MEETING AGENDA



Planning and Zoning Commission

Village of Homewood January 09, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

<u>Please see last page of agenda for virtual meeting information.</u>

- Call to Order 1.
- 2. Roll Call
- Minutes:

Approve minutes from the December 12, 2024 meeting of the Planning and Zoning Commission.

- **Public Comments**
- **Regular Business:**
 - Public Meeting for Case 25-02: Final Plat of Wind Creek Resubdivision
- Old Business:
- **New Business:** 7.
- 8. <u>Adjourn</u>

The public is invited to the meeting using the link below to join Webinar: https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09

> To listen to the Meeting via phone: Dial: 1-312-626-6799 Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: December 12, 2024

PLANNING AND ZONING COMMISSION 7:00 pm

Village Hall Board Room 2020 Chestnut Street Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:05 pm and explained the procedure for the meeting.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, O'Brien, Castaneda, and Chair Sierzega. Present from the Village was Assistant Director of Economic & Community Development Noah Schumerth and Building Department Secretary Darlene Leonard. There were 2 members of the public in attendance, and 1 person on Zoom.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any changes to the minutes from November 21, 2024.

Member Castaneda stated she is listed in the attendees twice and one should be removed.

Member Cap stated on page 3 in his comments at the bottom "drainage" should be changed to "storm sewer" above and below the comments from Mr. Kumar. On page 5 in his comments the middle of the page "is" should be changed to "if" and add "if other child care centers in the B-4 are non-conforming". And, on page 7 in his comments at the bottom add "front" to the sentence so it stated "someone else's front yard".

Member O'Brien stated on page 9 in Member Cap's comments at the bottom to replace "lark" with "large".

Assistant Director Schumerth stated on page 5 that "scone" should be corrected to "sconce".

Building Department Secretary Leonard stated on page 3 in Member Cap's comments at the bottom of the page "they" needs to be changed to "the" and in the adjournment ayes on page 10, the Chair needs to be "Chair Sierzega".

Member O'Brien motioned to approve the minutes as corrected from November 21, 2024; seconded by Member Castaneda.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Castaneda, and Chair Sierzega.

NAYES: NONE

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ABSTENTIONS: NONE

ABSENT: Member Johnson

PUBLIC COMMENT:

None

REGULAR BUSINESS:

<u>Case 24-50, Special Use Permit for Multiple-Family Residence (>7 units) at 18240 Harwood Avenue and Case 24-51, Site Plan Review for Multiple-Family Residence (>7 units) at 18240 Harwood Avenue.</u>

Chair Sierzega introduced the case, asked if there were any public comments, and swore in the Amrou Syed, the architect for the property owner.

Chair Sierzega stated there are 18 units, 27 parking spaces, and 1 ADA parking space proposed. Sierzega asked for background on what is being done.

Mr. Sayed stated the basement will not be occupied. It will be used for storage. They are
keeping the brick exterior and modifying the interior for windows and egress for each
apartment. There will be some new windows installed and some remain existing. They will not
be painting.

Member Sierzega asked about an accessible entrance, if the existing stairs at the front of the building would be used, and about entrances on the east side and rear.

Mr. Sayed stated there is no ADA-accessible entrance currently installed, and that they will
add a lift at the entrance on the south side. And added that the entrance in the rear may be
removed because it's not required by code, but can add it back in if it's needed. They will have
a fire sprinkler system installed.

Assistant Director Schumerth stated Fire Chief Grabowski mentioned 3 points of egress in the site plan meeting.

Mr. Sayed stated they had initially proposed 3 exits, but reviewed the code and believe that
the code is met with just 2 exits. Mr. Sayed stated that if the requirement for three exits came
from a Village amendment or change in policy, they can add an entrance back in as they want
to meet code.

Member Alfonso stated it is a good use of the building. There is some worry about the units in the back by the railroad, and asked if there would be any sound mitigation. Member Alfonso also asked about the trash enclosure and the target renter.

• Mr. Sayed stated the only improvement currently planned for noise mitigation is replacing the windows, but that they can also review options for interior insulation. The trash enclosure is outside, and it is expected that residents will take trash out to the dumpster. Sayed said that

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they can look into an interior common space for trash if needed. Sayed stated that they are targeting a "younger crowd" of renters.

Member Alfonso stated the occupancy load is 79 averaging 4 per unit, and if they are anticipating there to be children.

• Mr. Sayed stated the occupancy is the average from code for the sleeping rooms and they are not anticipating children to be in residence based on the units and location.

Member Cap stated that the project is a good idea. Cap asked if the basement would be partitioned off for the residents or just be one large space. Member Cap asked if the residents would be assigned storage space.

 Mr. Sayed stated that a storage area would have to be blocked off and covered to meet code, but otherwise the space would be open. Sayed stated that areas would be assigned and probably be divided with a cage or something similar. The units would have in-unit laundry, not a community laundry room.

Member Cap asked about the size (square footage) of the units stating they may be on the small side and inquired about the exploration of other options or 2-story units, or reducing the number of units to make the units bigger.

Mr. Sayed stated they had thought about 2-story units, but couldn't meet egress requirements
or lighting requirements. Mr. Sayed stated demand is increasing for the smaller units without
a separate dining area, and a combined living and kitchen space with a separate sleeping area.
Mr. Sayed stated if they remove units, it would only increase the size overall by a small
amount, and the rental price goes up with the bigger space and fewer units. Mr. Sayed added
that for the square footage and the type of renter the space would be adequate.

Member Cap asked if a market comparison had been done with other rental properties in Homewood or other communities.

Mr. Sayed stated no and asked if the new building in the downtown was apartments.

Member Castaneda stated they are apartments and that the 2-bedroom is almost double the size than the proposed units, not next to the train tracks, and has a lower rent than those proposed by the applicant.

Member Bransky stated these units could cause a lot of turnover because residents will outgrow it quickly.

Mr. Sayed stated the units meet a unique demand with a particular group of people.

Member Bransky asked if they are a commuter apartment concept.

Mr. Sayed reiterated that they meet code and it is a valid product.

Assistant Director Schumerth stated that decisions on the use by the Planning and Zoning Commission should be based on the special use standards, and focus should be on the design of use. Schumerth said the rent rate cannot be the basis of a decision; just if the use is specifically suitable for the property and the site.

Member O'Brien stated it is a wonderful project and is what was envisions in the plan, and that it hits all the biking, transit, and walking scores. Member O'Brien stated #3 on page 28 says "uphold the goals of residential density" and asked what that meant. Member O'Brien stated it is a wonderful project, but it's not supported by the market.

Member O'Brien asked about the varying sizes for the in-unit mechanical rooms, the bathroom sizes, and the design.

 Mr. Sayed stated he thinks the owner has done his due diligence and will make adjustments to meet market demand.

Member O'Brien asked about the specific location of the lift as it may eliminate the 1 bedroom apartment entirely. O'Brien questioned if the square footage of bedroom 2 in one unit is sufficient, being only 92 square feet.

• Mr. Sayed stated a lot of apartments in Chicago have bedrooms that are 10' x 10' and stated the sizes are reasonable. The unit size is a bit tight and they are planned for efficiency, and the price shouldn't hinder moving forward. Mr. Sayed stated the plans are more to get the project going and the owner wants approval for the zoning before putting more into in.

Member Castaneda stated as long as there is no minimum size of the dwelling unit, the Commission cannot intervene, but encouraged the owner to do a market analysis. Member Castaneda asked since the owner does not anticipate tenants to have children would they turn away applicants if they have children.

Mr. Sayed stated of course not.

Member Castaneda stated occupancy is 50 square feet per person and believes the bedroom called into question by O'Brien is undersized and needs to be looked into. Member Castaneda asked if the owner has any other multi-use housing experience, and if ADA-compliant ramps were considered instead of the lift.

• Mr. Sayed stated the owner does not have multi-family residential development experience, to his knowledge. Sayed said ramps require a lot of space that isn't available on the site.

Member Cap stated the lift is generously sized and asked if there is ramp space on the south side of the property.

Member Bransky stated a ramp could block access to the garbage.

Mr. Sayed stated the ADA space could be replaced to be closer to a ramp.

Member Castaneda stated the Village Engineer is concerned about additional runoff and that permeable pavers have been considered with encouragement to use the unilever type as those give the best absorption. Member Castaneda stated the third egress would not be ADA-compliant.

Assistant Director Schumerth stated there is no third egress. The third point of egress was discussed in the site plan review, and originated from a comment by the Fire Chief wanting to see three points of egress.

Member O'Brien asked if a third egress would affect the unit sizes and about the lift and unit impact.

 Mr. Sayed stated yes, because a corridor would have to be added and an entire unit may need to be removed. The lift would impact just one unit.

Chair Sierzega asked the type of HVAC units and what would be in the units.

• Mr. Sayed stated they would be in each unit with the laundry in the mechanical room. The air conditioning units would have condensers on the roof.

Chair Sierzega asked if the bike parking would be in the basement and if there is a single set of stairs going to the basement.

 Mr. Sayed stated yes the bike parking will be located in the basement and there are 2 sets of stairs.

Chair Sierzega asked if the basement would be sprinkled also, if there would be individual lockers and visitor space, and if there would be space outside for a bike rack.

Mr. Sayed stated the basement is already sprinkled, but it will be updated to meet code.
 Sayed said that an area could be assigned for visitor bicycle parking, and that there is space on the southwest side by the sidewalk for an additional bike rack.

Member Cap asked if a ramp is considered if it would affect the parking and the site plan.

Mr. Sayed stated it would affect it if is on the exterior not the interior.

Member O'Brien asked if they would see the new design of the units.

Assistant Director Schumerth stated interior changes would go through the building department, but exterior changes like the ramp would be seen by the Planning and Zoning Commission at a future meeting. Changes would not be seen if they did not affect the zoning review.

 Mr. Sayed stated they would reevaluate the interior plan, provide the list of changes, and add a third egress.

Member Bransky asked if the special use can be voted on and the site plan continued.

Assistant Director Schumerth stated this voting arrangement could be done. If approved, the special use permit would go to the Village Board for approval on January 14 and the site plan review would be

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revisited by the Planning and Zoning Commission on January 9. Unless changes to the site plan are fundamental to meeting the special use standards in the view of the Commission, the special use permit could proceed to the Village Board before the site plan review.

Member Cap stated the decision comes down to density, and thinks the units are too small and the size affects the special use.

Member Bransky stated if looking at the standards on page 28 #2, being concerned about density, the last thing any Commissioner wanted to see is the owner spending money and then being unable to rent the units because they are too small. That is detrimental to the economic welfare of the community and violates the special use standards.

Member Castaneda stated the proposed special use is generally as a good idea, but not the number of units.

Assistant Director Schumerth stated the special use permit is for anything larger than 7 units. Schumerth stated the question is whether a multi-family residential use with more than 7 units is a good use of the site, and if the use as proposed meets the standards of the special use. The site plan is the "nitty gritty" and is when many of the questions from the Commission at this meeting are to be asked and answered.

Member Cap doesn't see how the approval would get a green light to accomplish the plan with the 18 units as proposed.

 Mr. Sayed recommended approval of the special use and then then revisit the site plan especially the size of the units.

Member Bransky motioned to approve Case 24-50 to allow a multiple-family residence (>7 units) as a special use at 18240 Harwood Avenue and incorporate the Findings of Fact into the record; seconded by Member Alfonso.

AYES: Members, Alfonso, Bransky, O'Brien, Castaneda, and Chair Sierzega

NAYS: None

Abstentions: Member Cap

Absent: Member Johnson

Member Bransky motioned to continue Case 24-51 to a future date; seconded by Member O'Brien.

AYES: Members Alfonso, Bransky, Cap, Castaneda, O'Brien, and Chair Sierzega

NAYS: None

ABSTENTONS: None

ABSENT: Member Johnson

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Last Revised: 01/02/2025

OLD BUSINESS:

Assistant Director Schumerth stated the Metra Station is open and traffic is filling back in.

Member Cap asked if the buses are back.

Chair Sierzega stated they are still finishing the paving work.

Assistant Director Schumerth stated there is no date yet.

Member Castaneda stated it needs artwork as it's starkly white.

Chair Sierzega stated the new parking signs are up and asked if the lot is free.

Assistant Director Schumerth stated the larger ones light up. The lot is a paid lot, but is free from 5-11pm. They are working on the signage for the hours and updating the app.

NEW BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; second by Member Castaneda. The meeting adjourned at 8:38 PM

AYES: Members Alfonso, Cap, Bransky, O'Brien, Castaneda, and Chair Sierzega

NAYES: NONE

ABSTENTIONS: NONE

ABSENT: Member Johnson

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: January 9, 2025

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-02: Final Plat of Wind Creek Resubdivision

APPLICATION INFORMATION

APPLICANT	Wind Creek IL, LLC
ACTION REQUESTED	Resubdivision – Final Plat Review
ADDRESS	17400 Halsted Street
PIN	29-29-411-027; 29-29-409-013

ZONING & LAND USE

SUBJECT PROPERTY		ZONING	LAND USE	
CURRENT		B-4 Shopping Center	Hotel/Casino	
		N/A – East Hazel Crest	Hotel/Casino (portion of property in East Hazel Crest)	
	E:	M-2 Heavy Manufacturing Legacy	Quarry	
		B-4 Shopping Center	Restaurant (Chick-Fil-A/Panera)	
		R-4 Multiple Family Residence	Multi-Family Residential (Garden @ Homewood Place)	

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Plat of Resubdivision	4	CAGE Civil Engineering	09/26/2024
Final Approved Site Plan (Case 22-03)	2	CAGE Civil Engineering	03/24/2024

BACKGROUND

The applicant, Wind Creek IL, LLC, has proposed the resubdivision of the 23.878 parcel of the Wind Creek Subdivision. The current configuration of the property is comprised of six parcels, three lots and vacated right-of-way. The applicant proposes the resubdivision of the property into two lots, one in Homewood and one in East Hazel Crest. The portion in the Village of Homewood is 7.075 acres. New easements for access, public utilities and stormwater management are proposed throughout the property.

Case 25-02

HISTORY

The Planning and Zoning Commission reviewed the preliminary plan for the resubdivision plat on September 24, 2020, in conjunction with the original special use permit and site plan review applications for the Wind Creek Casino and Hotel parking garage. At the meeting, the preliminary plan for the subdivision was approved unanimously by a vote of 7-0. The approved site plan was amended and approved by the Planning and Zoning Commission on March 24, 2022. The new proposed subdivision reflects comments provided by the Planning and Zoning Commission at the time of the preliminary plan approval, as well as changes made to the site plan approved by the Planning and Zoning Commission.

DISCUSSION

The area of the subdivision within the Village of Homewood will be a single zoning lot with two parcels (Parcel 3 and 7, as proposed in the legal description of the proposed resubdivision). The Zoning requirements of Section 44-03-01. *Bulk and Dimensional Standards* for the B-4 Shopping Center Commercial District, in which the property is located, are in **Table 1** below.

Table 1. Zoning Ordinance Requirements

Requirement	Required (B-4 Zoning District)	Proposed
Lot Area (sq. ft.)	N/A	308,207 sq. ft.
Lot Width (ft.)	N/A	592.42 ft.
Lot Depth (ft.)	N/A	502.16 ft.

The proposed lot complies with all applicable regulations of the Homewood Zoning Ordinance and the Village Code of Ordinances.

An access easement is proposed to extend from the primary entrance to the development on Halsted Street (at the former intersection with 174th Street, now vacated) to other entry drives on the site and the self-storage facility located northwest of the subject site. A portion of this easement lies within Village limits.

A stormwater management easement is proposed in the southwest corner of the site, where a new stormwater detention facility has been constructed as part of the casino/hotel project improvements.

Several 10' ComEd utility easements are proposed to run along the south and west boundaries of the site area within the Village of Homewood. All of these easements will be located within Lot 7.

FINDINGS OF FACT

Staff has prepared the following Findings of Fact by the standards outlined in Section 44-07-03 of the Village Code of Ordinances. After consideration of public testimony, the following Findings of Fact (as proposed or amended) may be entered into the record:

- 1. The subject property is located on the west side of Halsted Street (Illinois Route 1) near the northwest corner of Halsted Street and 175th Street;
- 2. The subject property is owned by Wind Creek IL, LLC;
- 3. The subject property is a 7.075-acre (308,207 sq. ft.) portion of a larger 23.878-acre resubdivision proposed in two jurisdictions: the Village of East Hazel Crest, and the Village of Homewood;
- 4. The underlying zoning district is B-4 Shopping Center, which has no minimum lot size or width standards;
- 5. The proposed zoning lot within the Village of Homewood conforms to the Homewood Zoning Code and the Village Code of Ordinances, including all subdivision standards in Section 36 of the Village Code of Ordinances.

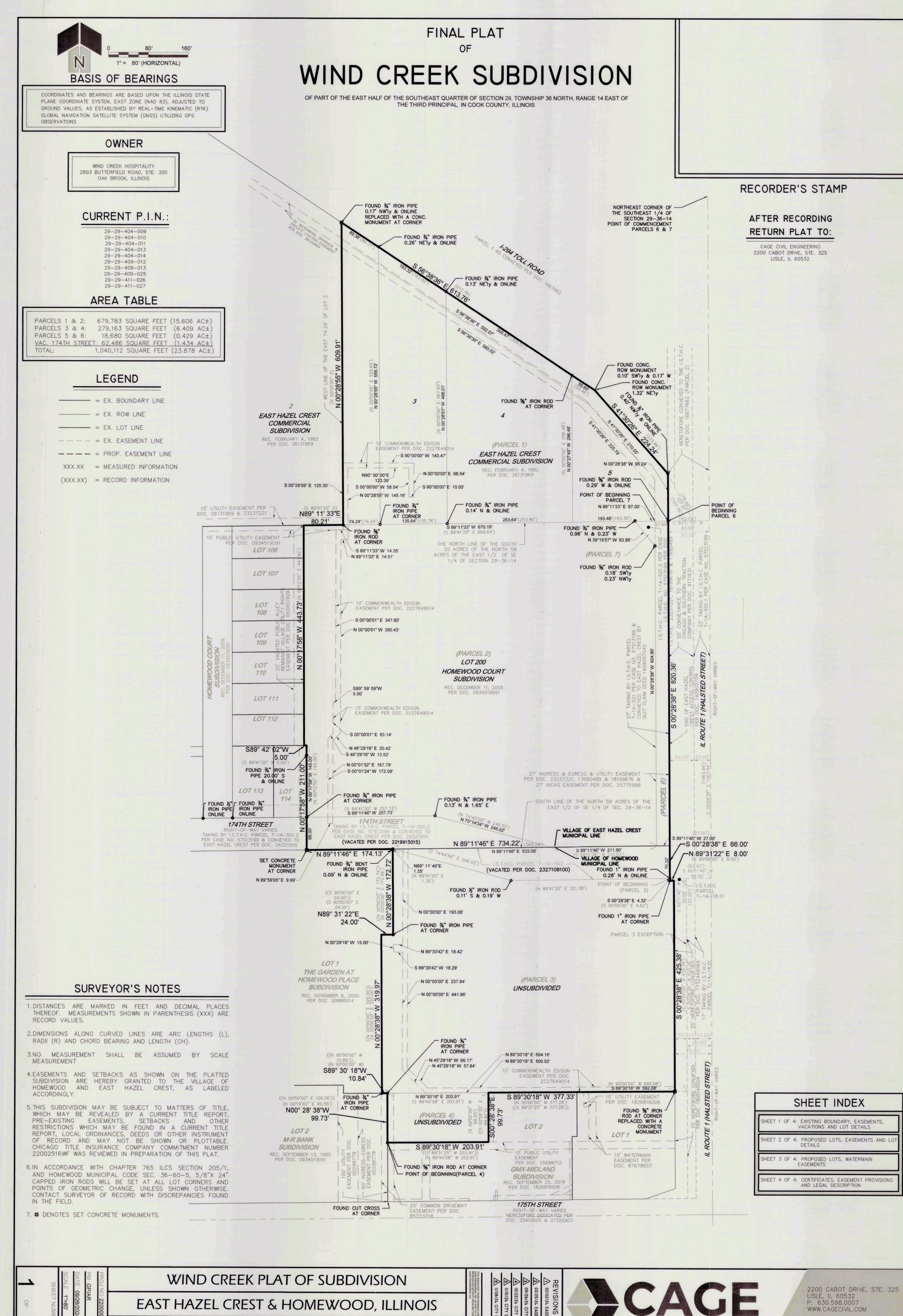
RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Recommend approval of Case 25-02 Wind Creek Resubdivision to the Village Board of Trustees, to permit the resubdivision of the 7.075-acre subject property at 17400 Halsted Street into two lots and granting of access, stormwater and utility easements as proposed;

AND

Incorporate the Findings of Fact into the record.



AZEL CREST & HOMEWOOD, ILLINOIS

FINAL PLAT OF SUBDIVISION

FINAL PLAT OF SUBDIVISION

AZEL CREST & HOMEWOOD, ILLINOIS

FINAL PLAT OF SUBDIVISION

TO COMMENTS

AL CITY COMMEN

12

FINAL PLAT **OWNER** WIND CREEK IL, LLC 2803 BUTTERFIELD ROAD, STE. 300 WIND CREEK SUBDIVISION OAK BROOK, ILLINOIS 1" = 80' (HORIZONTAL) CURRENT P.I.N.: OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF BASIS OF BEARINGS THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS 29-29-404-009 COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE 29-29-404-010 PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO 29-29-404-011 29-29-404-013 GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) 29-29-404-014 GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS 29-29-409-012 29-29-409-013 29-29-409-025 29-29-411-026 AREA TABLE 29-29-411-027 LOT 1: 578,969 SQUARE FEET (13.291 AC±) 15,644 SQUARE FEET (0.360 AC±) 127601 SQUARE FEET (2.929 AC±) 15,664 SQUARE FEET (0.360 AC±) 42,638 SQUARE FEET (0.979 AC±) 78,971 SQUARE FEET (1.813 AC±) 180,606 SQUARE FEET (4.146 AC±) TOTAL: 1,040,112 SQUARE FEET (23.878 AC±) Line Table Direction Length LEGEND L6 S89° 41' 21"W 43.03' L7 S30° 17' 40"E 97.89' = EX. BOUNDARY LINE 57.00 = EX. ROW LINE = EX. LOT LINE = EX. EASEMENT LINE CURVE TABLE - - - - PROP. EASEMENT LINE STORMWATER MANAGEMENT Curve # RADIUS LENGTH CHORD BEARING CHORD DIST EASEMENT HEREBY XXX.XX = MEASURED INFORMATION GRANTED 23.50 29.79 S19°51'46"E 27.83 (XXX.XX) = RECORD INFORMATION195.50' 58.40' S47'37'07"E 58.18' S 90°00'00" W 244.17' C12 22.50 35.15 N4514'28"W 31.69 195.98'N 90°00'00" E 90.06' = STORMWATER MANAGEMENT C13 38.00' 97.26' S16'40'42"W 72.80' EASEMENT HEREBY GRANTED S 89°31'05" W 185.07' C14 49.00' 105.91' N61°26'14"E 86.46 N00° 16' 46"E EAST HAZEL CREST S74°09'40"W 8.50 17.00 = ACCESS EASEMENT COMMERCIAL HEREBY GRANTED 13.50 S19'40'43"E SUBDIVISION STORMWATER 8.50 MANAGEMEN' EASEMENT PER DOC. 26131969 13.50' 17.80' = ACCESS & PUBLIC UTILITY S23°41'38"E HEREBY EASEMENT HEREBY GRANTED GRANTED 13.50' 23.57' S59°33'03"W 20.69 S36°27'11"E 13.50' 20.15' 18.33 N90° 00' 00"W S 90°00'00" W 147.34' \$ 90°00'00" W 130.01 C33 23.50' 43.55' N55°08'34"E 37.58 S 89°31'05" W 183.41' 559.89' 135.02' S26'42'28"W 134.69' N 40°04'09" W 40.37' N 90°00'00" W 90.14 100.50' 50.37' S20°53'40"W 49.85 73.50' 36.12' S21°10'34"W 35.76 N89° 11' 33"E C39 225.87' 46.54' N00°44'00"W 46.46 80.21' N15°04'09"W 101.04' 45.62' 45.23 60.00' N18'46'52"E 12.22 19.92 23.28 42,638 S.F. 0.979 AC± N00° 28' 38"W S61°27'22"E 28.94 33.00 31.24 LOT 106 C38-15.00' 31.41 S29°41'50"W 25.98' LOT 107 S 55°00'43" E 19.24'-N 90°00'00" E 61.83'-578,969 S.F. LOT 13.291 AC± N 34°59'17" E 108 25.40' S 55°00'43" E LOT 109 LOT 110 LOT 111 N 90°00'00" E N 89°42'02" E 224.07' 74.19' LOT 112 S16° 59' 09"W N 0°00'00" E 28.58 25.40' N 90°00'00" E 78,971 S.F. 1.813 AC± S89° 42' 02"W N89° 42' 02"E S11° 36' 34"W (S 89°41'20" 26.74 15,664 S.F. 0.360 AC± C30-LOT 113 LOT S11° 48' 20"W_ 70.35' -S 00°48'14" E 52.42' C31-S 89°31'22" W 27.00 N 89°42'02" E 215.99' S00° 58' 30"W 174TH STREET N 90°00'00" W S 00°48'14" E 53.49' 27.81' RIGHT-OF-WAY VARIES TAKING BY I.S.T.H.C. PARCEL T-1A-501.2 PER CASE NO. 57S13199 & CONVEYED TO EAST HAZEL CREST PER DOC. 24321955 EASEMENT HEREBY VILLAGE OF 42.33' -76.19' N 89°11'46" E 734.22' ←S 00°28'38" E 66.00' MUNICIPAL LINE 63.49' -N 89°31'22" E 8.00' N 89°11'46" E 174.13' CENTERLINE OF ACCESS POINT S05° 21' 40"W S85° 30' 52"E - VILLAGE OF HOMEWOOD MUNICIPAL LINE S 0°01'44" E ((S 90°00'00" E N 0°01'44" W 24.00')) (S 90'00'00" E 24.50' SURVEYOR'S NOTES 24.00') N 89°58'16" E N89° 31' 22"E 68.21' 86.26 226.50' N89° 59' 23"E 64.95'-24.00' ─N00° 01' 44"W 24.50' 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES. 2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH). LOT 1 THE GARDEN AT 3.NO MEASUREMENT SHALL BE ASSUMED BY SCALE HOMEWOOD PLACE MEASUREMENT SUBDIVISION 127,601 S.F. 2.929 AC± N 0°01'44" W S00° 00' 00"E 305.33'-4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED REC. NOVEMBER 8, 2000 PER DOC. 00880014 SUBDIVISION ARE HEREBY GRANTED TO THE VILLAGE OF HOMEWOOD & EAST HAZEL CREST WHERE LABELED ACCORDINGLY. 5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, N 0°01'44" W WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, S 89°58'16" W 10.83 PRE-EXISTING EASEMENTS, SETBACKS AND OTHER 161.25' RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE S89° 58' 35"W 230.46'-S89° 17' 35"W REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT ((N 90°00'00" W N89° 31' 22"E STORMWATER OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE. S 0°01'44" E MANAGEMENT CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER S89° 30' 18"W EASEMENT HEREBY 22002516WF WAS REVIEWED IN PREPARATION OF THIS PLAT. GRANTED S89° 58' 16"W 21.75' 10.84' N00° 29' 42"W 6.IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1. 175.01' AND HOMEWOOD MUNICIPAL CODE SEC. 36-60-5, 5/8"X 24" S 89°30'18" W 377.33' ((N 00°00'00" E 100.06')) CAPPED IRON RODS WILL BE SET AT ALL LOT CORNERS AND (N 00°19'02" E 99.55') ((S 89°31'25" W 377.28')) POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. 180,606 S.F. 4.146 AC± N00° 28' 38"W CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND 99.73' IN THE FIELD. LOT2 N 26°24'41" E 31.22'-LOT 2 L6 7. DENOTES SET CONCRETE MONUMENTS. LOT 1 -C43 M-R BANK S 89°30'18" W 203.91 SUBDIVISION 8. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR REC. SEPTEMBER 13, 1985 PER DOC. 0934519091 ACCESS POINT ALONG IL ROUTE 1 (HALSTED STREET) LOCATED (N 89°40'58" W 203.91') ON THE COMMON LOT LINE OF LOT 6 AND LOT 7. AS R=15.00' L=21.91' DEPICTED HEREON. GMX-MIDLAND - POINT OF BEGINNING(PARCEL 4) SUBDIVISION 9. THERE SHALL BE AT MOST ONE (1) RESTRICTED RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS POINT ALONG IL ROUTE 1 (HALSTED STREET) SERVING LOT 7, AS DEPICTED HEREON. 175TH STREET 10. ALL OTHER VEHICULAR ACCESS ALONG IL ROUTE 1 (HALSTED HERETOFORE DEDICATED PER STREET) SHALL BE VIA INTERNAL CIRCULATION. DOC. 25410605 & 27355903 11. DIRECT VEHICULAR ACCESS TO THE I-294 TOLLROAD FROM ALL LOTS IS PROHIBITED.

ROJ NO: 220009

ATE: 09/26/2024

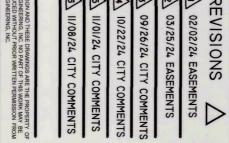
SALE: 1"=80'

SHEET NUMBER

WIND CREEK PLAT OF SUBDIVISION

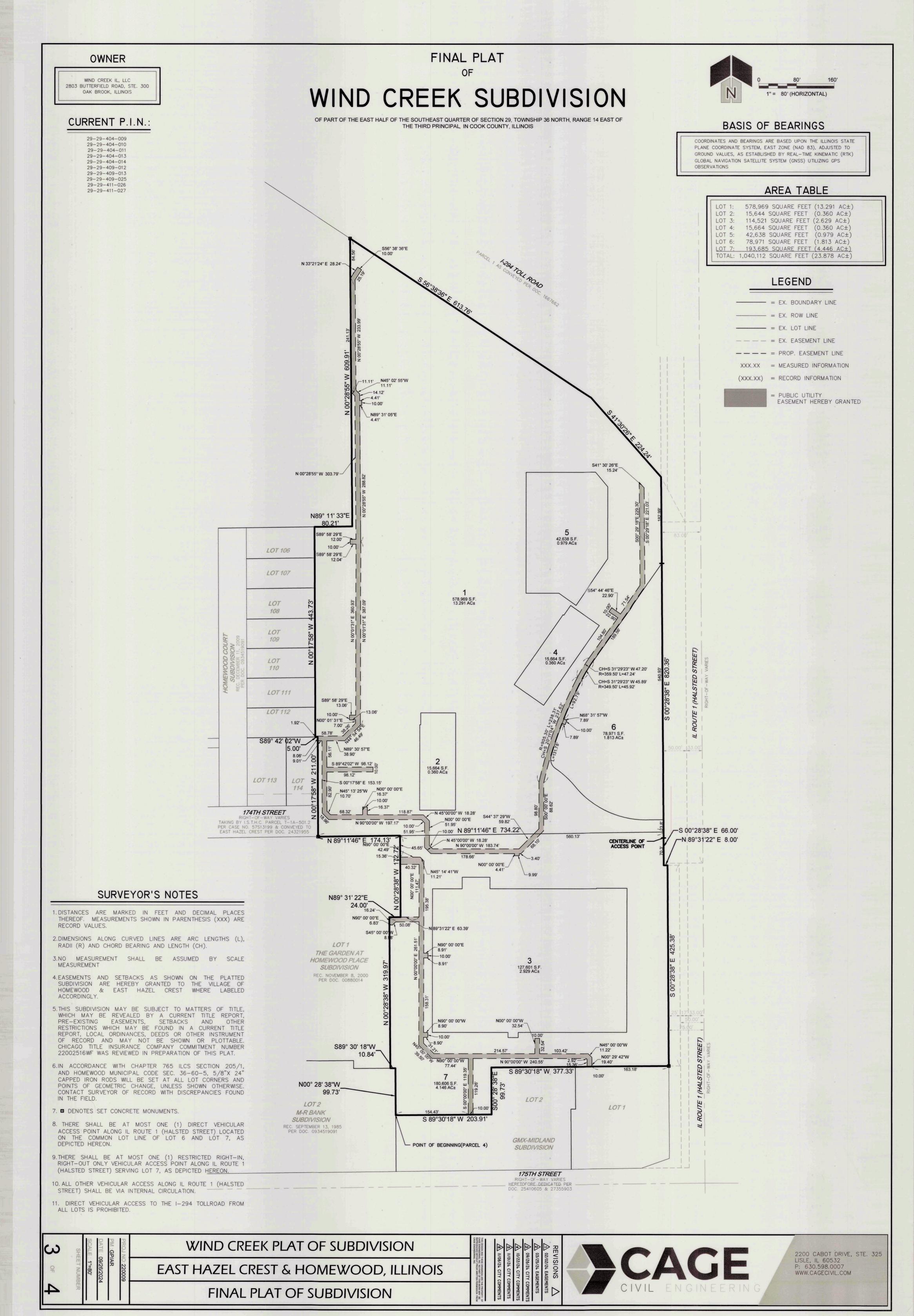
EAST HAZEL CREST & HOMEWOOD, ILLINOIS

FINAL PLAT OF SUBDIVISION





2200 CABOT DRIVE, STE. 325 LISLE, IL 60532 P: 630.598.0007 WWW.CAGECIVIL.COM



FINAL PLAT

WIND CREEK SUBDIVISION

OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE THIS IS TO CERTIFY THAT WIND COOK IL, LLC, AS OWNER OF THE LAND DESCRIBED ON THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SURVEYED, SUBDIVIDED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATE STATUTE. SAID OWNER DOES HEREBY ACKNOWLEDGES SAID PLAT AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. THIS IS TO ALSO CERTIFY THAT WINCOWK IL, LLC AS OWNER OF THE PROPERTY DESCRIBED AS WIND CREEK SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME. HAS DETERMINED TO THE BEST OF ITS/HIS/HERS/THEIRS KNOWLEDGE THAT THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES IS AS FOLLOWS: LOT NUMBER(S) ALL HAZEL CREST SCHOOL DISTRICT 152-5 THORNTON TOWNSHIP HIGH SCHOOL DISTRICT 205 ALL COMMUNITY COLLEGE DISTRICT 510 COMMUNITY COLLEGE DISTRICT 515 NOTARY CERTIFICATE I, LUMN WOOLLOCK, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT BEAT TINKSTON WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH. LYNN WOODCOCK My Commission Expires February 5, 2025 APPROVAL AND ACCEPTANCE BY THE VILLAGE OF HOMEWOOD STATE OF ILLINOIS) COUNTY OF COOK) HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY DESCRIBED HEREON. VILLAGE CLERK PRINTED NAME HOMEWOOD VILLAGE ATTORNEY HEREBY CERTIFY THAT PROPER AND SATISFACTORY CONVEYANCES OF GOOD TITLE TO THE VILLAGE OF HOMEWOOD HAVE BEEN EXECUTED AND FILED WITH THE VILLAGE CLERK APPLYING FOR STREETS, ALLEYS AND EASEMENT AND FOR RESERVATIONS APPLYING TO LANDS FOR PARKS, PLAYGROUNDS AND FOR OTHER PUBLIC USE VILLAGE ATTORNEY PRINTED NAME HOMEWOOD VILLAGE ENGINEER THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF HOMEWOOD STANDARDS, REQUIREMENTS, WORKING DRAWINGS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH VILLAGE OF HOMEWOOD STANDARDS AND REQUIREMENTS. TO CERTIFY THAT PROVISIONS HAVE BEEN MADE IN ACCORDANCE WITH THE VILLAGE OF HOMEWOOD SUBDIVISION REGULATIONS FOR GUARANTEE OF PERFORMANCE IN CONSTRUCTION OF THE PUBLIC LAND IMPROVEMENTS. ion Naney APPROVED BY THE HOMEWOOD PLAN COMMISSION IN ACCORDANCE WITH THE VILLAGE OF HOMEWOOD SUBDIVISION REGULATIONS .. PLAN COMMISSION CHAIR PRINTED NAME DATE: ____ APPROVED BY ACTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD, IN ACCORDANCE WITH THE VILLAGE SUBDIVISION REGULATIONS AT A MEETING HELD ON THE _____ DAY OF _____ __ A.D., 20___ BOARD PRESIDENT PRINTED NAME Sign Here BOARD CLERK PRINTED NAME EAST HAZEL CREST VILLAGE CERTIFICATE

STORMWATER MANAGEMENT EASEMENT (S.W.M.E,) PROVISIONS

THE OWNER, AS DESCRIBED IN THE OWNER'S CERTIFICATE, AND ITS SUCCESSORS AND ASSIGNS (THE "OWNER"), OF THE LANDS AS PRESCRIBED BY THIS PLAT DOES HEREBY AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, OPERATE AND PROVIDE LONG TERM MAINTENANCE (THE "MAINTENANCE OBLIGATIONS") FOR ALL STORMWATER MANAGEMENT FACILITIES AND AREAS, DESCRIBED HEREIN AND HEREON IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" OR "S.W.M.E.," WITHIN THE PLATTED LAND, INCLUDING BUT NOT LIMITED TO DETENTION PONDS, WETLANDS, FLOOD PLAINS, SPECIAL MANAGEMENT AREAS, STORM SEWERS, DRAINAGE DITCHES AND SWALES, AS OUTLINED IN THE STORMWATER REPORT AND IN ACCORDANCE WITH THE VILLAGE OF EAST HAZEL CREST ("THE VILLAGE") ORDINANCES AND THE FINAL ENGINEERING PLANS AS APPROVED BY BOTH VILLAGES. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE STORMWATER MANAGEMENT EASEMENT AREAS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE.

THE OWNER DOES HEREBY RESERVE FOR AND GRANT TO THE VILLAGE OF EAST HAZEL CREST, A PERMANENT EASEMENT TO ENTER UPON THE PREMISES AND THE STORMWATER MANAGEMENT EASEMENT AREAS WITH SUCH EQUIPMENT AND PERSONNEL AS MAY BE DEEMED NECESSARY FOR THE PURPOSES OF PERFORMING AFOREMENTIONED MAINTENANCE OBLIGATIONS SHOULD THE OWNER FAIL TO PROVIDE OR PERFORM SUCH MAINTENANCE OBLIGATIONS. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID STORMWATER MANAGEMENT EASEMENT AREAS. IF THE OWNER FAILS TO PERFORM ITS MAINTENANCE OBLIGATIONS WITH RESPECT TO SAID FACILITIES, AND AFTER THIRTY (30) DAYS OF RECEIPT OF WRITTEN NOTICE FROM THE VILLAGE OF SAID FAILURE THE OWNER FAILS TO MAKE THE REQUIRED REPAIRS, THE VILLAGE HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAKE THE REQUIRED REPAIRS AND TO SEEK REIMBURSEMENT FROM THE OWNER, AND/OR TO FILE A LIEN ON THE PROPERTY FOR THE COSTS INCURRED BY THE VILLAGE IN CONNECTION WITH PERFORMING THE REPAIRS OR MAINTENANCE. IN AN EMERGENCY SITUATION, THE CITY IS NOT REQUIRED TO PROVIDE NOTICE TO THE OWNER PRIOR TO MAKING THE REQUIRED REPAIRS OR PERFORMING THE NECESSARY MAINTENANCE.

NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE VILLAGES INTENDED USE THEREOF, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES.

THE GRANTED EASEMENT RIGHTS TO THE VILLAGE SHALL PROVIDE THE RIGHT TO THE VILLAGE TO REMOVE ANY FENCES, BUILDINGS OR STRUCTURES, AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OR ACCESS TO SUCH STORMWATER MANAGEMENT FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH ANY DRAINAGE EASEMENT, OUTLOT OR STORMWATER MANAGEMENT EASEMENT SHOWN WITHIN THIS PLAT. THE CITY SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, TURF, FENCES, TREES, GARDENS, SHRUBS OR LANDSCAPING REMOVED OR DAMAGED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER.

ACCESS EASEMENT PROVISIONS

AN ACCESS EASEMENT IS HEREBY RESERVED AND GRANTED OVER LOT 1 FOR THE PERPETUAL RIGHT AND BENEFIT OF LOT 2 IN EAST HAZEL CREST COMMERCIAL SUBDIVISION RECORDED FEBRUARY 4, 1982 PER DOC. 26131969- THE ADJOINING PROPERTY OWNERS, GUESTS, INVITEE'S FOR ACCESS ACROSS, OVER, UPON AND THROUGH THE AREA OF LOT 1 LABELED AS "ACCESS EASEMENT" AS CONSTRUCTED BENEFITING SAID ADJOINING LOT FOR ACCESS AS PLATTED AND SHOWN HEREON. MAINTENANCE AND REPAIR OF THE ACCESS DRIVE WILL BE THE RESPONSIBILITY OF THE WIND CREEK SUBDIVISION LOT 1 OWNER.

IF ANY OF LOTS 2 THRU 5 WILL BE SOLD IN THE FUTURE, THE OWNER OF LOT 1 AND LOT 7 WOULD BE OBLIGATED TO GRANT THE ACCESS EASEMENT TO THE NEW OWNER(S).

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGES OF EAST HAZEL CREST AND HOMEWOOD ("VILLAGES") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "PUBLIC UTILITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN. UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. NO ENCROACHMENT SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGES DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL, EXCLUDING THE USE OF SAID PUBLIC UTILITY EASEMENT FOR AN ACCESS DRIVE, WALKS AND PUBLIC ACCESS WAYS. THE VILLAGE AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT", WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO. FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGES FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE VILLAGES, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT, LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGES STANDARDS

AND SUBJECT TO CITY APPROVAL. FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

COMED & AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY AT&T ILLINOIS (TELEPHONE), DBA ILLINOIS BELL TELEPHONE COMPANY & SBC, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR ÁREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE

JOSE RIOS, P.E. REGION ONE ENGINEER SURFACE WATER STATEMENT

COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF ____ A.D., 20__.

MATTHEW P. SCHUMACHER ILLINOIS REGISTERED PROFESSIONAL ENGINEER ILLINOIS REGISTRATION NO. 062-062674

LICENSE EXPIRES NOVEMBER 30, 2025

OWNER'S OR ATTORNEY'S SIGNATURE:

PERMISSION TO RECORD COUNTY OF DUPAGE)

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ANY REPRESENTATIVE OF CAGE CIVIL TO RECORD THIS PLAT WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 4TH DAY OF NOVEMBER A.D., 2024.

GABRIELA PTASINSKA GPTASINSKA@CAGECIVIL.COM ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893 LICENSE EXPIRES NOVEMBER 30, 2024

IAND Mille ILL

LICENSED

PROFESSIONAL

ENGINEER

SURVEYOR'S CERTIFICATE

COUNTY OF DUPAGE

THIS IS TO CERTIFY I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 3, 4, 5 AND THE EAST 74.24 FEET OF LOT 2 (AS MEASURED ALONG THE SOUTHERLY LINE THEREOF) IN EAST HAZEL CREST COMMERCIAL, BEING A SUBDIVISION OF THE SOUTH 28 ACRES OF THE NORTH 38 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN

PARCEL 2: THAT PART OF LOT 200 OF HOMEWOOD COURT SUBDIVISION, BEING A SUBDIVISION AND RESUBDIVISION OF PART, OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0934519091 IN COOK COUNTY, ILLINOIS,

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1963.94 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, WITH A LINE 83.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, AS MEASURED ON THE NORTH LINE THEREOF, (SAID POINT OF BEGINNING BEING ALSO THE POINT OF INTERSECTION OF A WEST LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY PARCEL NO. T-FA*-18.01 WITH THE SOUTH LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY PARCEL NO. T-1W-502); THENCE (THE FOLLOWING THREE (3) COURSES BEING ON TWO (2) WEST LINES AND ON A NORTH LINE OF THE NORTHERN ILLINOIS STATE TOLLWAY PARCEL NO. T-1-'A'-18.1) SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 4.62 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, OO SECOND EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH OO DEGREE, OO MINUTE, OO SECOND WEST, A DISTANCE OF 425.38 FEET; THENCE NORTH 90 DEGREES, OO MINUTE, OO SECOND WEST ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 617.08 FEET TO A POINT ON A LINE 667.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE 643.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 172.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY PARCEL NO. T-I-A-501.2); THENCE NORTH 89 DEGREES, 41 MINUTES, 20 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 1.35 FEET TO THE MOST WESTERLY CORNER OF THE NORTHERN STATE TOLL HIGHWAY PARCEL NO. T-I-A-502; THENCE (THE FOLLOWING TWO (2) COURSES BEING ON THE SOUTHWESTERLY AND SOUTH LINE OF SAID PARCEL NO. T-I-A- 502) SOUTH 74 DEGREES, 44 MINUTES, 59 SECONDS EAST, A DISTANCE OF 246.02 FEET; THENCE NORTH 89 DEGREES, 41 MINUTES, 20 SECONDS EAST, A DISTANCE OF 321.38 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 25.00 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN GMX-MIDLAND SUBDIVISION THEREOF RECORDED SEPTEMBER 25, 2018 AS DOCUMENT 1826816006; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS EAST 99.55 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 2 EXTENDED NORTH TO A POINT ON THE NORTH LINE OF SAID GMX-MIDLAND SUBDIVISION EXTENDED WESTERLY; THENCE SOUTH 89 DEGREES 40 MINUTES 58 SECONDS EAST ALONG SAID LINE AS EXTENDED 203.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2 IN SAID GMX-MIDLAND SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN GMX-MIDLAND SUBDIVISION, A DISTANCE OF 99.55 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 2 IN GMX-MIDLAND SUBDIVISION, AFORESAID; THENCE NORTH 89 DEGREES 40 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 203.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF 174TH STREET AS VACATED BY THE VILLAGE OF EAST HAZEL CREST PER DOCUMENT 2219915015 AND THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY PER DOCUMENT 2327108100, IN COOK COUNTY, ILLINOIS.

THAT PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1243.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 27.00 FEET TO A POINT; THEN SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE. A DISTANCE OF 654.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHFAST QUARTER, SAID POINT BEING 110 FFFT W FST OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER, THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, A DISTANCE OF 654.78 FEET TO THE POINT OF BEGINNING.

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1243.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 110 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID LINE FOR A DISTANCE OF 40 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF THE EAST 110 FEET OF THE SOUTHEAST QUARTER, SAID POINT BEING 50 FEET SOUTH OF THE POINT OF BEGINNING AS MEASURED ALONG SAID WEST LINE; THENCE NORTHERLY 50 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SUBDIVIDED PROPERTY CONTAINS 23.878 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C0734J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF EAST HAZEL CREST AND THE VILLAGE OF HOMEWOOD, BOTH IN ILLINOIS, WHICH BOTH HAVE ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS, THIS 4TH DAY OF NOVEMBER A.D., 2024.

GABRIELA PTASINSKA GPTASINSKA@CAGECIVIL.COM ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893 LICENSE EXPIRES NOVEMBER 30, 2024 DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577

DATE OF FIELD SURVEY: JANUARY 19, 2022 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



COUNTY OF COOK)

VILLAGE TREASURER

STATE OF ILLINOIS)

COUNTY OF COOK)

VILLAGE PRESIDENT

VILLAGE CLERK

DATED THIS _____ DAY OF _____

ACCEPTED AND APPROVED THIS ___ DAY OF __

THIS _____, A.D. 20___

EAST HAZEL CREST VILLAGE CLERK CERTIFICATE

SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

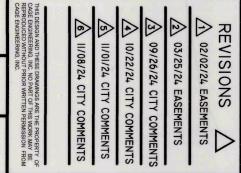
PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF EAST HAZEL CREST, ILLINOIS

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT

WIND CREEK PLAT OF SUBDIVISION

EAST HAZEL CREST & HOMEWOOD, ILLINOIS

FINAL PLAT OF SUBDIVISION





LICENSE EXPIRES APRIL 30, 2025.

2200 CABOT DRIVE, STE. 325 LISLE, IL 60532 P: 630.598.0007 WWW.CAGECIVIL.COM

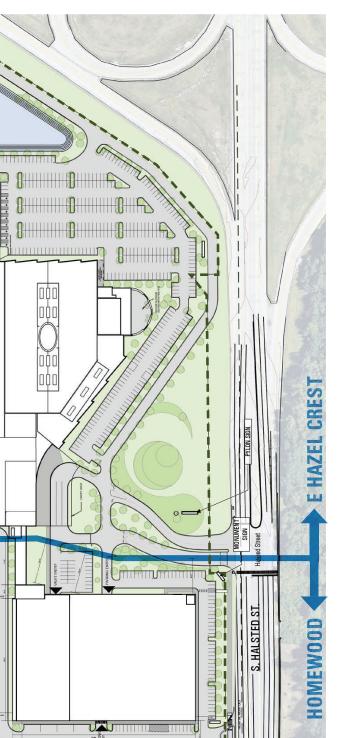
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74TH ST.

600

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175TH ST.

PYLON SIG



SITE PLAN







