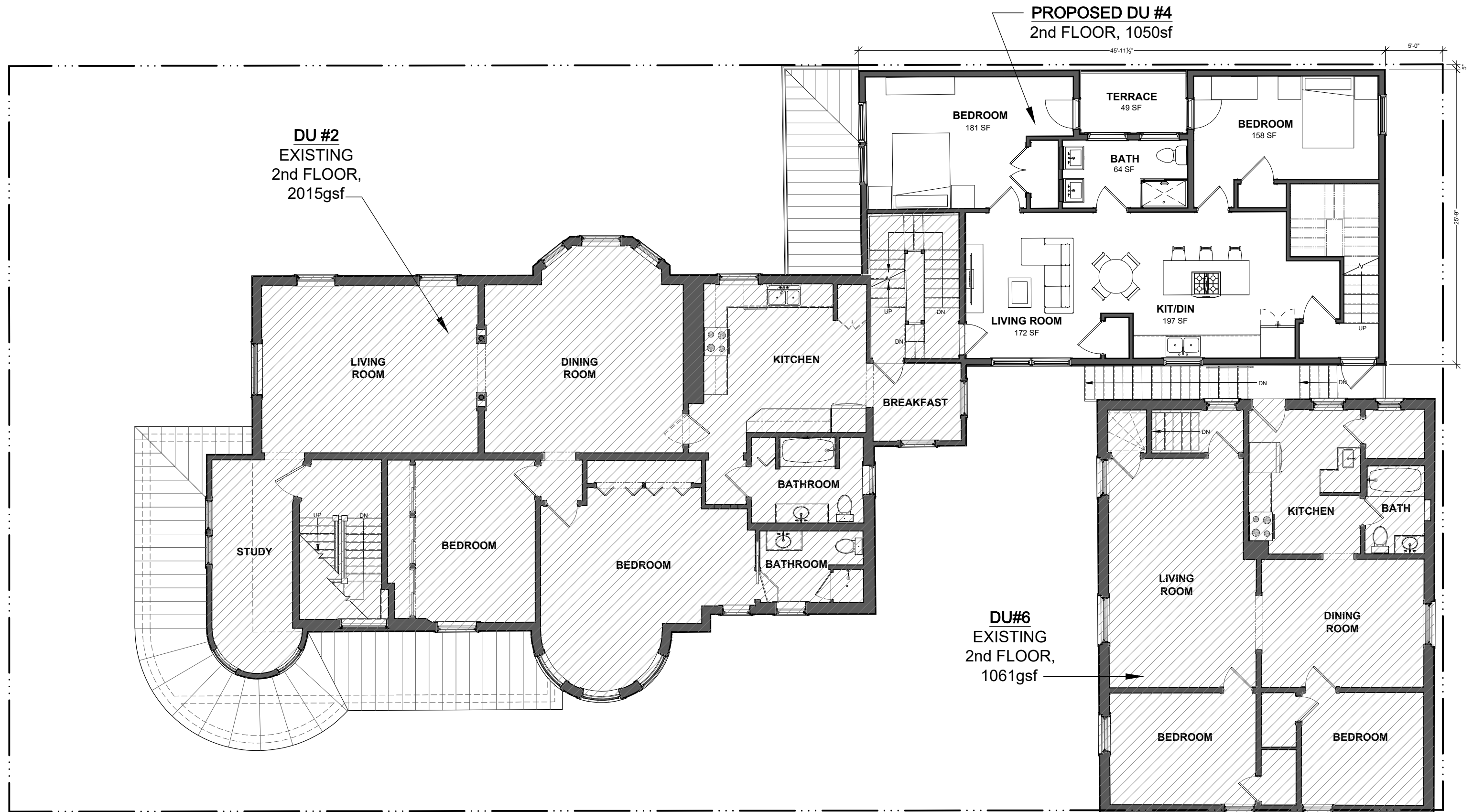
PROPOSED 1050gsf FOOTPRINT  
2 DWELLING UNITS ABOVE  
OPEN PARKING



PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



**420 N. MARION STREET REAR ADDITION**  
REQUESTED REAR AND SIDE YARD REDUCTIONS



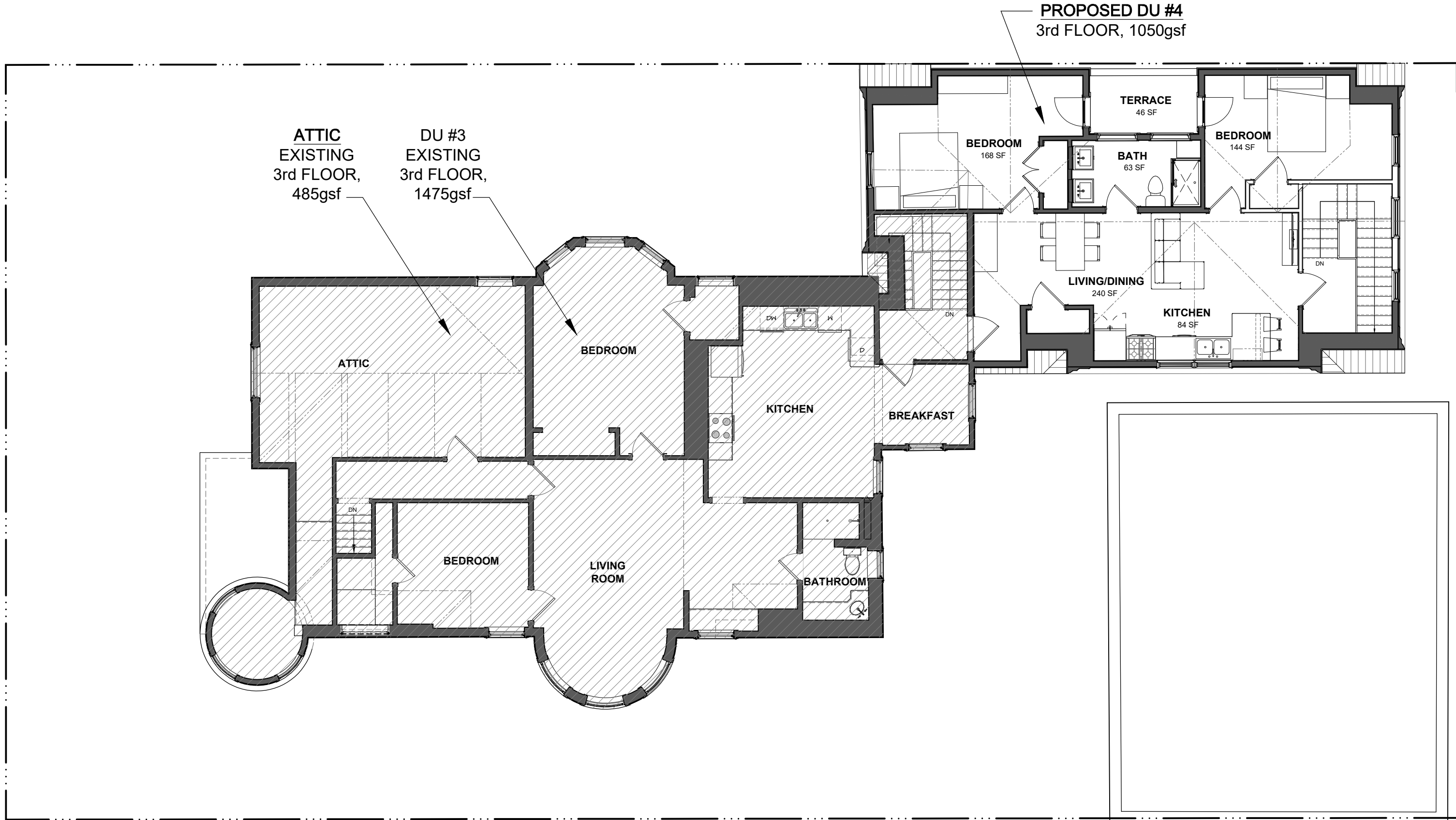
PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"

**420 N. MARION STREET REAR ADDITION**  
REQUESTED REAR AND SIDE YARD REDUCTIONS

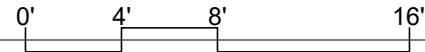
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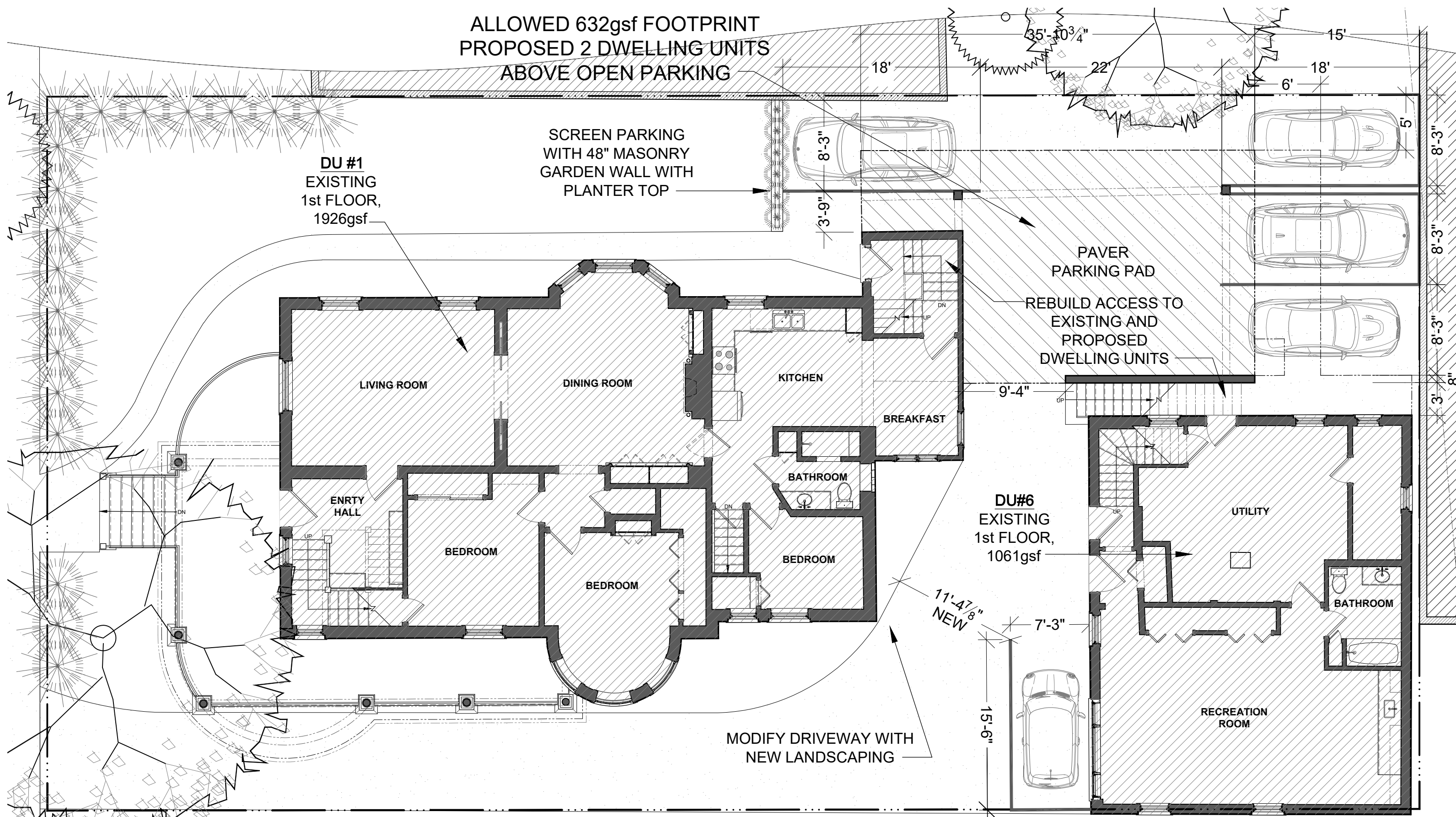


^ THIRD FLOOR PLAN  
 1/8" = 1'-0"



**420 N. MARION STREET REAR ADDITION**  
 REQUESTED REAR AND SIDE YARD REDUCTIONS

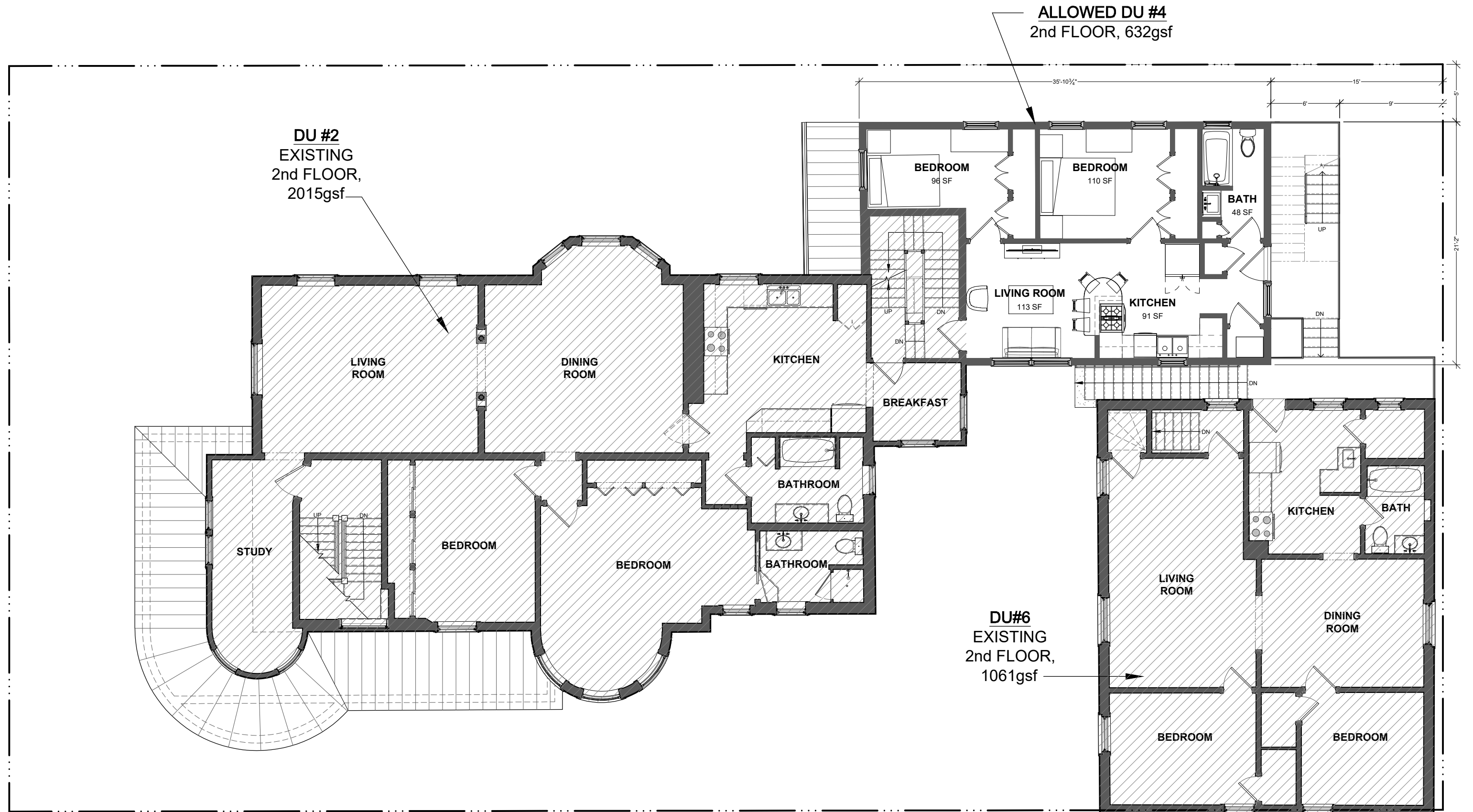
ALLOWED 632gsf FOOTPRINT  
 PROPOSED 2 DWELLING UNITS  
 ABOVE OPEN PARKING



^ ALLOWED FIRST FLOOR PLAN  
 1/8" = 1'-0"

**420 N. MARION STREET REAR ADDITION**  
 ALLOWED ADDITION - PROPOSED 6th DU

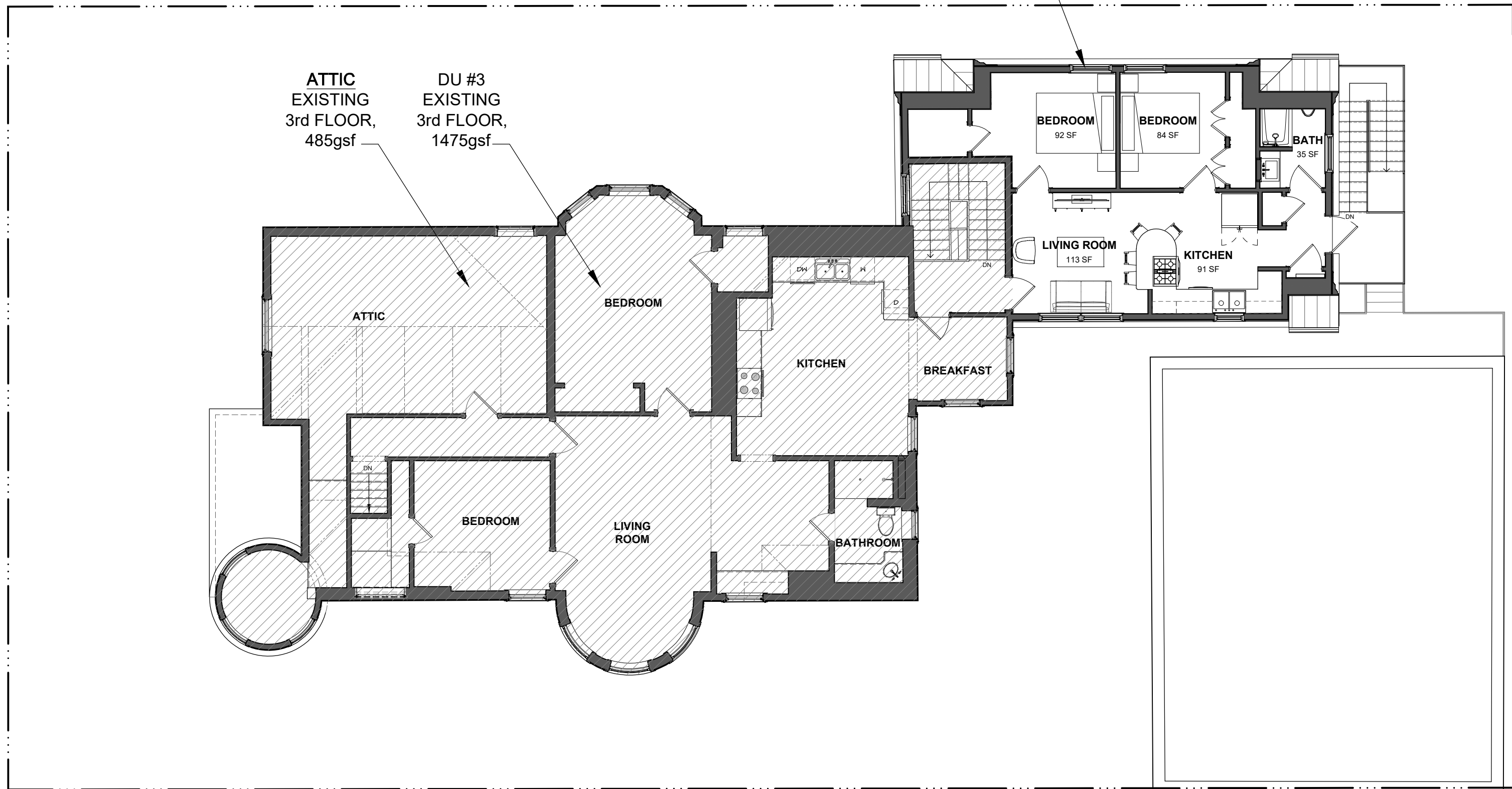




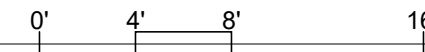
^ ALLOWED SECOND FLOOR PLAN  
1/8" = 1'-0"

**420 N. MARION STREET REAR ADDITION**  
ALLOWED ADDITION - PROPOSED 6th DU

NOVEMBER 3, 2020



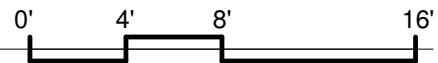
^ ALLOWED THIRD FLOOR PLAN  
1/8" = 1'-0"



**420 N. MARION STREET REAR ADDITION**  
ALLOWED ADDITION - PROPOSED 6th DU



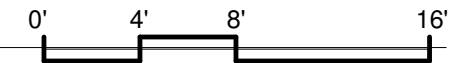
^ SOUTH ELEVATION  
1/8" = 1'-0"



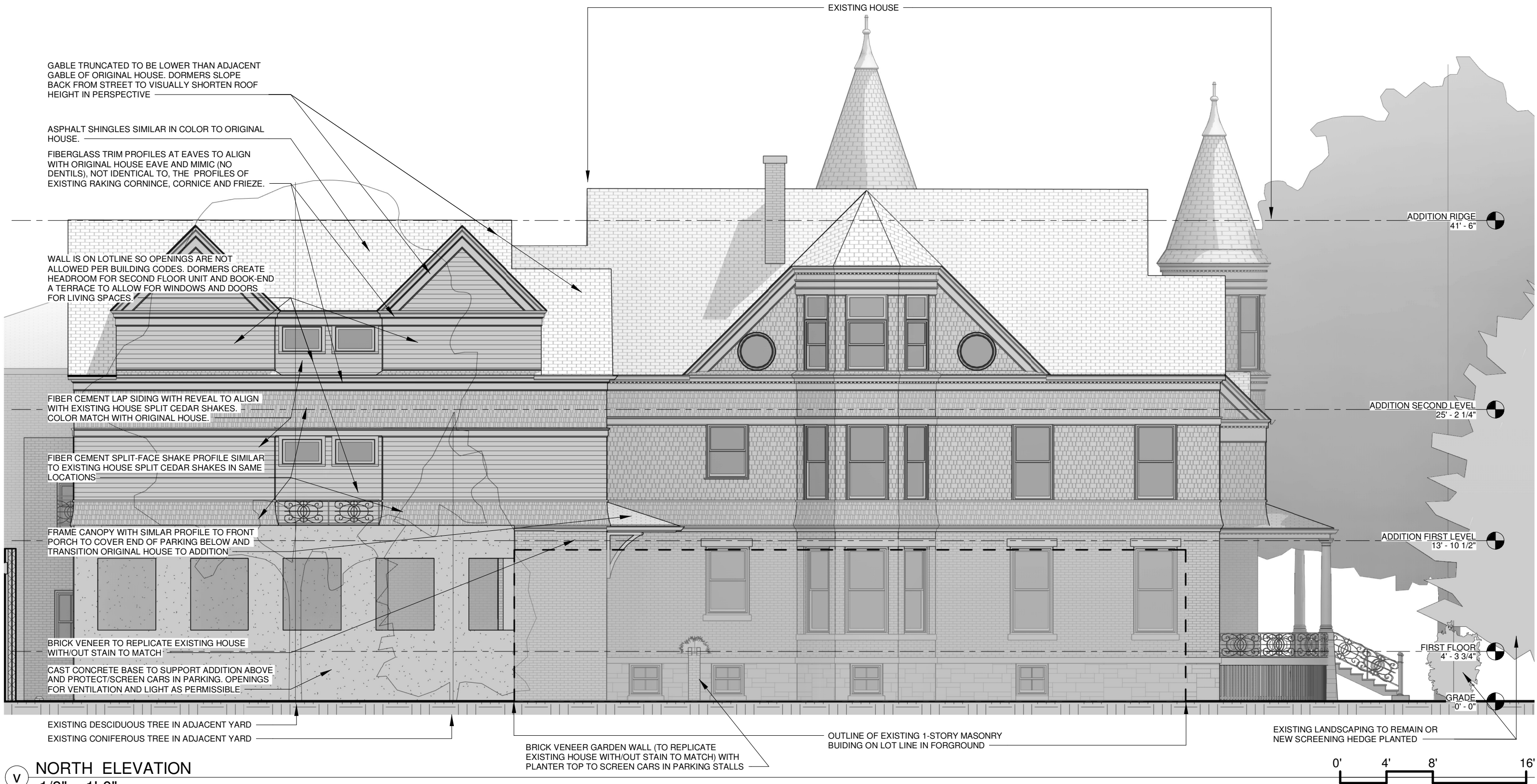
**420 N. MARION STREET REAR ADDITION**  
REQUESTED REAR AND SIDE YARD REDUCTIONS



WEST ELEVATION  
1/8" = 1'-0"



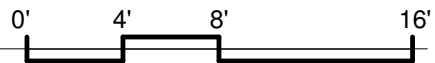
**420 N. MARION STREET REAR ADDITION**  
REQUESTED REAR AND SIDE YARD REDUCTIONS



**420 N. MARION STREET REAR ADDITION**  
REQUESTED REAR AND SIDE YARD REDUCTIONS



EAST ELEVATION  
1/8" = 1'-0"



**420 N. MARION STREET REAR ADDITION**  
REQUESTED REAR AND SIDE YARD REDUCTIONS

WELLIE PARTNERS, LLC  
1115 North Hermitage, Chicago, Illinois 60622  
T: 617-710-8719 marland.hobbs@gmail.com

NOVEMBER 3, 2020

SAM MARTS ARCHITECTS & PLANNERS, LTD.  
2018 West Concord Place, Chicago, Illinois 60630  
T: 773-862-0123 info@architectsmart.com  
IL Arch. Lic: 01-9543 Design Firm: 184002540

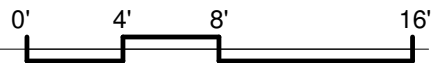


^ SOUTH ELEVATION  
1/8" = 1'-0"

**420 N. MARION STREET REAR ADDITION**  
COMPLYING WITH CURRENT ZONING SETBACKS



WEST ELEVATION  
1/8" = 1'-0"



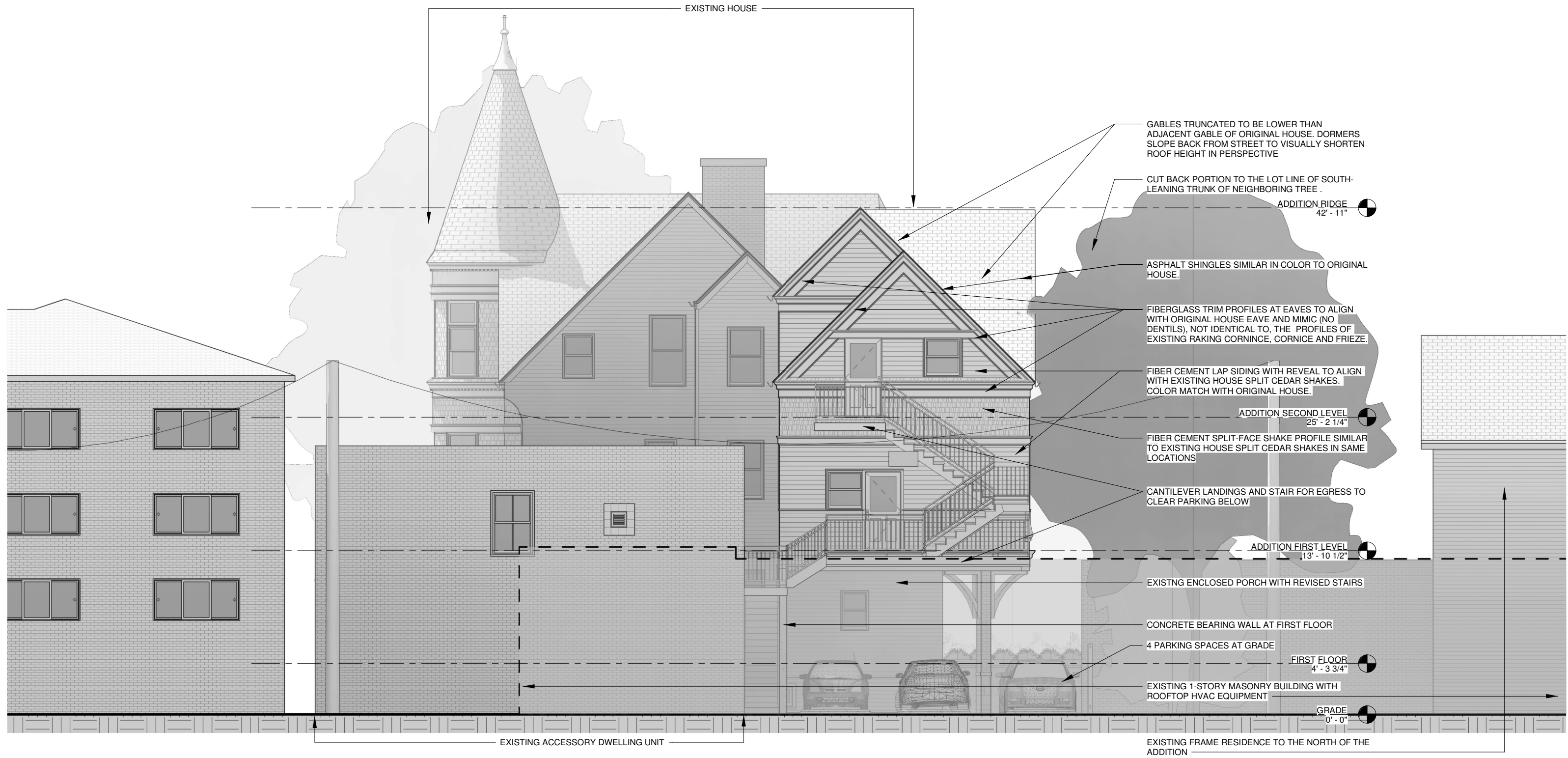
**420 N. MARION STREET REAR ADDITION**  
COMPLYING WITH CURRENT ZONING SETBACKS



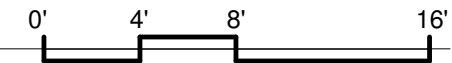


Ⓥ NORTH ELEVATION  
1/8" = 1'-0"

**420 N. MARION STREET REAR ADDITION**  
COMPLYING WITH CURRENT ZONING SETBACKS



EAST ELEVATION  
1/8" = 1'-0"



**420 N. MARION STREET REAR ADDITION**  
COMPLYING WITH CURRENT ZONING SETBACKS

## SAM MARTS ARCHITECTS & PLANNERS LTD

2018 W. Concord Place,  
Telephone: 773.862.0123

Fax: 773.862.0173

Chicago, Illinois 60647  
Email: aaron@architectsmart.com

03 November, 2020

Oak Park Board of Appeals  
123 Madison St.  
Oak Park, IL 60302

### Re: 420 Marion Street – Realtor's Rental Assessment

----- Forwarded message -----

From: **Bee Christos** <[bee@urbanabodes.com](mailto:bee@urbanabodes.com)>  
Date: Tue, Oct 27, 2020 at 3:41 PM  
Subject: Oak Park rentals  
To: marland hobbs <[marland.hobbs@gmail.com](mailto:marland.hobbs@gmail.com)>

Hi, Marland; congratulations on your new project in Oak Park! As you know, our company has been in business renting apartments in Chicago and surrounding areas for over 27 years. The rental market has changed dramatically since Covid 19; we are finding that the market for larger 3, 4 and 5 bedrooms has presented the most challenges since March of this year, and I don't expect it to change much until we get Covid under control. We are not getting families, roommates, college students, etc for the larger units. Regarding families, those that can afford to buy are buying with the fantastic interest rates available now. What we have been renting the most are one and 2 bedroom apartments. I'm looking forward to the completion of your project. Please let me know if you have any questions or need any additional information from me. Thank you.

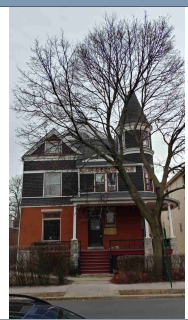
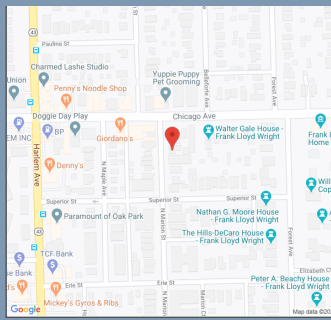
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Best regards -

Bee Christos  
Managing Broker  
Urban Abodes, Inc.  
[3923 N. Ashland Avenue](http://3923.N.Ashland.Avenue)  
[Chicago, IL 60613](http://Chicago,IL.60613)  
[Office - 773/676-9000](http://Office-773/676-9000)  
Mobile: 312/259-8115  
[www.urbanabodes.com](http://www.urbanabodes.com)  
[bee@urbanabodes.com](mailto:bee@urbanabodes.com)

# EXACTA

LAND SURVEYORS, LLC



PROPERTY ADDRESS: 420 N MARION STREET, OAK PARK, ILLINOIS 60302

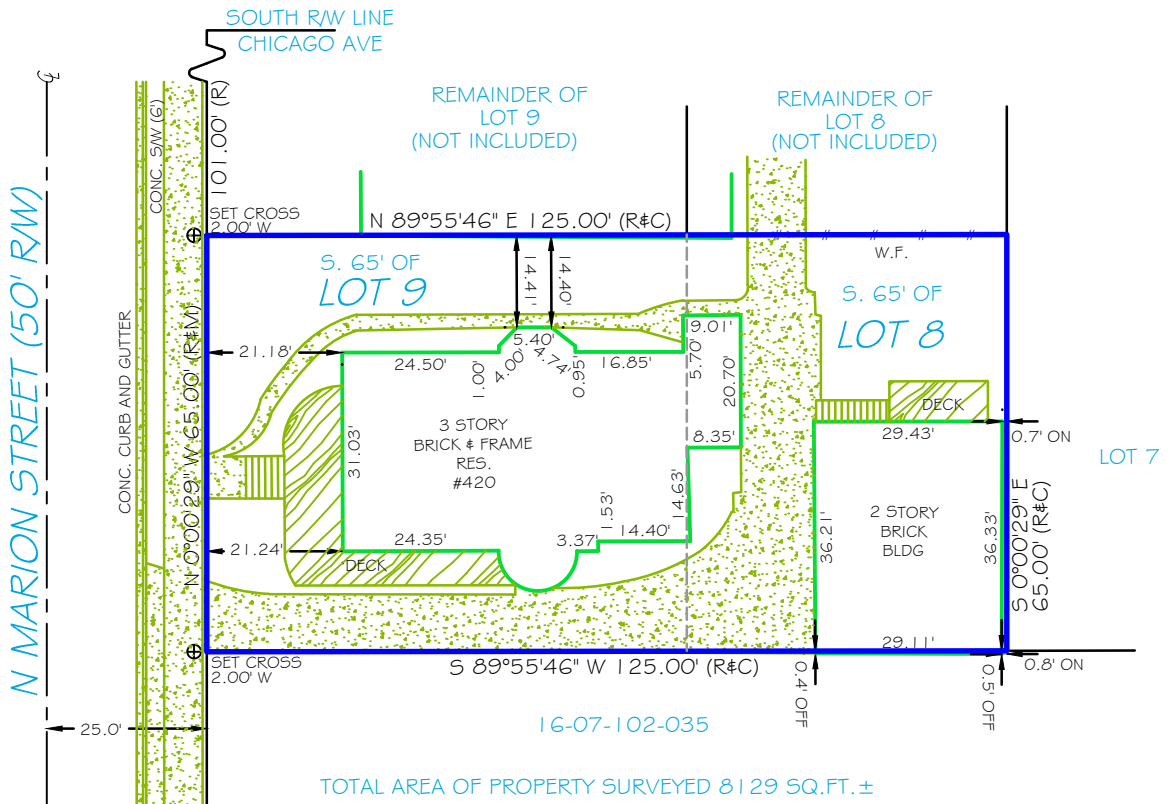
SURVEY NUMBER: 2002.4316

FIELD WORK DATE: 2/24/2020

REVISION DATE(S): (REVO 2/24/2020)

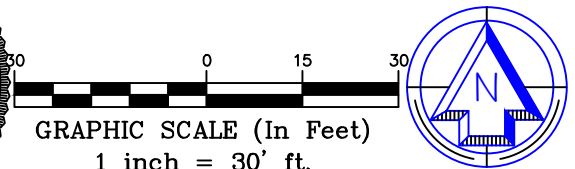
2002.4316  
BOUNDARY SURVEY  
COOK COUNTY

THE SOUTH 65 FEET OF LOTS 8 AND 9 IN SUBDIVISION OF LOTS 12, 13, 14, 15, 16 AND THE NORTH 66 FEET OF LOT 11 IN E. O. GALE'S SUBDIVISION OF BLOCK 4 IN KETTLESTRING'S ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTHERN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS



STATE OF ILLINOIS } SS  
COUNTY OF GRUNDY }  
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF FEBRUARY, 2020 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

*Kenneth Kennedy*



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2020  
PROFESSIONAL DESIGN FIRM 184008059-0008

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST  
NONE VISIBLE

CLIENT NUMBER:

DATE: 02/24/20

BUYER: MARLAND HOBBS

SELLER: THOMAS TRAXLER AND WILLIAM DONOGHUE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS

CERTIFIED TO: MARLAND HOBBS; CHICAGO TITLE INSURANCE COMPANY



Since 1991, The Cara Program has placed more than 4,800 motivated adults into more than 6,600 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA LAND SURVEYORS, LLC.

LB# 184008059  
316 East Jackson Street, Morris, IL 60450  
Phone: 773.305.4011

Please remit payment to: 2132 E 9th St, Suite 310 | Cleveland, OH 44115

**LEGAL DESCRIPTION:**

THE SOUTH 65 FEET OF LOTS 8 AND 9 IN SUBDIVISION OF LOTS 12, 13, 14, 15, 16 AND THE NORTH 66 FEET OF LOT 11 IN E. O. GALE'S SUBDIVISION OF BLOCK 4 IN KETTLESTRING'S ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTHERN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

**JOB SPECIFIC SURVEYOR NOTES:**

**GENERAL SURVEYOR NOTES:**

1. The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 1-page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. Unless specifically stated otherwise, an examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained in this survey has been performed exclusively and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
15. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 0 degrees east is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

**LEGEND:**

**LINETYPES: (UNLESS OTHERWISE NOTED)**

	BOUNDARY LINE		IRON FENCE
	STRUCTURE		OVERHEAD LINES
	CENTERLINE		SURVEY TIE LINE
	CHAIN-LINK or WIRE FENCE		WALL OR PARTY WALL
	EASEMENT		WOOD FENCE
	EDGE OF WATER		VINYL FENCE

**SURVEYOR'S LEGEND**

**SURFACE TYPES: (UNLESS OTHERWISE NOTED)**

	ASPHALT		BRICK or TILE
	CONCRETE		COVERED AREA
	WATER		WOOD

**SYMBOLS: (UNLESS OTHERWISE NOTED)**

	BENCH MARK		FIRE HYDRANT
	CENTERLINE		FIND OR SET MONUMENT
	CENTRAL ANGLE or DELTA		GUYWIRE OR ANCHOR
	COMMON OWNERSHIP		MANHOLE
	CONTROL POINT		TREE
	CONCRETE MONUMENT		UTILITY OR LIGHT POLE
	CATCH BASIN		WELL
	ELEVATION		

(C)	CALCULATED
(D)	DEED
(F)	FIELD
(M)	MEASURED
(P)	PLAT
(R)	RECORD
(S)	SURVEY
A.S.B.L.	ACCESSORY SETBACK LINE
A/C	AIR CONDITIONING
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
B.R.	BEARING REFERENCE
B.R.L.	BUILDING RESTRICTION LINE
B/W	BAY/BOX WINDOW
BLDG.	BUILDING
BLK.	BLOCK
BM	BENCHMARK
BSMT.	BASEMENT
C	CURVE
C.B.	CONCRETE BLOCK
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
CATV	CABLE TV RISER
CH	CHORD BEARING
CHIM.	CHIMNEY
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY

E.O.W.	EDGE OF WATER
ELEV.	ELEVATION
EM	ELECTRIC METER
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EUB	ELECTRIC UTILITY BOX
F.F.	FINISHED FLOOR
F.O.P.	EDGE OF PAVEMENT
F/DH	FOUND DRILL HOLE
FCM	FND. CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISC
FRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
MES	MITERED END SECTION
MH	MANHOLE
N.R.	NON RADIAL

N.T.S.	NOT TO SCALE
NAV88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P/E	POOL EQUIPMENT
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS or RADIAL

R.P.	RADIUS POINT
R/W	RIGHT OF WAY
RES.	RESIDENCE
RGE.	RANGE
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
S.T.L.	SURVEY TIE LINE
S.W.	SEAWALL
S/GD	SET GLUE DISC
S/W	SIDEWALK
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
SV	SEWER VALVE
T.O.B.	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
UG	UNDERGROUND
UR	UTILITY RISER
V.F.	VINYL FENCE
W.F.	WOODEN FENCE
W/C	WITNESS CORNER
W/F	WATER FILTER
WM	WATER METER/VALVE BOX
WV	WATER VALVE

A.E.	ACCESS EASEMENT
A.N.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

**ELECTRONIC SIGNATURE:**

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

**PRINTING INSTRUCTIONS:**

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

**TO PRINT IN BLACK + WHITE:**

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

**OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:**

# 10% OFF

OF FUTURE SURVEYING SERVICES  
ON THIS PROPERTY, UP TO \$500.

\*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.