



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): Saints' Rest, LLC

Address/Location of Property in Question: 429-431 Forest Avenue, Oak Park

Property Identification Number(s)(PIN): 16-07-102-022-0000

Name of Property Owner(s): Saints' Rest, LLC

Address of Property Owner(s): 136 Francisco Terrace, Oak Park IL 60302

E-Mail of Property Owner(s): 429forestmanagement@gmail.com Phone: 708-714-0297

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): Same

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: _____

Size of Parcel (from Plat of Survey): 11,518.20 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-5</u>	<u>Multifamily</u>
To the South:	<u>R-5</u>	<u>Single Family Residence</u>
To the East:	<u>R-5</u>	<u>Museum / Cultural Activities</u>
To the West:	<u>R-5</u>	<u>Single Family Residence</u>

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

If Yes, how? _____

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

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

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

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

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

Table 4-1 Bulk Standards - 5,000 sf per unit

Article: _____ Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

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 relief sought is to increase the density from a 4 unit building to a 6 unit building. _____

It should be noted that the currebt owner purchased the building as a non-conforming 6 unit property

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.

Saints' Rest, LLC
(Printed Name) Applicant

[Signature]
(Signature) Applicant

7/1/2024
Date

Saints' Rest, LLC
(Printed Name) Owner

[Signature]
(Signature) Owner

7/1/2024
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
15th DAY OF July, 2024

[Signature]
(Notary Public)



September 20, 2024

429 Forest Avenue Homes

Narrative

Historic context

The Applicant's, Saint's Rest, LLC, is requesting a zoning action that would allow the property at 429-431 Forest Avenue to be used as a six-unit apartment complex. Historically, the property was built as a single-family residence. However, over the years, documents show that the home was converted into a four-unit multi-family building because of certain historic economic challenges. An additional two units were converted sometime in the 1930s – again due to, the then owner's economic hardship. Currently the structure houses six residential units – four of which are zoning compliant.

It is clear by even a cursory investigation into the property's condition today that the property has been in economic decline due to deferred maintenance. The exterior stucco needs extensive repair, some of the windows need replacement and the interior improvements such as kitchens and bathrooms are not up to leasing standards. The Applicant will demonstrate that the property in its current condition will not be financially viable without the relief sought.

It is the Applicant's understanding that the property's current zoning position is that the property is improved with four residential units even though the property is improved with six units. Therefore, the Applicant seeks relief from the current zoning restrictions. That relief would allow the current owners to improve the entire property to a zoning compliant six-unit development. That additional rental revenue would be used to adequately fund the needed repairs and improvements. It should be noted that the building footprint and building envelope would not change from its current configuration. Further, the property has an existing parking area that would be resurfaced for a complaint parking area with a minimum of 6 parking spaces.

The relief sought, in the Applicant's view, is aligned with the Village's policy maker's stated intention of increasing the density of housing in strategic areas in the Village. This property is a perfect candidate for that strategic growth. It essentially, until very recently been functioning as a six-unit property. Allowing the two units to be zoning compliant as per this request, will not negatively impact neighbors or roadways in any meaningful way.

Therefore, the Applicant seeks relief from current zoning restrictions to allow the property to function as a six-unit development.

429 - 431 Forest Avenue Development

September 30, 2024

Section 14.3 Variation Standards

Approval Standards

1. The Zoning Board of Appeals decision must make findings to support each of the following:

- a. The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

Historically, the subject property was built as a single-family residence. However, over the years, documents show that the home was converted into a four-unit multi-family building most likely because of certain historic economic challenges of that time. An additional two units were converted sometime in the 1930s – again due to, the then owner’s economic hardship. Currently the structure houses six residential units – four of which are zoning compliant.

More specifically, the property has experienced years of disinvestment because of the financial realities. These realities will be detailed for the Board of Appeals through testimony and other evidence.

If a strict application of the terms of this Ordinance are applied, and the subject property is forced to operate as a four-unit rental property, then it will not be financially feasible.

The applicant will testify and submit financial information that will demonstrate that the property, if the relief sought is not granted, will not provide a reasonable return on investment.

Simply, the applicant is seeking relief which will allow to the re-investment in the property and return the property as a worthy contributor to the neighboring area.

Now therefore, given the stated facts in and the facts to be submitted, if a strict application of the terms of this Ordinance are applied, it will result in undue hardship to the property.

b. 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.

The current building's size, specifically the amount of square footage, shape of the building's footprint and building height, underpin the hardship. The applicant will demonstrate through diagrams and testimony that the size and configuration of the existing units does not meet current market rental standards.

Now therefore, given the stated facts and the facts to be submitted, if a strict application of the terms of this Ordinance are applied, the result will result in undue hardship to the property.

c. 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 presently having a proprietary interest in the property in question.

The plight of the owner and applicant related to this property are due to unique circumstances inherent to the subject property – specifically the property's location on a corner, the building's footprint, unit sizes and configuration have not been created by any person presently having a proprietary interest in the property in question.

2. The Zoning Board of Appeals, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

a. The granting of the variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

The proposed property will be constructed in accordance with all applicable codes and ordinances adopted by the Village of Oak Park including the IRC building codes which govern construction type for the property. In following these codes and ordinances, the development's maintenance, and operation of the requested variation will not endanger the public health, safety, or welfare.

b. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

Similarly, the property will be constructed in accordance with all applicable codes and ordinances adopted by the Village of Oak Park including the IRC building codes which govern construction type for the property.

In following these codes and ordinances, the property with the requested variation will not impair an adequate supply of light and air to adjacent property nor increase the danger of fire, endanger the public safety.

In terms of congestion, given the property's prior use as a six-unit rental property, the proposed use for a six-unit rental, the development will not increase congestion in the public streets.

Finally, the proposed development will, in the applicant's experience, help support adjacent and neighboring property values given the applicant's statements that the additional revenue will be used to reverse the disinvestment and physical deterioration.

c. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.

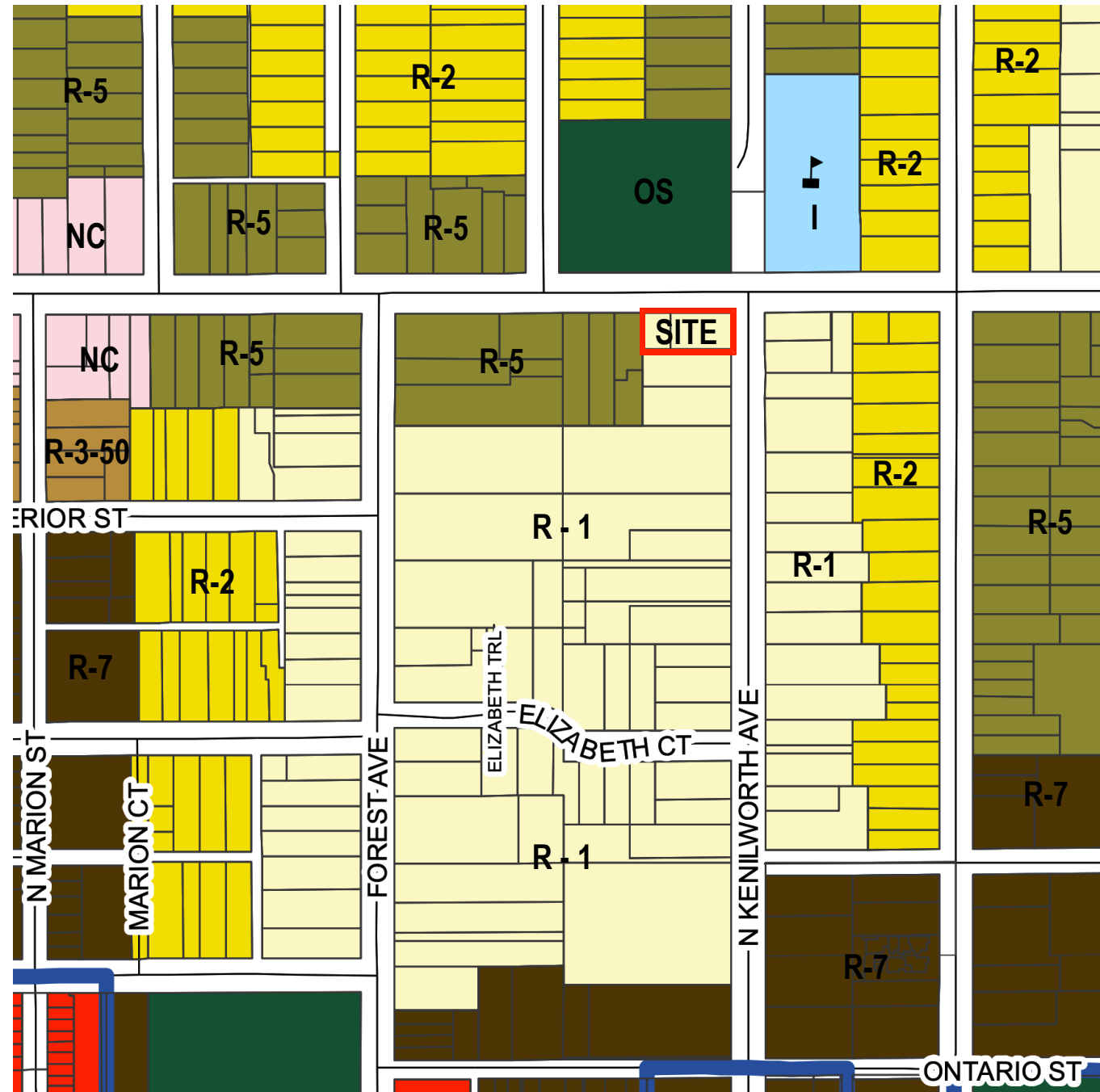
The proposed use is compatible with the general land use of adjacent properties and other property with the immediate vicinity in that it generally complies with the zoning ordinance for this zone district since the property is currently a non-conforming multi-family property.

Further, the development generally complies with Envision Oak Park as it relates to providing unique ways to add residential uses throughout the Village and Oak Park's comprehensive plan for land uses in this zone district.

END OF RESPONSES

OAK PARK ZONING MAP

Adopted March 6, 2023



LEGEND

- R-1 Single Family
- R-2 Single Family
- R-3-35 Single Family
- R-3-50 Single Family
- R-4 Single Family
- R-5 Two-Family
- R-6 Multi-Family
- R-7 Multi-Family
- NC Neighborhood Commercial
- GC General Commercial
- HS Harrison Street
- MS Madison Street
- NA North Avenue
- RR Roosevelt Road
- DT Downtown
- H Hospital
- OS Open Space
- I Institutional

HISTORIC DISTRICTS

- Frank Lloyd Wright
- Gunderson
- Ridgeland - Oak Park



CURRENT ZONING DISTRICT

NOT TO SCALE



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirms his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:

SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

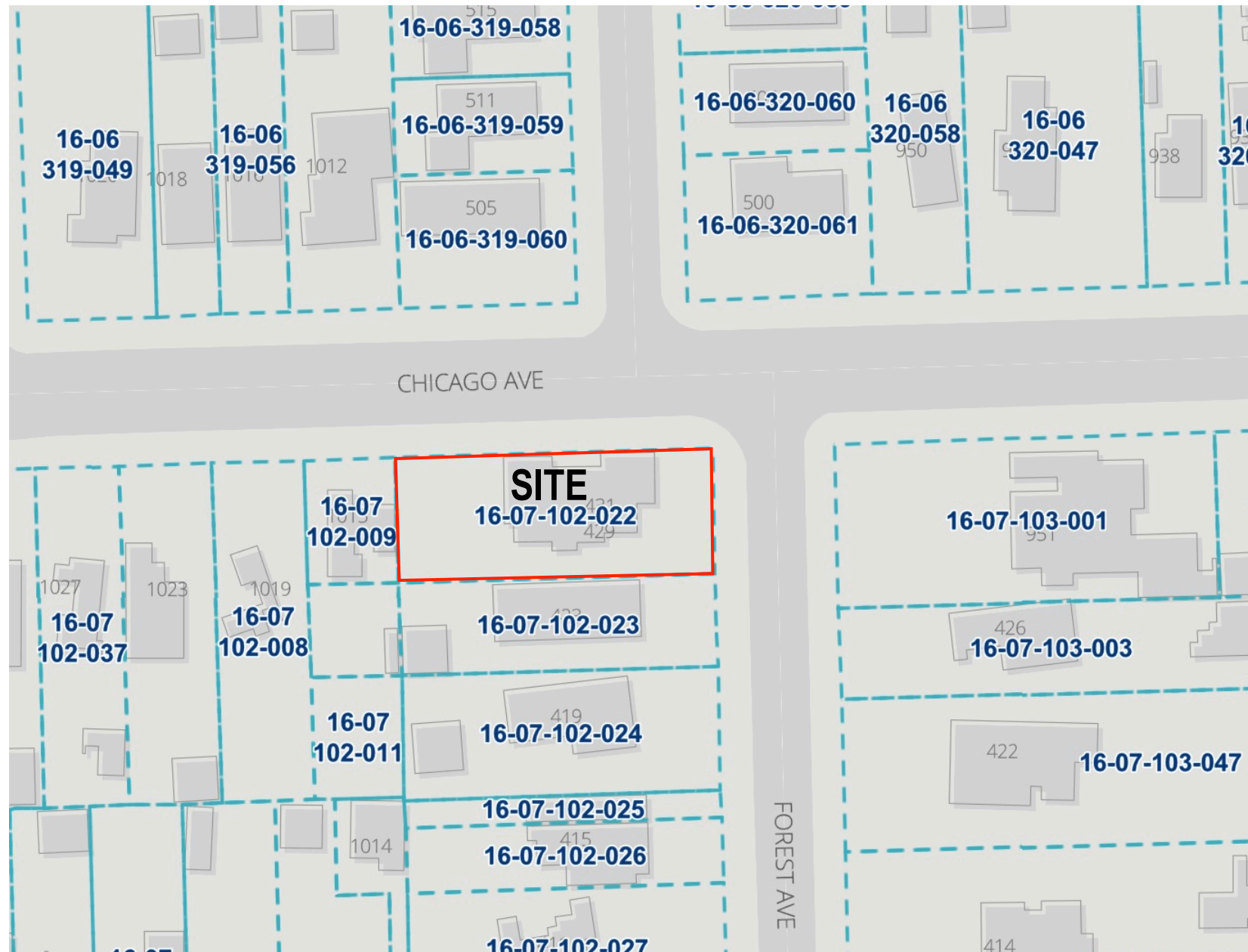
Issue for VARIATION	07.17.2024
	Date


429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
ZONING MAP

SK1.1

Sheet No.



 **LOCATION MAP**
SCALE: 1" = 80'



John Conrad Schiess
Architect + LEED AP
905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

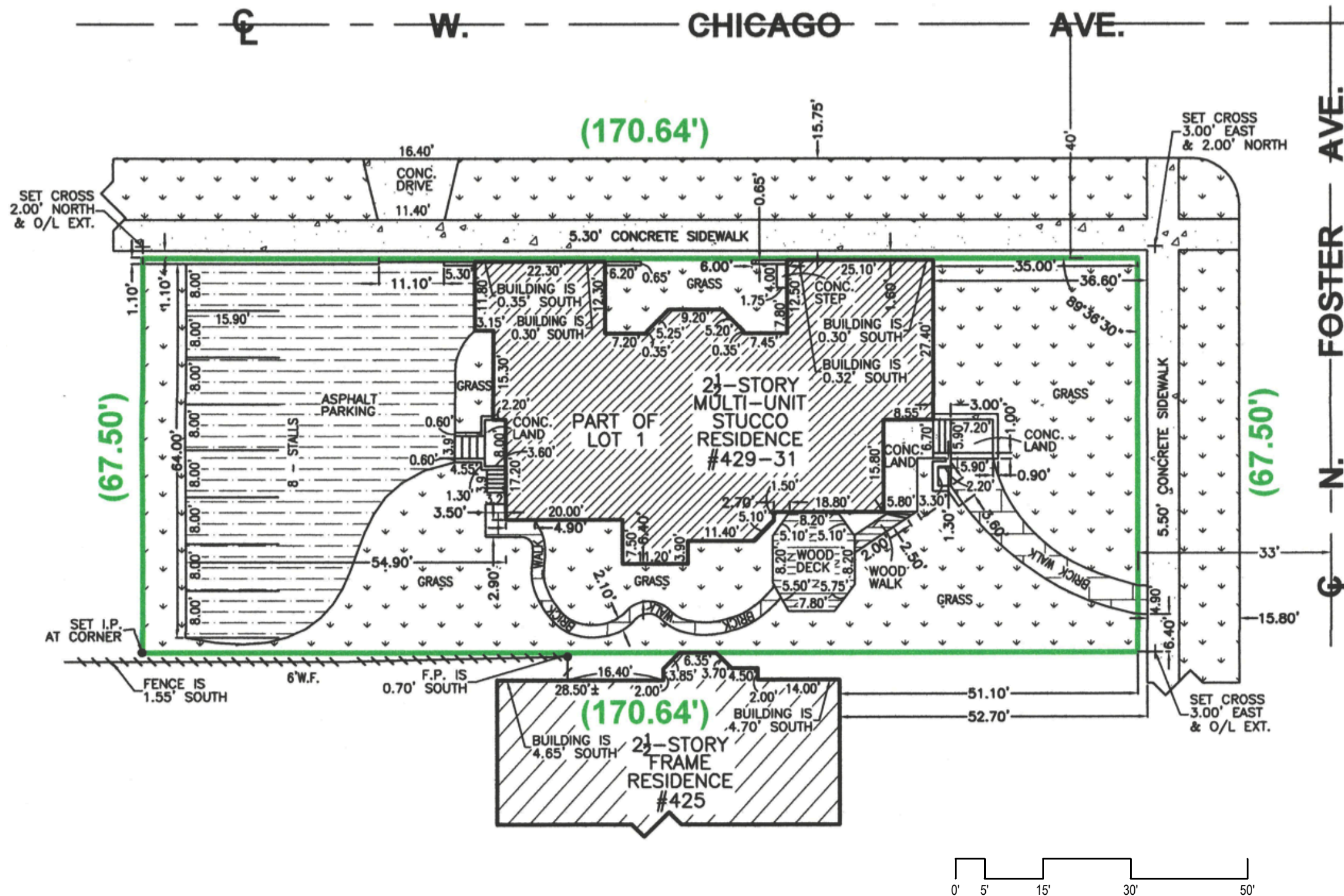
COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

Issue for VARIATION	07.17.2024 Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
LOCATION MAP
SK1.2
Sheet No.



 **SITE PLAN**
SCALE: 1" = 20'



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirms his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:

SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

Issue for VARIATION	07.17.2024
	Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
SITE PLAN

SK1.3

Sheet No.



429 FOREST AVENUE



415 FOREST AVENUE



423 FOREST AVENUE



411 FOREST AVENUE



419 FOREST AVENUE



401 FOREST AVENUE

PHOTOGRAPHS



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirms his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

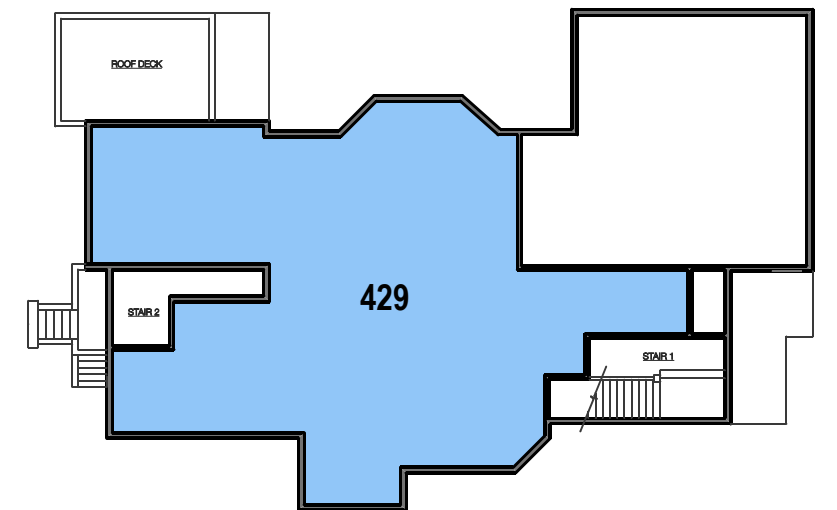
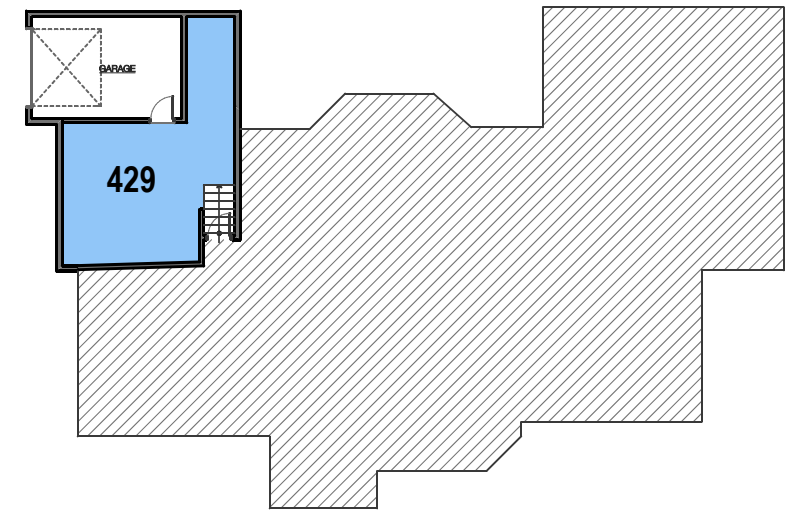
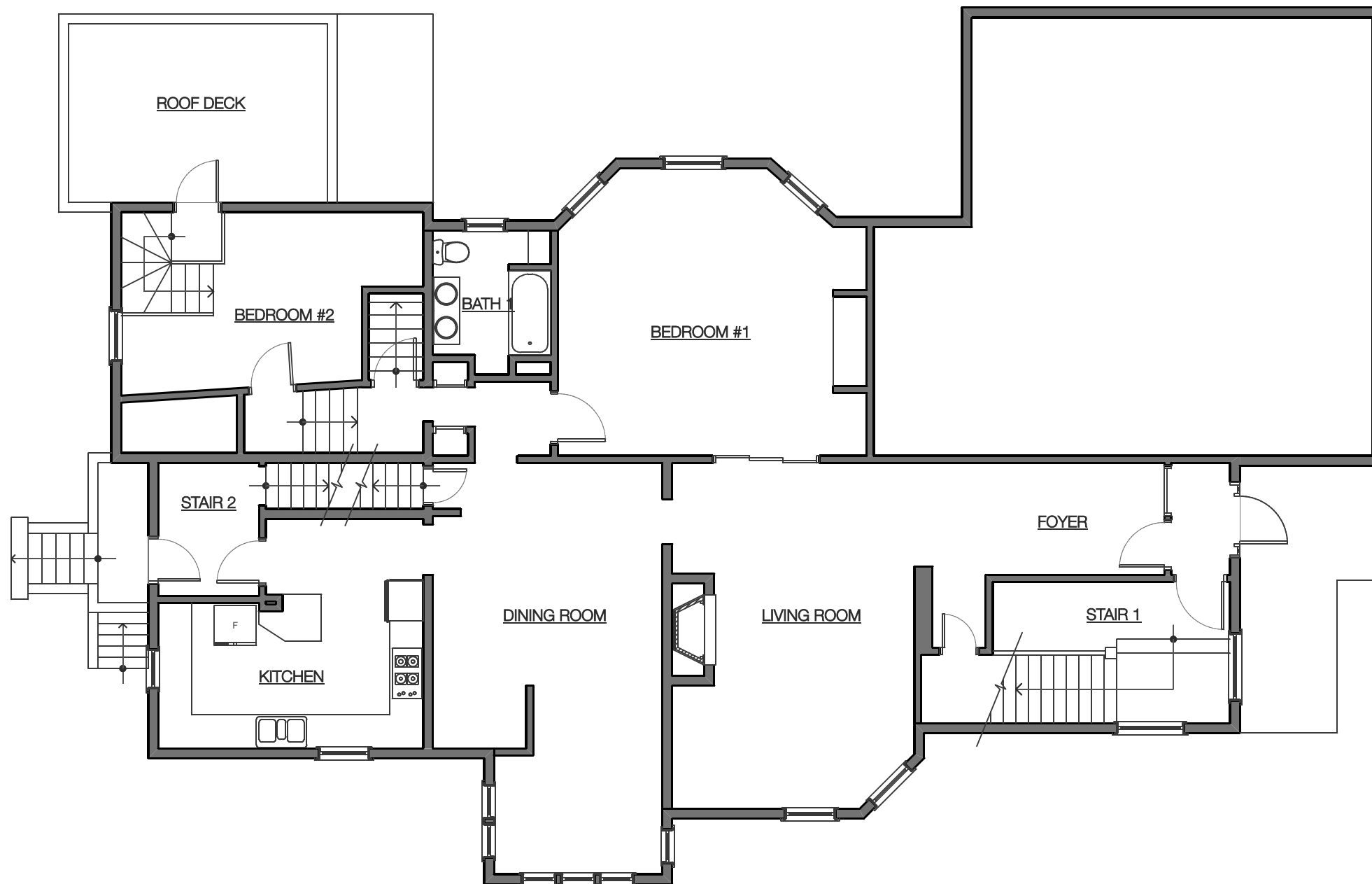
_____	_____
_____	_____
_____	_____
Issue for VARIATION	07.17.2024
	Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
PHOTOGRAPHS

SK1.4

Sheet No.



⊕ KEY PLAN

⊕ EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

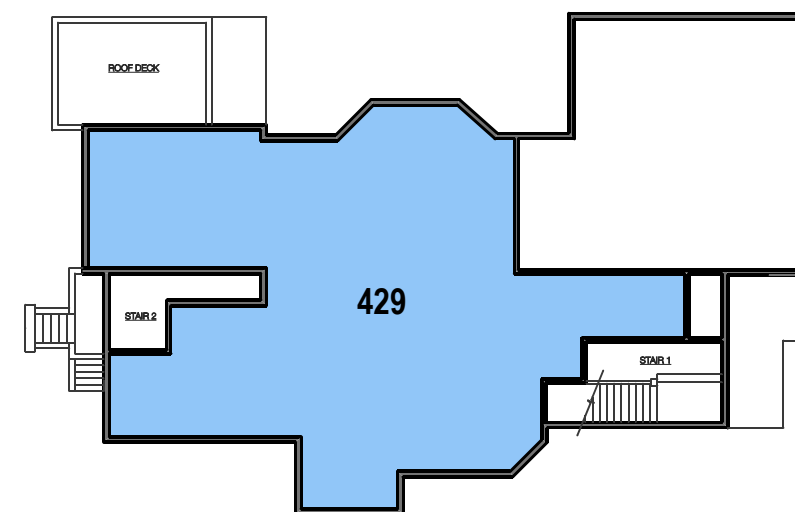
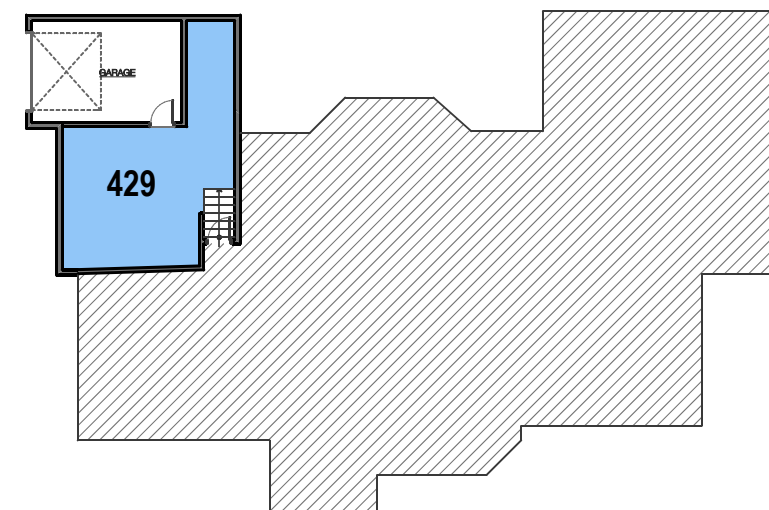
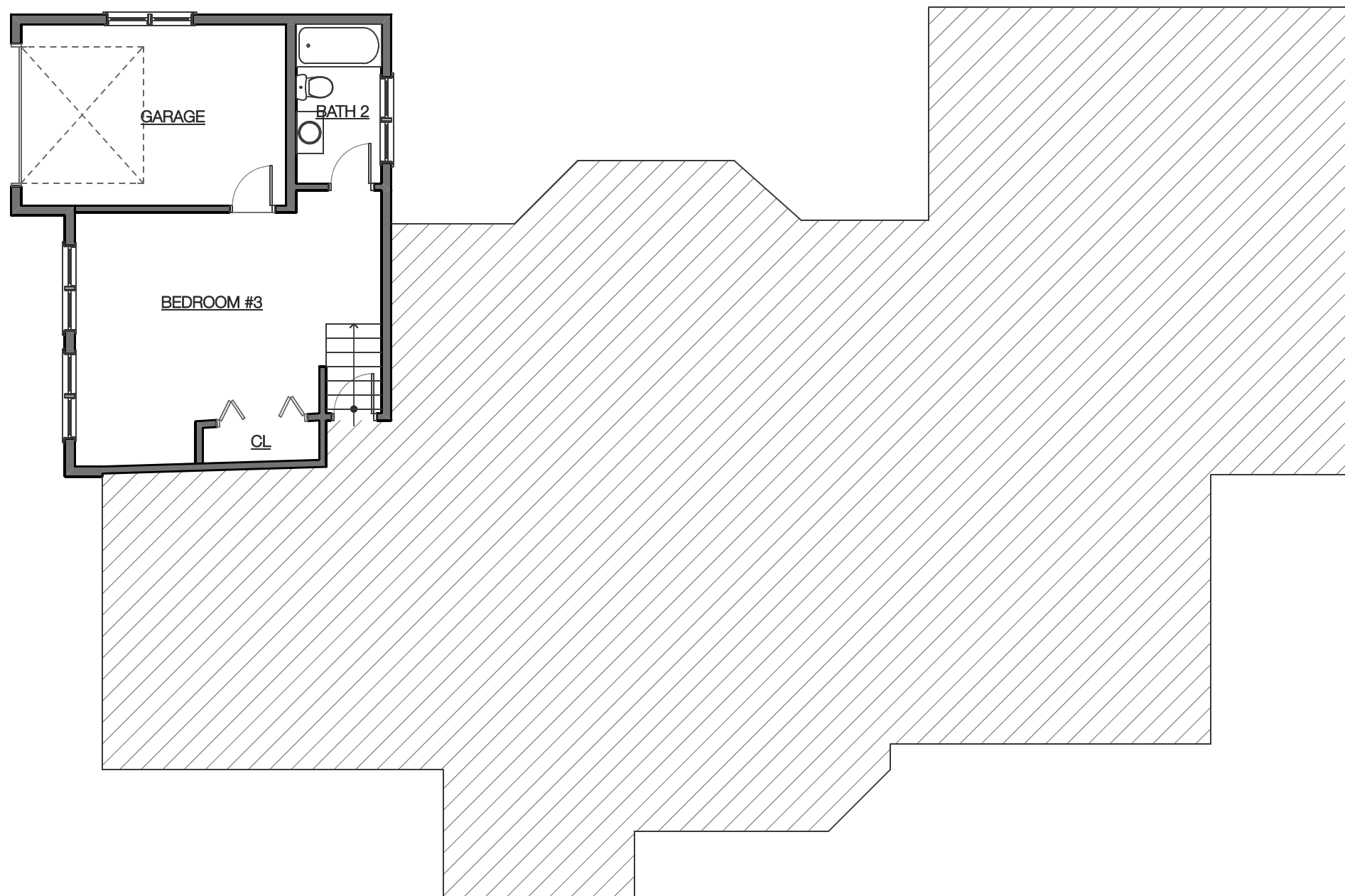
Issue for VARIATION	07.17.2024
	Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
EXISTING FLOOR PLAN

SK2.1

Sheet No.



⊕ KEY PLAN

⊕ EXISTING GRADE LEVEL
SCALE: 1/8" = 1'-0"



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

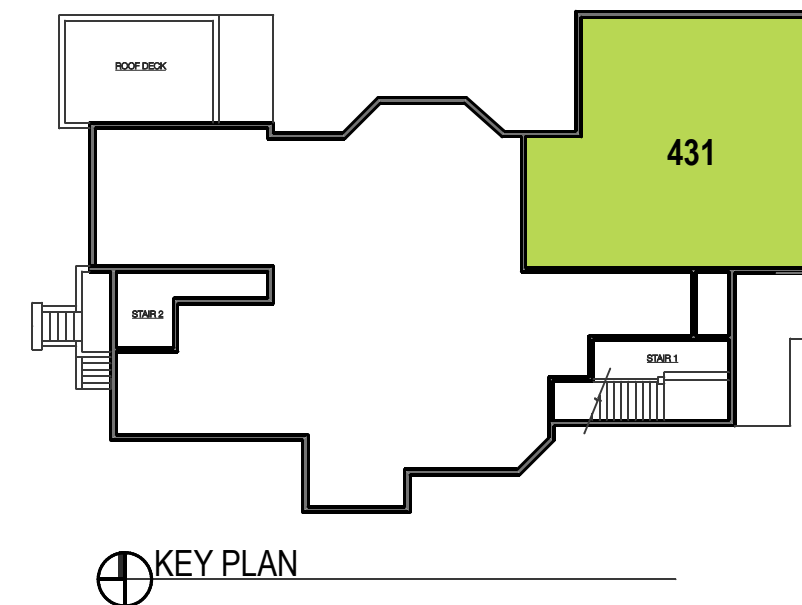
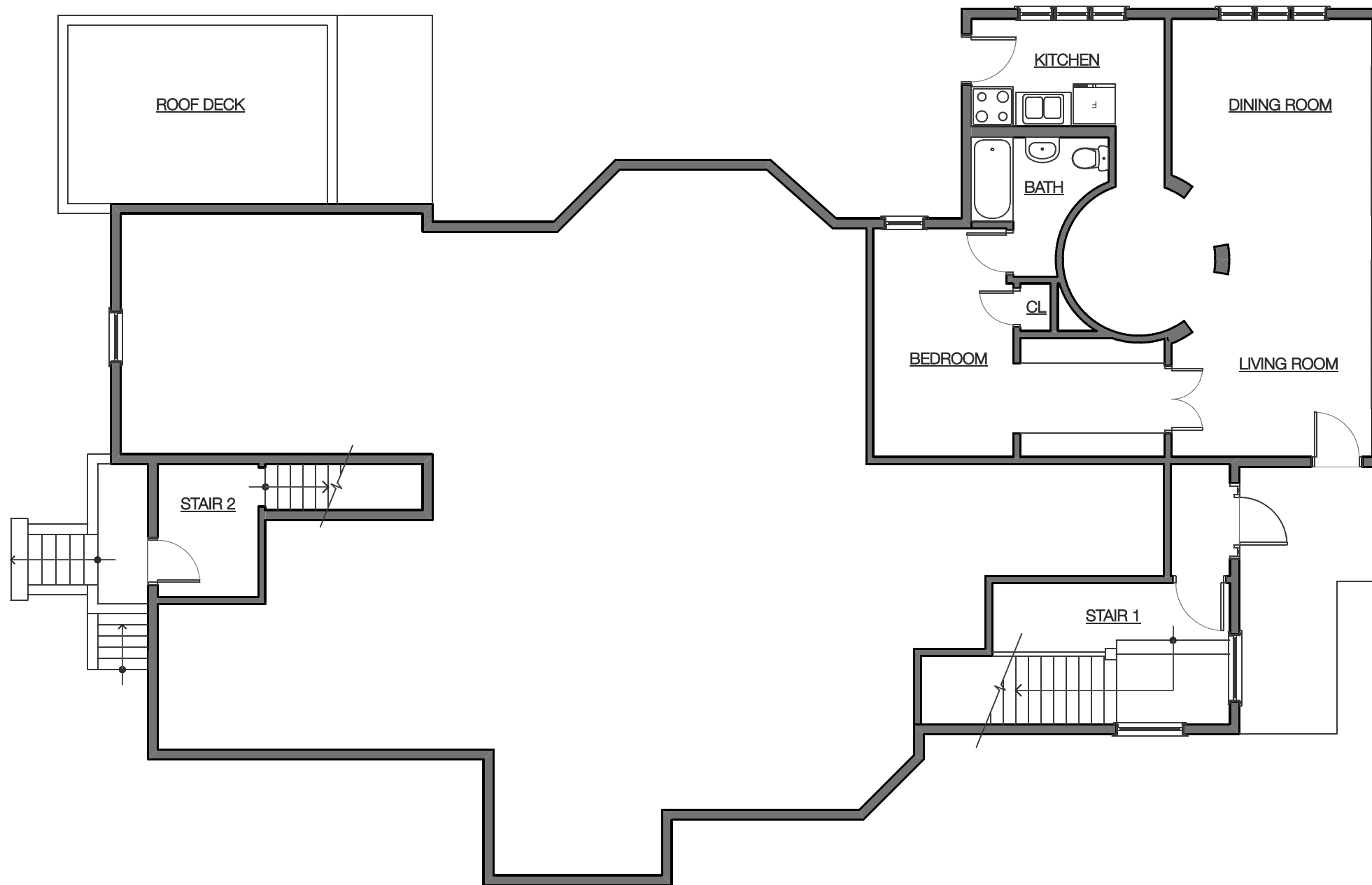
Issue for VARIATION	07.17.2024
	Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
EXISTING FLOOR PLAN

SK2.2

Sheet No.



 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

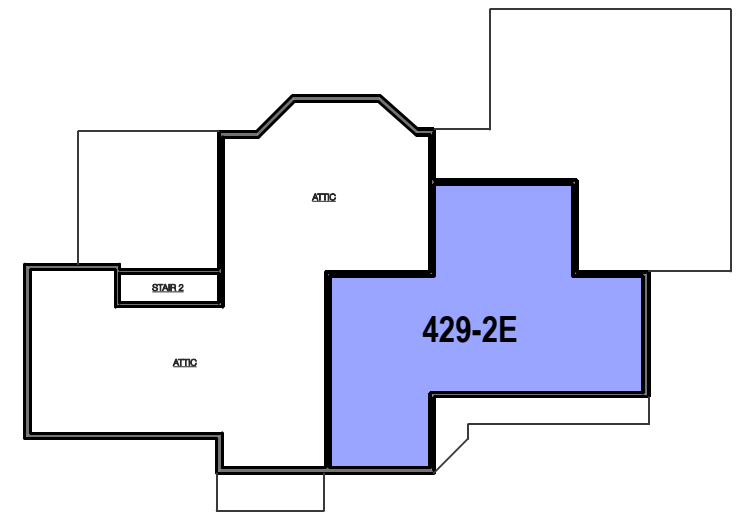
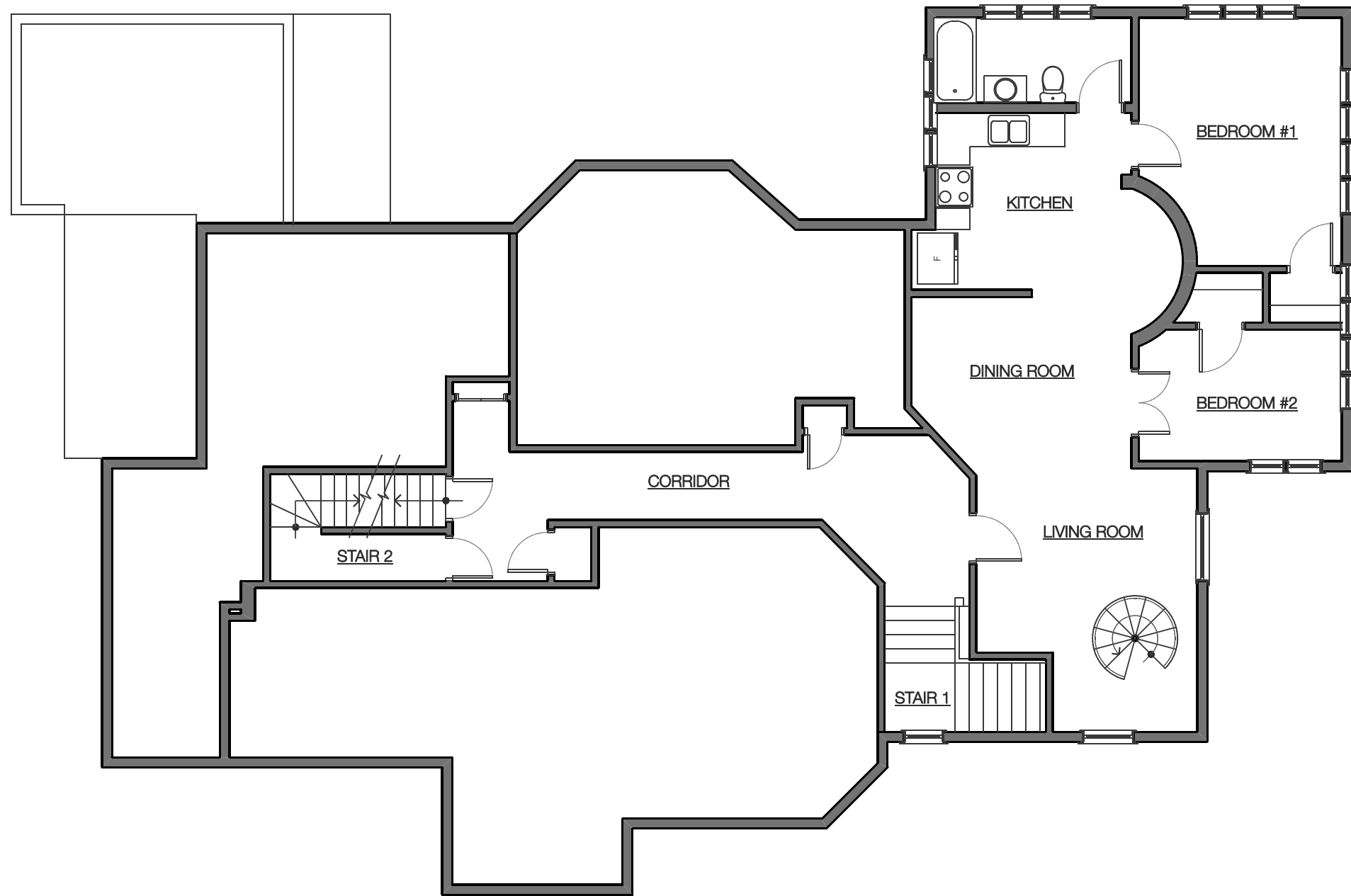
Issue for VARIATION	07.17.2024 Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

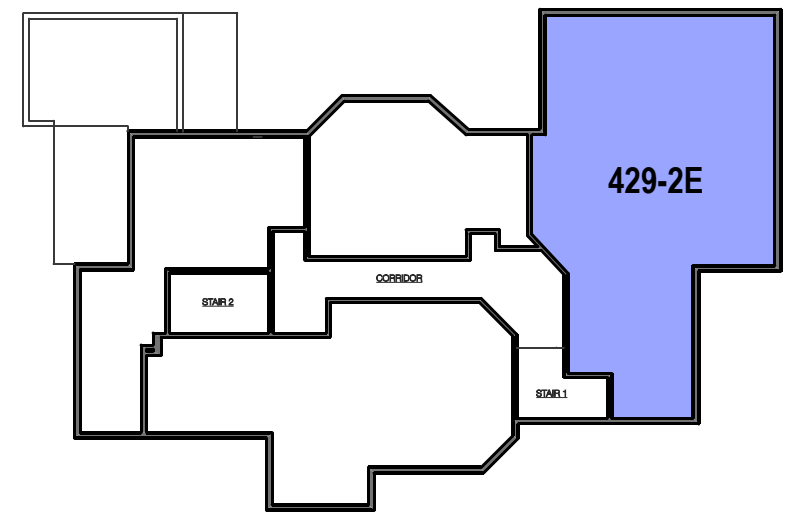
Sheet Title
EXISTING FLOOR PLAN

SK2.3

Sheet No.



⊕ KEY PLAN



⊕ KEY PLAN

⊕ EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

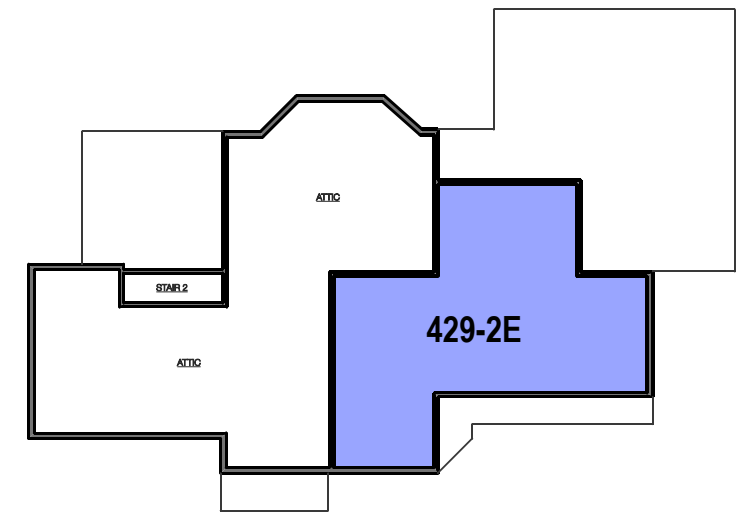
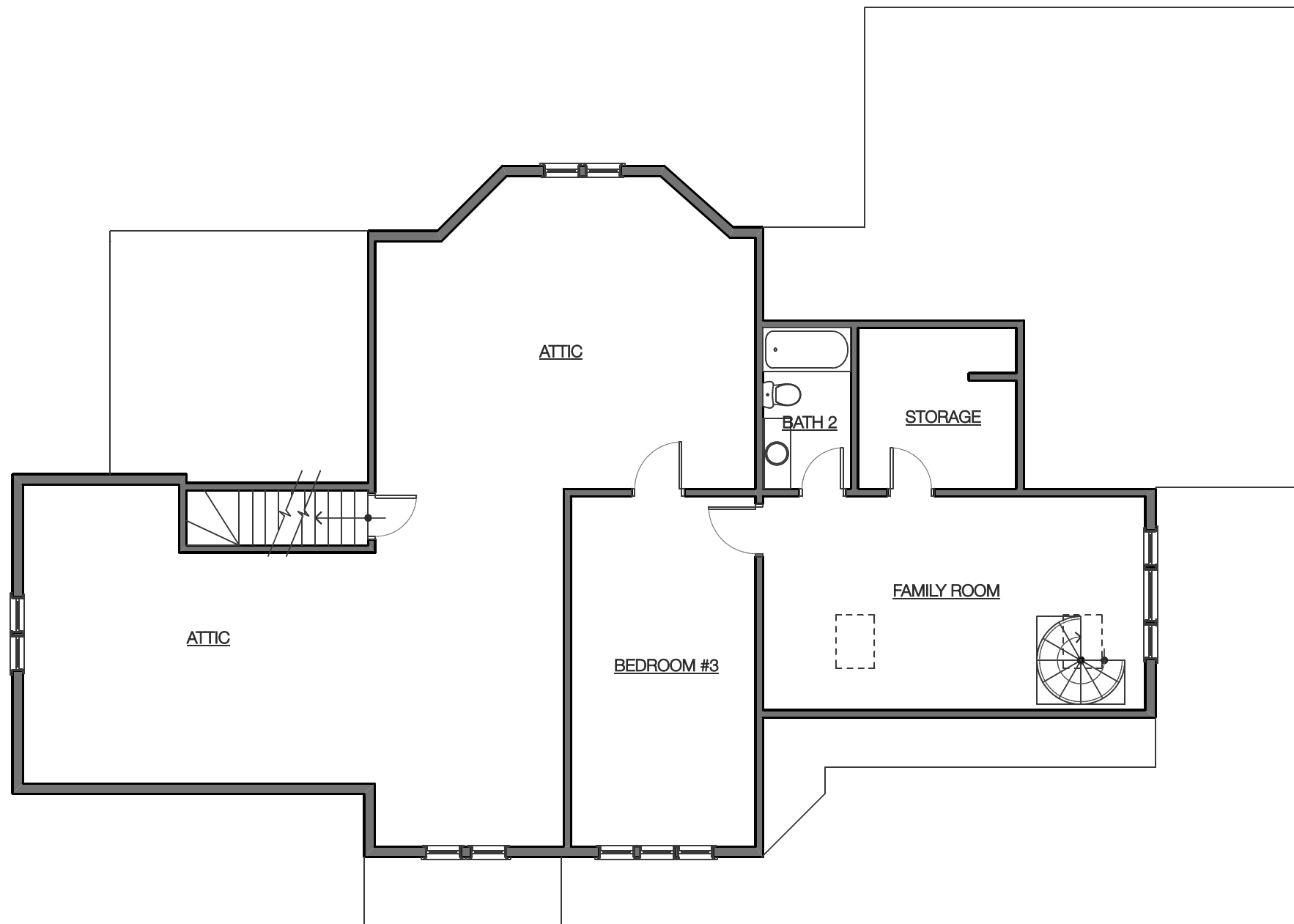
Issue for VARIATION	07.17.2024
	Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

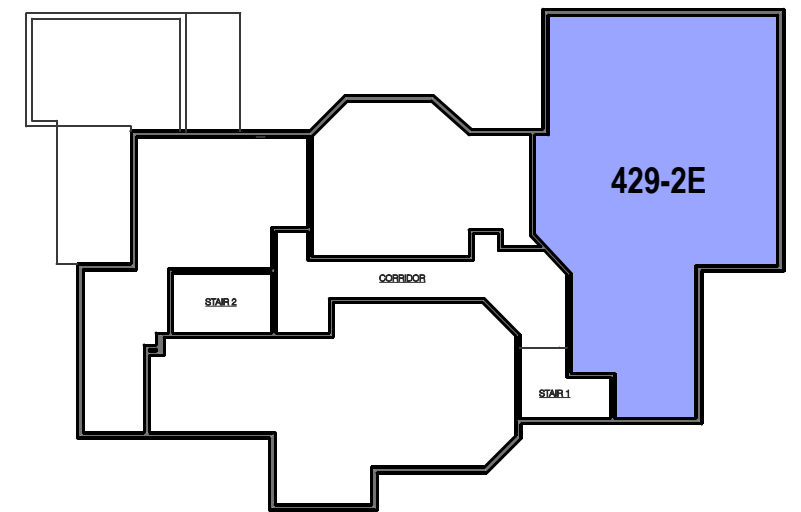
Sheet Title
EXISTING FLOOR PLAN

SK2.4

Sheet No.



⊕ KEY PLAN



⊕ KEY PLAN

⊕ EXISTING THIRD/ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

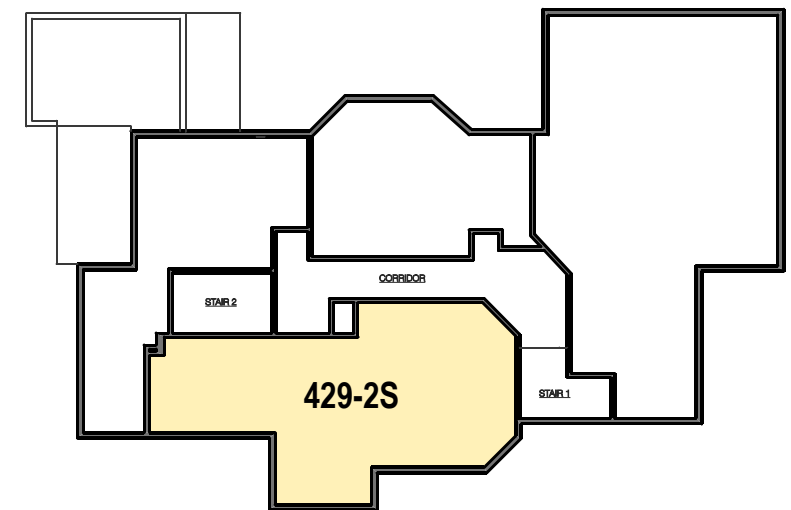
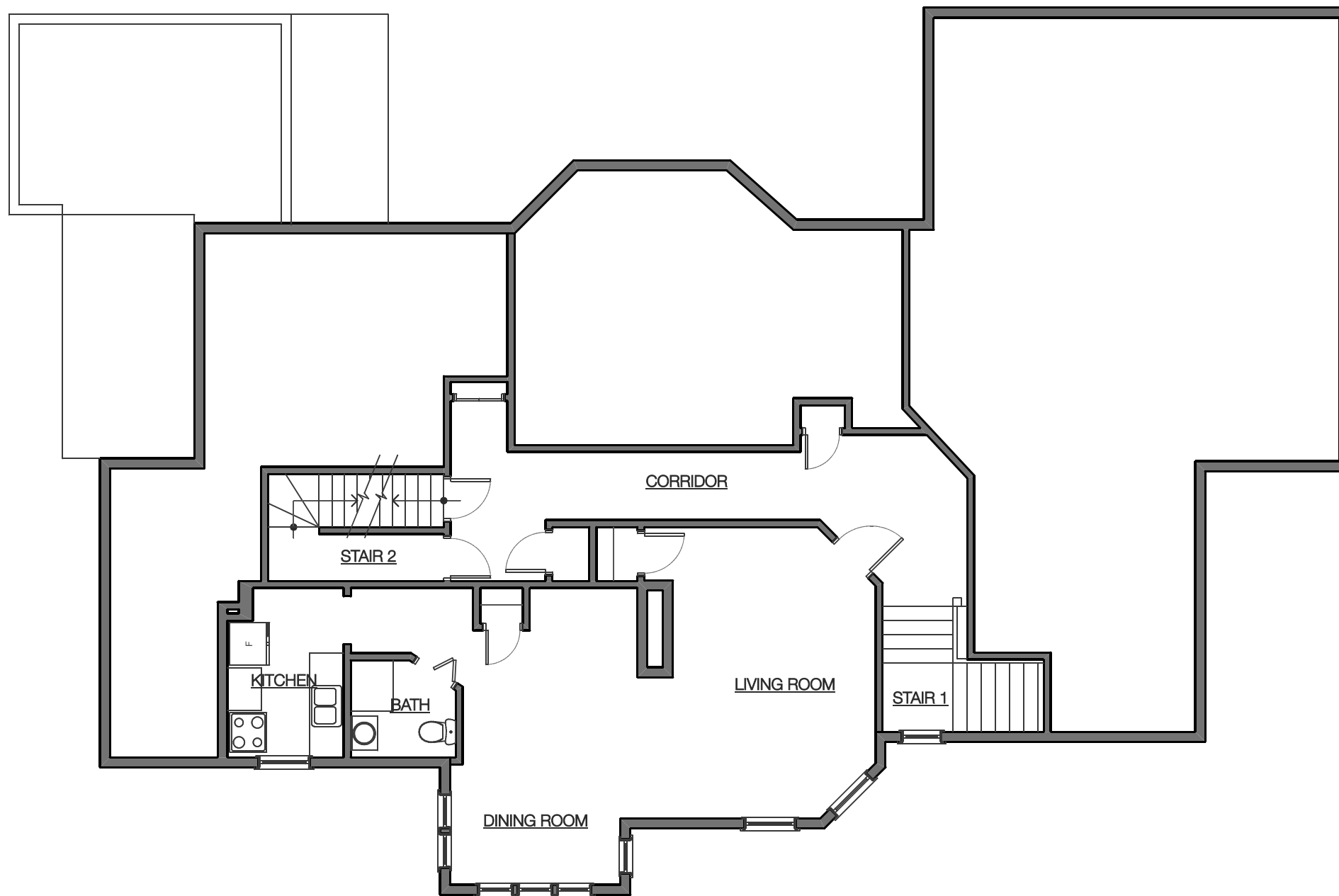
Issue for VARIATION	07.17.2024 Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
EXISTING FLOOR PLAN

SK2.5

Sheet No.



⊕ KEY PLAN

⊕ EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

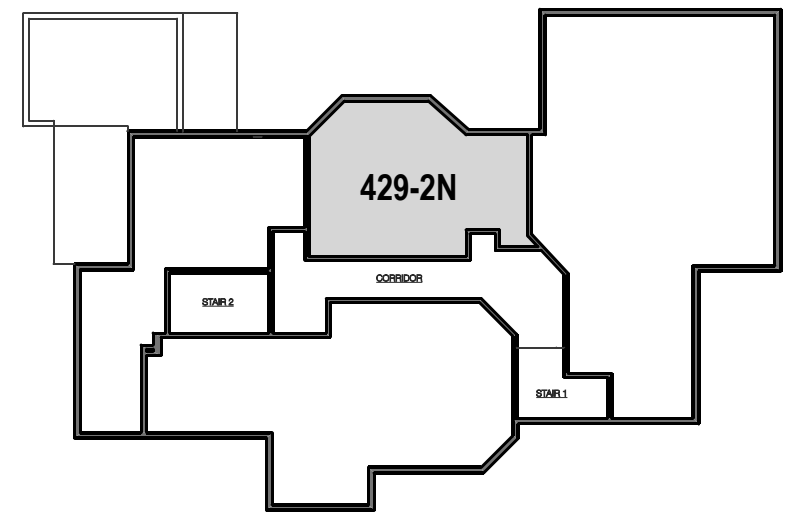
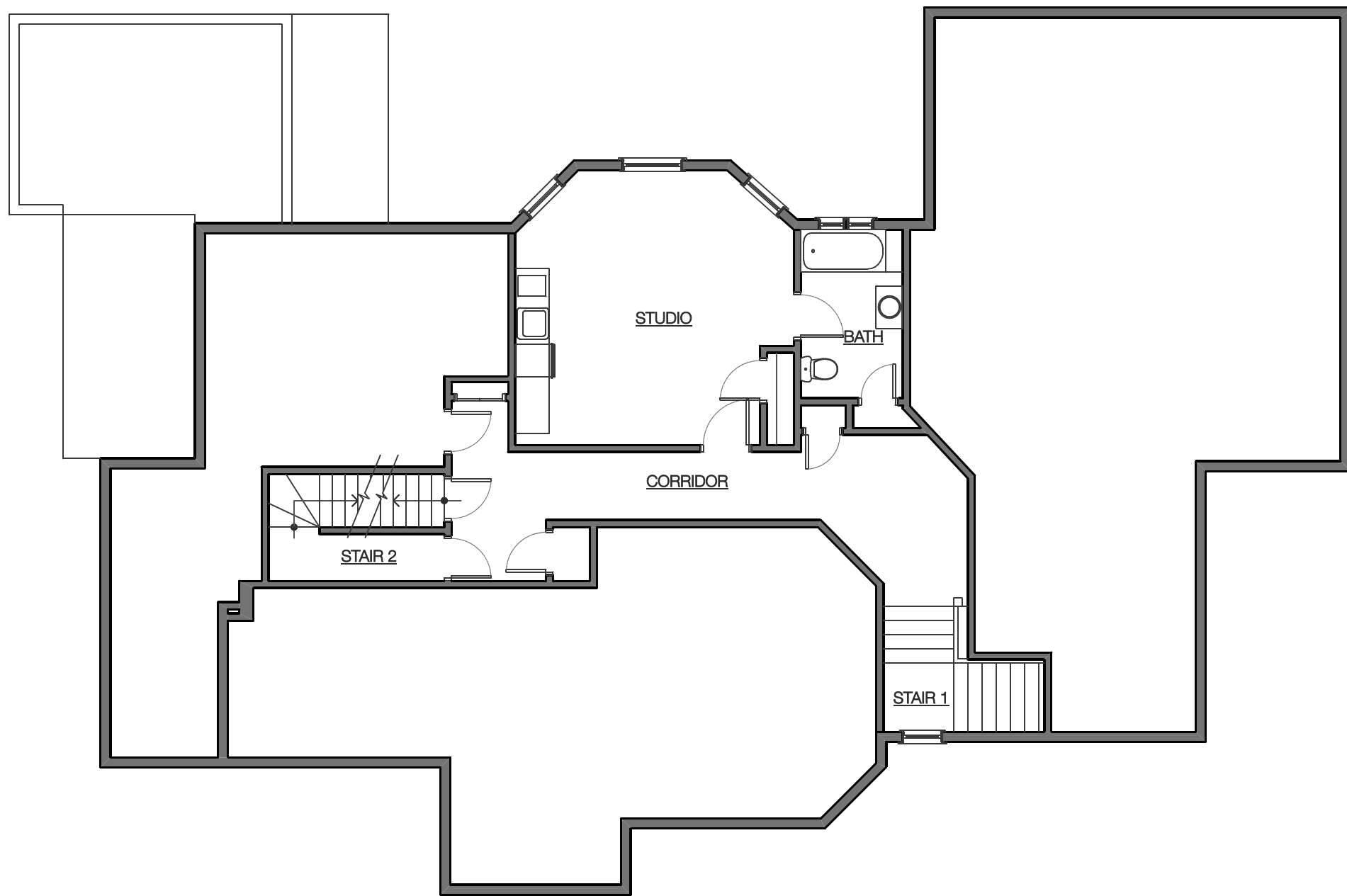
Issue for VARIATION	07.17.2024 Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
EXISTING FLOOR PLAN

SK2.6

Sheet No.



⊕ KEY PLAN

⊕ EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

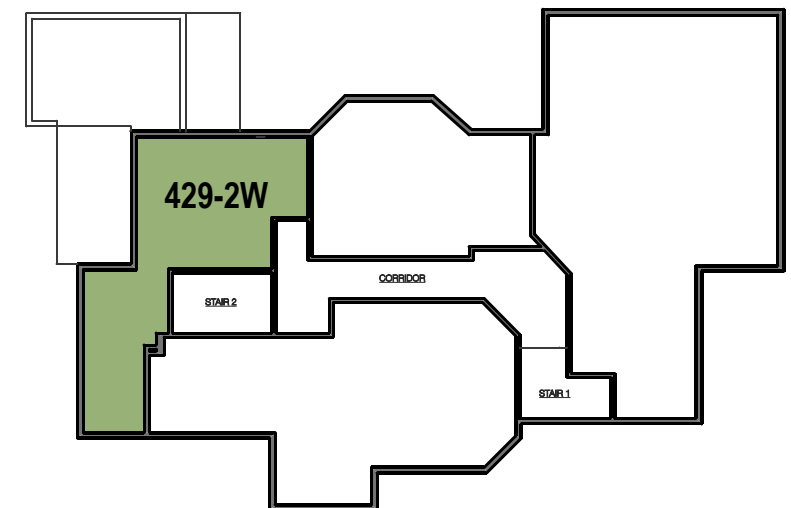
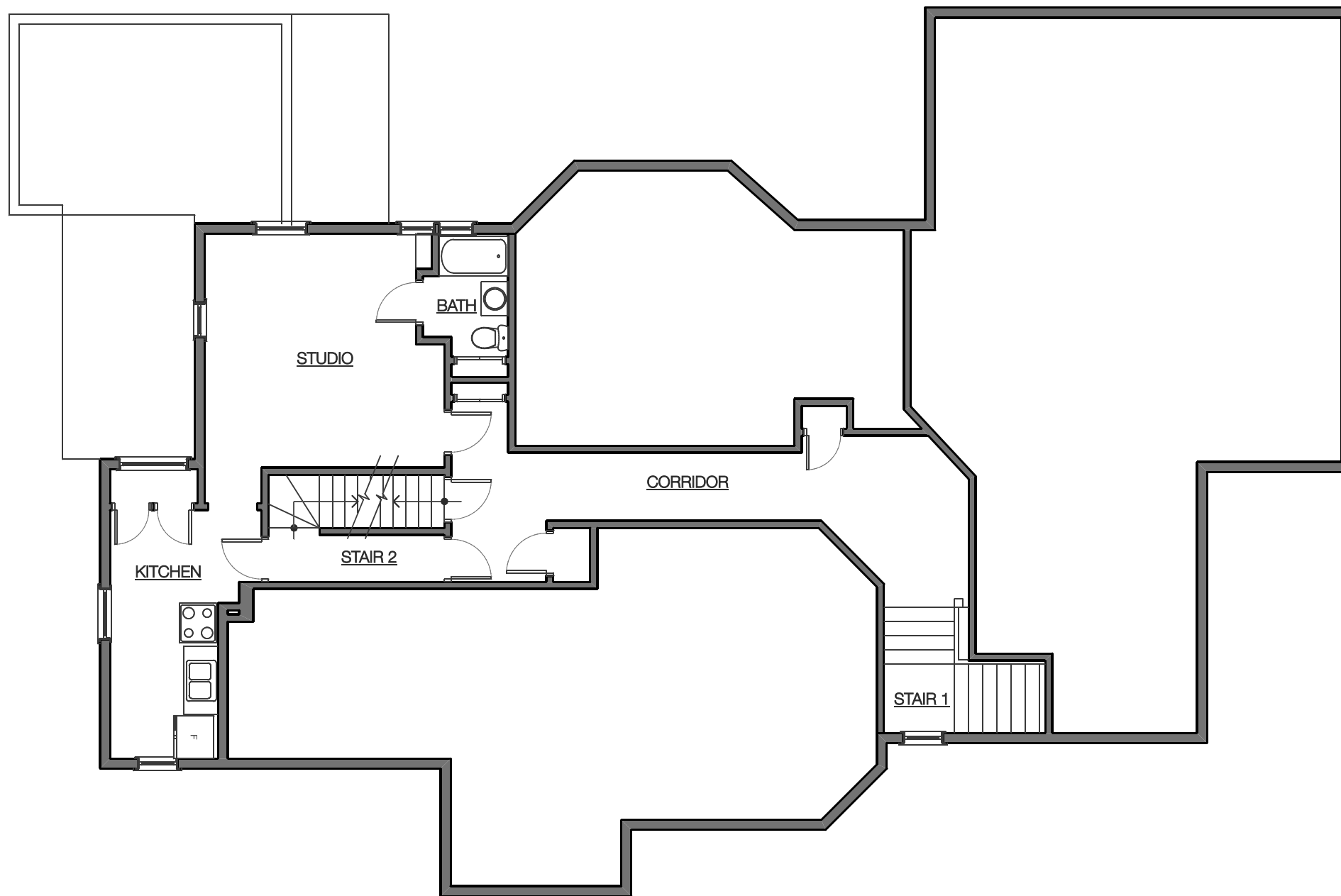
Issue for VARIATION	07.17.2024 Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
EXISTING FLOOR PLAN

SK2.7

Sheet No.



⊕ KEY PLAN

⊕ EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

OWNER:
SAINT'S REST, LLC.
136 Francisco Terrace
Oak Park, Illinois 60300
708.714.0297
429forestmanagement@gmail.com

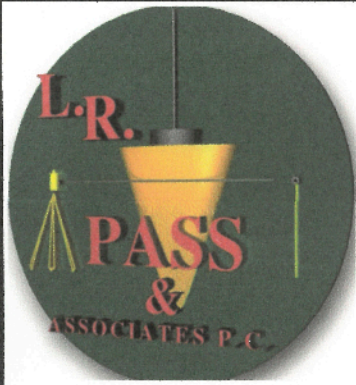
Issue for VARIATION	07.17.2024 Date

429-431
FOREST AVENUE
Oak Park Illinois
60302

Sheet Title
EXISTING FLOOR PLAN

SK2.8

Sheet No.



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

THE NORTH 67 1/2 FEET OF LOT 1 IN GALES SUBDIVISION OF BLOCK 4 IN KETTLESTRING'S ADDITION TO HARLEM, A SUBDIVISION OF THE NORTH PLAT OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 429-31 FOREST AVE, OAK PARK, IL 60302)

AREA= 11,518.20 SQ. FT. (MORE OR LESS)

PERIMETER= 476.28 FT. (MORE OR LESS)

ACREAGE= 0.2644214876 (MORE OR LESS)



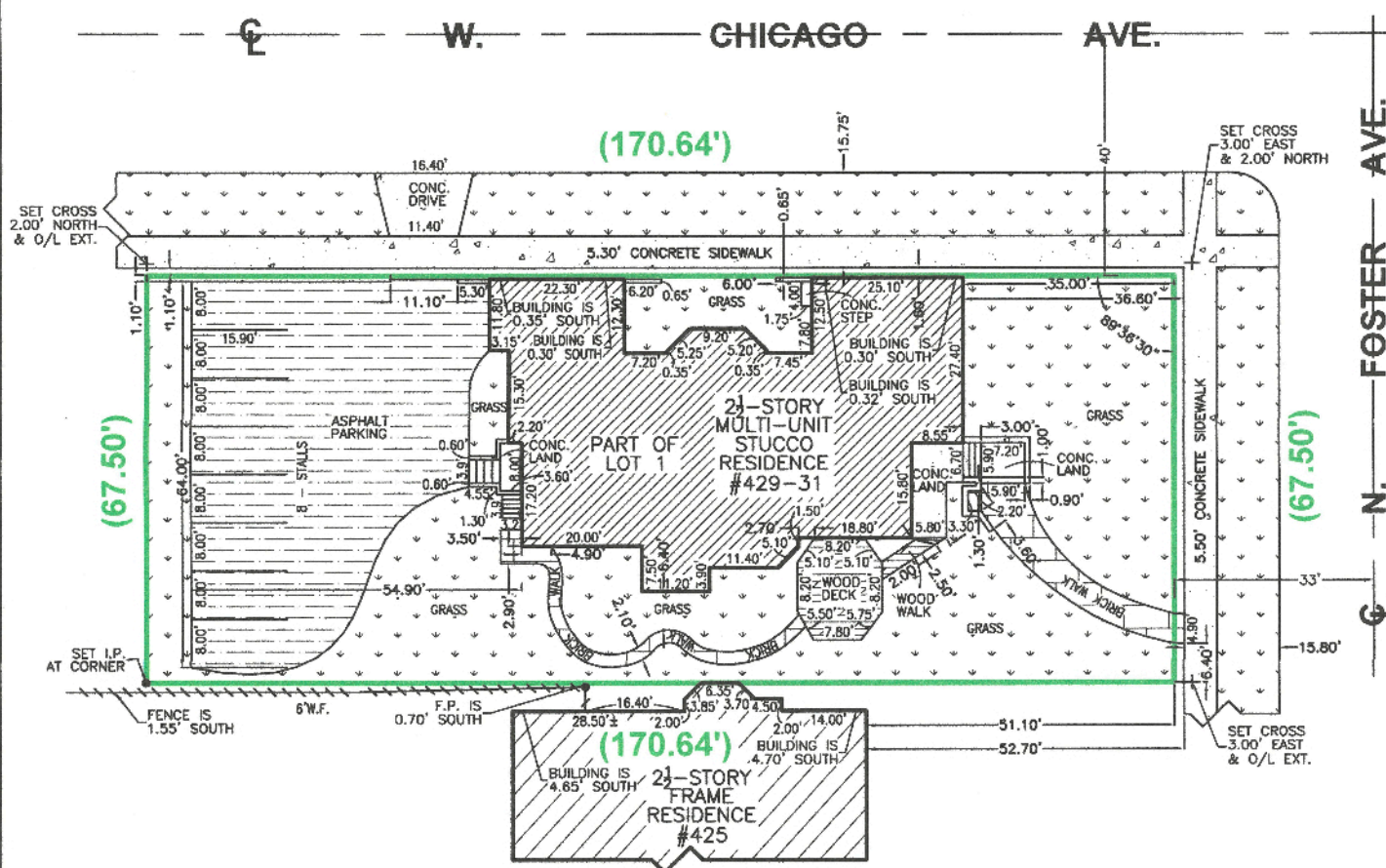
SCALE: 1"=20'



VICINITY MAP



FRONT VIEW



UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.



LEGEND	
	METAL FENCE
	PLASTIC FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
(D)	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)

P.O. Box 43559
Chicago, Illinois 60643
TEL: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

WESLEY REALTY GROUP

P.I.N.#	16-07-102-022-0000
CHECKED BY: L.R.P.	FIELD DATE: 04-12-2024
BOOK NO.: C.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2404-024	SCALE: 1"=20'

J.R., © 2024 L.R. PASS & ASSOCIATES P.C.
ALL RIGHTS RESERVED.

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF APRIL 20 24

LICENSE EXPIRATION DATE: 11/30/24