



Agenda Item Details

Meeting	Jan 25, 2018 - MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Category	3. NEW BUSINESS
Subject	3.1 PZ-19-17 / 1731 Wall Street / The Alter Group / Zoning Map Amendment and Plat of Resubdivision and Easement
Type	Action
Absolute Date	Jan 25, 2018
Fiscal Impact	No
Recommended Action	Recommend approval of the following motions: 1. A zoning map amendment from I-1 Limited Industrial to B-3 Community Shopping for 1791 Wall Street (PIN 08-23-203-031-0000); 2. A zoning map amendment from O-R Office Research to I-1 Limited Industrial for 1761 and 1731 Wall Street (PINs 08-23-203-032-0000 and 08-23-203-033-0000); 3. A zoning map amendment from O-R Office Research to B-3 Community Shopping for 301 LaSalle Street (1786 Busse Road) (PIN 08-23-203-034-0000); and 4. A plat of resubdivision titled "The Lake Center Plaza Resubdivision Number Four."

Information

The Petitioner, The Alter Group, is seeking a zoning map amendment to rezone the property known as 1731 & 1761 Wall Street (PINs 08-23-203-033-0000 & 08-23-203-032-0000) from OR Office Research to I-1 Limited Industrial, to rezone the property known as 301 LaSalle Street (PIN 08-23-203-034-0000) from OR Office Research to B-3 Community Shopping, and to rezone the property known as 1791 Wall Street (PIN 08-23-203-031-0000) from I-1 Limited Industrial to B-3 Community Shopping. The Petitioner is also seeking approval of a Plat of Resubdivision for the Subject Property, which would create one I-1 Limited Industrial parcel on the northwest corner of the site and two smaller, B-3 Community Shopping parcels along Algonquin Road and S. Elmhurst Road. The Subject Property is bound by Wall Street, LaSalle Street, Elmhurst Road, and Algonquin Road. The Subject Property consists of four parcels. The Subject Property is vacant green space. The parcels are zoned OR Office Research and I-1 Limited Industrial. The Subject Property is bordered by an I-1* Limited Industrial PUD to the west, the B-3 Community Shopping District to the north, the B-3 Community Shopping District and multiple small commercial centers located in the City of Des Plaines to the east, and the B-4 Commercial Corridor District and an I-1* Limited Industrial PUD to the south.

The Petitioner proposes to create one I-1 Limited Industrial District lot in the northwestern portion of the site and two B-3 Community Shopping District outlot parcels along Algonquin Road and S. Elmhurst Road. A large industrial spec building is proposed for the new I-1 Limited Industrial lot. A commercial development for the proposed B-3 parcels is not planned at this time.

Site Plan – The proposed site plan indicates the industrial building will front onto Wall Street and will have four full access points of ingress and egress, two proposed to be located on Wall Street and two on LaSalle Street.

The proposed entrances line up with existing entrances of adjacent development. All building and parking lot setback requirements are met as part of this project.

Floor Plans – Forty (40) service bays and two (2) drive-in doors are proposed for the 132,293 square foot industrial building. The plans show a large stormwater feature on the north end of the proposed industrial parcel, along LaSalle Street.

Lot Coverage - The I-1 District limits lot coverage to no more than seventy-five percent (75%) of the total land area. The site plan indicates a lot coverage of seventy-three percent (73%).

Building Elevations – The attached elevation drawings show that the proposed spec industrial building will not exceed the maximum height of forty-feet (40') permitted in the I-1 District. The building will be forty feet (40') tall. Building materials for the proposed building include stone precast panels with painted reveals, metal panels, tinted glass windows, and metal doors.

Parking – The Village Code requires four (4) parking spaces for every one thousand square feet (1,000 sq. ft.) of gross floor area for office and one (1) space per one thousand five-hundred square feet (1,500 sq. ft.) of gross floor area used for warehouse. The proposed development would require one hundred thirty-two (132) parking spaces, including five (5) accessible parking spaces. The attached plans indicate a total of

one hundred seventy-six (176) parking spaces, including six (6) accessible parking spaces. The following table summarizes the parking requirement for the project:

Parking Requirements			
Classification	Parking Requirement	Number of units or Square feet	Spaces Required
Offices: business	4 stalls per 1,000 sq. ft.	13,229.3 sq. ft.	52.92
Warehouse	1 stall per 1,500 sq. ft.	119,063.7 sq. ft.	79.38
Total Spaces Required			132 (inc. 5 accessible)
Total Spaces Provided			176 (inc. 6 accessible)

Landscaping – The landscape plans indicate heavy landscaping along the eastern property line of the proposed industrial lot, screening the forty (40) exterior docks and two (2) drive-in-doors from view from S. Elmhurst Road. Landscaping is also proposed for the lengths of Wall Street and LaSalle Street, as well as the southern border of the site. Landscape islands with trees and shrubs and foundation landscaping can be found throughout the development. The development will be required to comply with all applicable Village Code landscape and screening requirements.

Lighting – The Village Code specifies that all exterior lighting consist of full cutoff luminaries with a total cutoff angle of not more than ninety (90) degrees, and requires flat lenses for all lighting fixtures.

Plat of Resubdivision – The Petitioner is proposing to create one large I-1 Limited Industrial parcel on the northwestern portion of the site and two smaller, B-3 zoned parcels along Algonquin Road and S. Elmhurst Road. The plat also vacates an existing access easement and dedicates new utility and stormwater drainage easements along the new lot lines. Staff has reviewed the proposed plat and recommends approval at this time, with final details to be worked out before signatures are obtained.

Comprehensive Plan Designation

The Village Comprehensive Plan designates the Subject Property as part of a Mixed-Use District. This land use designation is appropriate for commercial, heavy industrial, manufacturing, office, research, warehouse uses, and uses that benefit from the close proximity to the I-90 tollway. This district provides a mix of uses and promotes a more cohesive environment to meet the changing needs of existing and future uses in this area. It encourages larger sites to allow for large-scale employment facilities, with lot consolidation in areas that would benefit from redevelopment.

Map Amendment Standards

The standards for map amendments are listed in Section 14.203.D.8.a of the Village Zoning Ordinance. When a Map Amendment is proposed, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

- The compatibility with existing uses and zoning classifications of property within the general area of the property in question;
- The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;
- The suitability of the property in question to the uses permitted under the existing and proposed zoning classifications; and
- Consistency with the trend of development in the general area of the property in question, and the objectives of the current Comprehensive Plan for the Village.

The Petitioner states that the proposed zoning amendment would make the parcels compatible with surrounding commercial and industrial parcels and is consistent with development in the area. B-3 zoning is adjacent to the two proposed B-3 lots and I-1 development is across the street from the proposed I-1 Limited Industrial parcel. The Petitioner states that these parcels have been vacant for more than thirty (30) years and will continue to be so until the parcels are rezoned to be more consistent with development in the area.

Staff has reviewed the proposed I-1 and B-3 zoning classifications and believes that the proposal will not have a negative impact to the surrounding property or neighborhood. Both the I-1 and B-3 zoning classifications would be consistent with existing land uses on adjacent property. Further, the I-1 Limited Industrial and B-3 Community Shopping District are consistent with the Comprehensive Plan’s future land use designation. The proposed B-3 parcels border the B-3 district to the east and south. The proposed I-1 parcel borders the I-1 district to the west.

Recommendation

Staff finds that the proposal meets the map amendment standards and that granting such request would be in the best interest of the Village. Staff recommends that the Planning & Zoning Commission make a motion to adopt staff’s findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motions:

Alternatives

1. "To Approve:

- A zoning map amendment from I-1 Limited Industrial to B-3 Community Shopping for 1791 Wall Street (PIN 08-23-203-031-0000);
- A zoning map amendment from O-R Office Research to I-1 Limited Industrial for 1761 and 1731 Wall Street (PINs 08-23-203-032-0000 and 08-23-203-033-0000);
- A zoning map amendment from O-R Office Research to B-3 Community Shopping for 301 LaSalle Street (1786 Busse Road) (PIN 08-23-203-034-0000); and
- A plat of resubdivision titled "The Lake Center Plaza Resubdivision Number Four."

2. Action at discretion of the Planning and Zoning Commission.

The Village Board's decision is final for this case.

[Plat.pdf \(491 KB\)](#)

[Architectural Plan 1.9.18.pdf \(4,173 KB\)](#)

[Landscape Irrigation Plan BEI 1-8-18.pdf \(908 KB\)](#)

[Landscape Plan BEI 1-8-2018.pdf \(556 KB\)](#)

[Photometric Plan 1.9.18.pdf \(415 KB\)](#)

[1 Zoning Application.pdf \(342 KB\)](#)

[Survey of Center Lots.pdf \(1,059 KB\)](#)

[Applicable Standards.pdf \(296 KB\)](#)

[PZ-19-17 Staff Report.pdf \(335 KB\)](#)

VILLAGE OF MOUNT PROSPECT



Community Development Department – Planning Division

50 S. Emerson Street
 Mount Prospect, Illinois 60056
 Phone: (847) 818-5328
 Fax: (847) 818-5329

Zoning Request Application

OFFICIAL USE ONLY (To be completed by Village Staff)

Case Number: P&Z - _____ - _____ Date of Submission: _____ Hearing Date: _____

Development Name/Address: _____

I. SUBJECT PROPERTY

Address(es): 1791 WALK ST., 1731 WALK ST., 1761 WALK ST., 1786 BUSSE RD.

Zoning District (s): I1 & OR Property Area: 522,683 Sq.Ft.

Parcel Index Number(s) (PIN): 08-23-203-031-0000, 08-23-203-032-0000,
08-23-203-033-0000, 08-23-203-034-0000

Adjacent Zoning Districts:	Adjacent Land Uses:
To the North: <u>I1, B3</u>	To the North: <u>OFFICE, RETAIL</u>
To the South: <u>I1, B3, B4</u>	To the South: <u>RETAIL</u>
To the East: <u>I1, B4</u>	To the East: <u>RETAIL</u>
To the West: <u>I1</u>	To the West: <u>WAREHOUSE</u>

II. ZONING REQUEST(S) (Check all that apply)

- Conditional Use: For _____
- Variation(s): From Chapter 14, Section(s) _____
- Zoning Map Amendment: Rezone From _____ to _____
- Zoning Text Amendment: Section(s) _____
- Other: _____

Official Use Only (To be completed by Village Staff): Administrative, P&Z Final, Village Board Final

III. SUMMARY OF REQUESTED ACTION(S)

RE-ZONE & RE-SUBDIVIDE LOTS 8,9,10, & 11 INTO 3 NEW
LOTS AND MODIFY CURRENT ZONING I1 & OR TO I1 & B3.

Hours of Operation: _____

IV. APPLICANT (all correspondence will be sent to the applicant)

Name: MICHAEL RICAMATO Corporation: THE ALTER GROUP
 Interest In Property: OWNER
 (e.g. owner, buyer, developer, lessee, architect, attorney, etc...)
 Address: 5500 W. HOWARD ST., SKOKIE, IL 60077
 Work Phone: _____ Cell Phone: 312.391.1142
 Fax: _____ Email: MRICAMATO@ALTERSGROUP.COM

V. PROPERTY OWNER

Check if Same as Applicant

Name: LARRY FREEDMAN Corporation: C.V. LAND HOLDINGS, LLC
 Address: 5500 W. HOWARD ST., SKOKIE, IL 60077
 Work Phone: _____ Cell Phone: 312-391-1142
 Fax: _____ Email: MRICAMATO@ALTERSGROUP.COM

VI. EXISTING SITE INFORMATION

Building Size: _____ Sq.Ft.
 Tenant Space Size: _____ Sq.Ft.
 Land Use: VACANT
 Building Setbacks: (N) _____ Feet, Inches
 (S) _____ Feet, Inches
 (E) _____ Feet, Inches
 (W) _____ Feet, Inches
 Lot Coverage: (Overall Impervious) _____ Sq.Ft.
 Parking Provided: _____ Standard
 _____ Accessible

VII. PROPOSED SITE INFORMATION

Building Size: 132,486 Sq.Ft.
 Tenant Space Size: TBD Sq.Ft.
 Land Use: WAREHOUSE
 Building Setbacks: (N) 58'-9" Feet, Inches
 (S) 92'-9" Feet, Inches
 (E) 140'-6" Feet, Inches
 (W) 32'-0" Feet, Inches
 Lot Coverage: (Overall Impervious) 273,557 Sq.Ft.
 Parking Provided: 147 Standard
6 Accessible

VIII. DEVELOPMENT/PROJECT PROFESSIONALS

1. Developer Name: THE ALTER GROUP - MICHAEL RICAMATO
 Address: 5500 W. HOWARD, SKOKIE, IL 60077 Email: MRICAMATO@ALTERSGROUP.COM
 Phone: 312-391-1142 Fax: _____

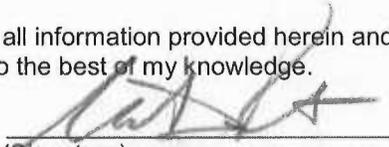
2. Architect Name: CORNERSTONE ARCHITECTS LTD.
 Address: 1152 SPRING LAKE, NAPERVILLE, IL 60563 Email: _____
 Phone: 630-773-8363 Fax: _____

3. Engineer Name: SPACECO
 Address: 9575 W. AUGUS RD, ROSEMONT, IL 60018 Email: MMONDUS@SPACECOINC.COM
 Phone: 847-696-4060 Fax: _____

4. Landscape Architect	Name: <u>BALANCED ENVIRONMENTS, INC.</u>	
	Address: <u>17950 W. PEEBLES, OLD MILWAUKEE, IL 60089</u>	Email: _____
	Phone: <u>847-395-7120</u>	Fax: <u>847-838-6760</u>
5. Surveyor	Name: <u>EDWARD J. MOLLOY & ASSOC.</u>	
	Address: <u>1230 MARK ST., BENSenville, IL 60100</u>	Email: <u>EMolloy@EMolloy.com</u>
	Phone: <u>630-595-2600</u>	Fax: <u>630-595-4700</u>
6. Attorney	Name: <u>LARRY FREEDMAN</u>	
	Address: <u>77 W. WASHINGTON, CHICAGO, IL 60602</u>	Email: <u>LMFREEDMAN@AFLAW.COM</u>
	Phone: <u>312-346-1390</u>	Fax: <u>312-613-2994</u>

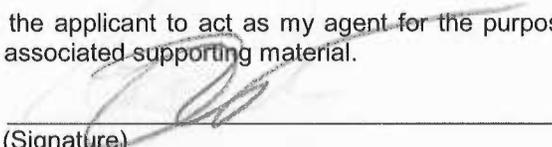
In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant:  Date: 12/14/17
 (Signature)
MICHAEL RICCARDI
 (Print Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner:  Date: 12/14/17
 (Signature)
LAWRENCE FREEDMAN
 (Print Name)

Standards

Conditional Use

No conditional use shall be recommended for approval by the planning and zoning commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare; **AGREED**
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located; **AGREED**
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; **AGREED**
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided; **AGREED**
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; **AGREED**
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village; and **AGREED**
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning & Zoning Commission. **AGREED**

Zoning Map Amendment

When a map amendment is proposed the Planning & Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1. Compatibility with existing uses in the general area of the Subject Property; **COMPATIBLE**
2. Compatibility with the zoning classification of property's within the general area of the Subject Property; **COMPATIBLE**
3. The suitability of the Subject Property with regards to the uses permitted under the property's existing zoning classification; **SUITABLE**
4. Consistency with the trend of development in the general area of the Subject Property, including changes that have occurred under the existing zoning classification; **CONSISTENT**
5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification; **COMPATIBLE**
6. The objectives of the current Comprehensive Plan for the Village and the impact of the proposed amendment on the said objectives; **OBJECTIVES MET**
7. The suitability of the property in question for permitted uses listed in the proposed zoning classification. **- SUITABLE**

Variation - NO VARIANCE

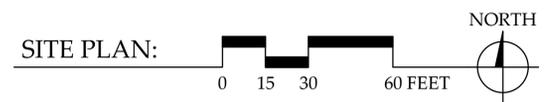
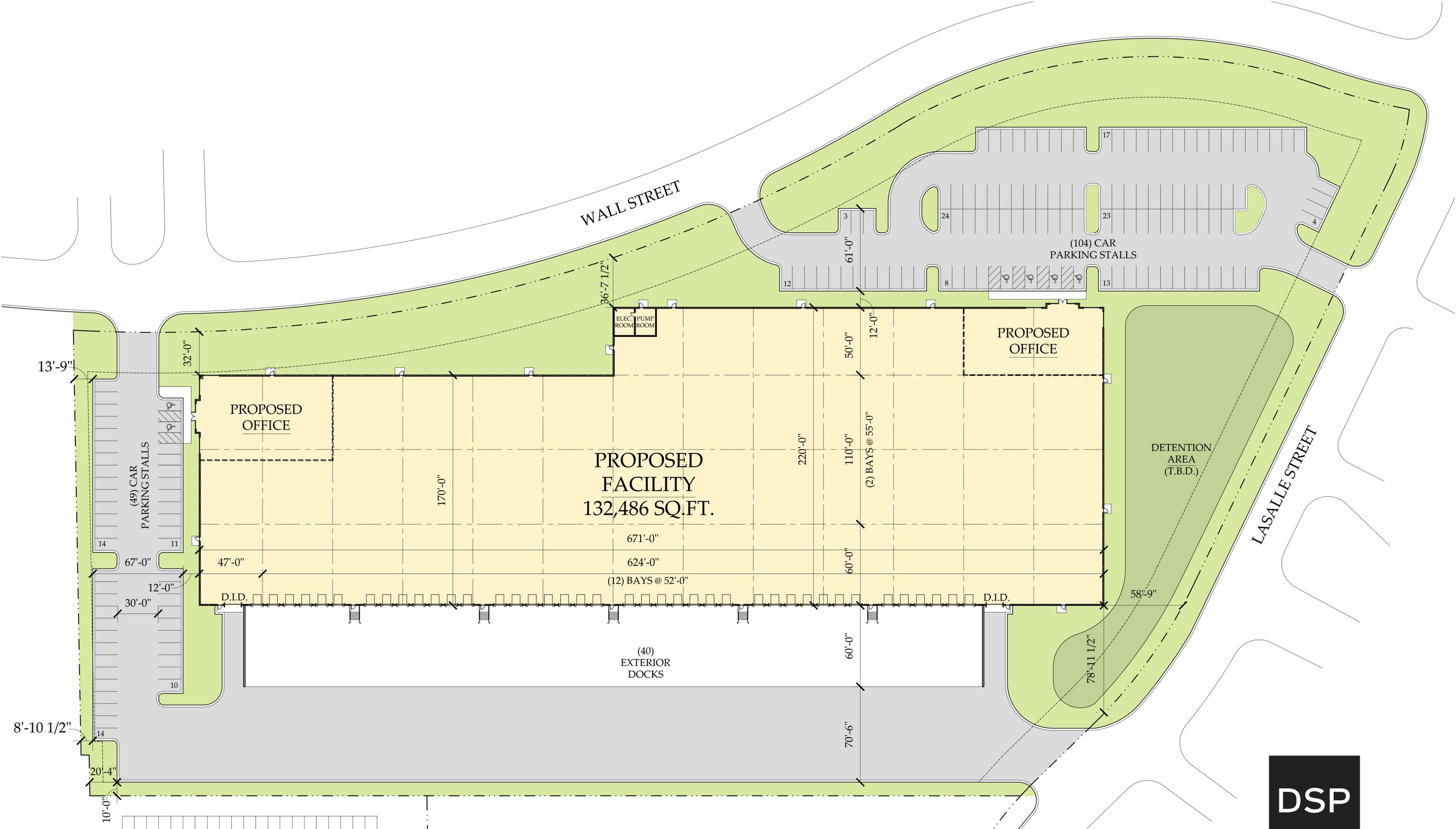
A variation from the zoning regulations shall not be granted or recommended for approval by the Planning and Zoning Commission unless findings of fact based on evidence are made in each specific case that affirm the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a specific hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations was to be applied;
2. The conditions upon which an application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification;
3. The purpose of the variation is not based primarily upon a desire to increase financial gain;
4. The alleged difficulty or hardship is caused by this Chapter and has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. The granting of the variation will not alter the essential character of the neighborhood; and
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Zoning Text Amendment - NO TEXT AMENDMENT.

When a text amendment is proposed, the planning and zoning commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

- 1) The degree to which the proposed amendment has general applicability within the village at large and not intended to benefit specific property.
- 2) The consistency of the proposed amendment with the objectives of this chapter and the intent of the applicable zoning district regulations.
- 3) The degree to which the proposed amendment would create nonconformity.
- 4) The degree to which the proposed amendment would make this chapter more permissive.
- 5) The consistency of the proposed amendment with the comprehensive plan.
- 6) The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitioners involving similar circumstances.



PROPOSED FACILITY
MOUNT PROSPECT, ILLINOIS



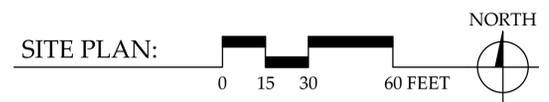
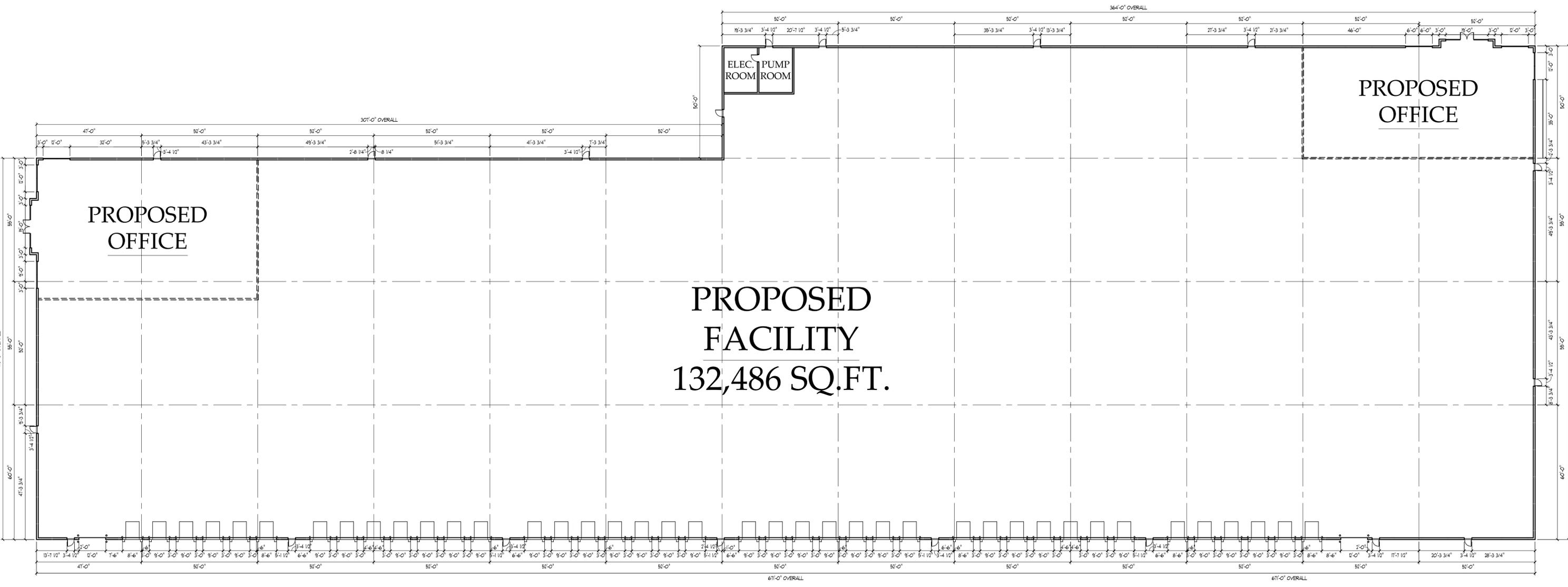
DECEMBER 14, 2017 #17321



DAYTON STREET PARTNERS

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PROPOSED FACILITY
MOUNT PROSPECT, ILLINOIS



DECEMBER 14, 2017 #17321



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NORTH ELEVATION:



WEST ELEVATION:



EAST ELEVATION:



SOUTH ELEVATION:



PROPOSED FACILITY

MOUNT PROSPECT, ILLINOIS



DECEMBER 14, 2017 #17321



DAYTON STREET PARTNERS

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Existing Tree Survey

Plan #	COMMON NAME	SIZE (dia.)	ACTION PROPOSED
Parway West - Wall Street			
1	Platanus acerifolia - London Planetree	2.5"	Protect / Maintain
2	Platanus acerifolia - London Planetree	2.5"	Protect / Maintain
3	Platanus acerifolia - London Planetree	2.5"	Protect / Maintain
4	Platanus acerifolia - London Planetree	2.5"	Protect / Maintain
5	Platanus acerifolia - London Planetree	2.5"	Protect / Maintain
6	Taxodium distichum - Bald Cypress	2.5"	Protect / Maintain
7	Taxodium distichum - Bald Cypress	2.5"	Protect / Maintain
8	Fagus spp. - European Beech	2.5"	Protect / Maintain
9	Fagus spp. - European Beech	2.5"	Protect / Maintain
10	Fagus spp. - European Beech	2.5"	Remove for Construction
11	Taxodium distichum - Bald Cypress	2.5"	Protect / Maintain
12	Taxodium distichum - Bald Cypress	2.5"	Protect / Maintain
13	Platanus acerifolia - London Planetree	2.5"	Protect / Maintain
14	Platanus acerifolia - London Planetree	2.5"	Protect / Maintain
15	Malus spp. - Flowering Crabapple	3.0"	Protect / Maintain
16	Malus spp. - Flowering Crabapple	3.0"	Protect / Maintain
17	Malus spp. - Flowering Crabapple	3.0"	Protect / Maintain
18	Malus spp. - Flowering Crabapple	3.0"	Protect / Maintain
19	Malus spp. - Flowering Crabapple	3.0"	Protect / Maintain
20	Acer rubrum - Red Maple	2.5"	Protect / Maintain
21	Acer rubrum - Red Maple	2.5"	Protect / Maintain
22	Acer rubrum - Red Maple	2.5"	Protect / Maintain
23	Acer rubrum - Red Maple	2.5"	Protect / Maintain
Private - West Property Border			
	Hedge Plantings - Ribes alpinum	24-36" ht.	Remove select sections for Construction
	Alpine Currant		

Existing Tree Survey

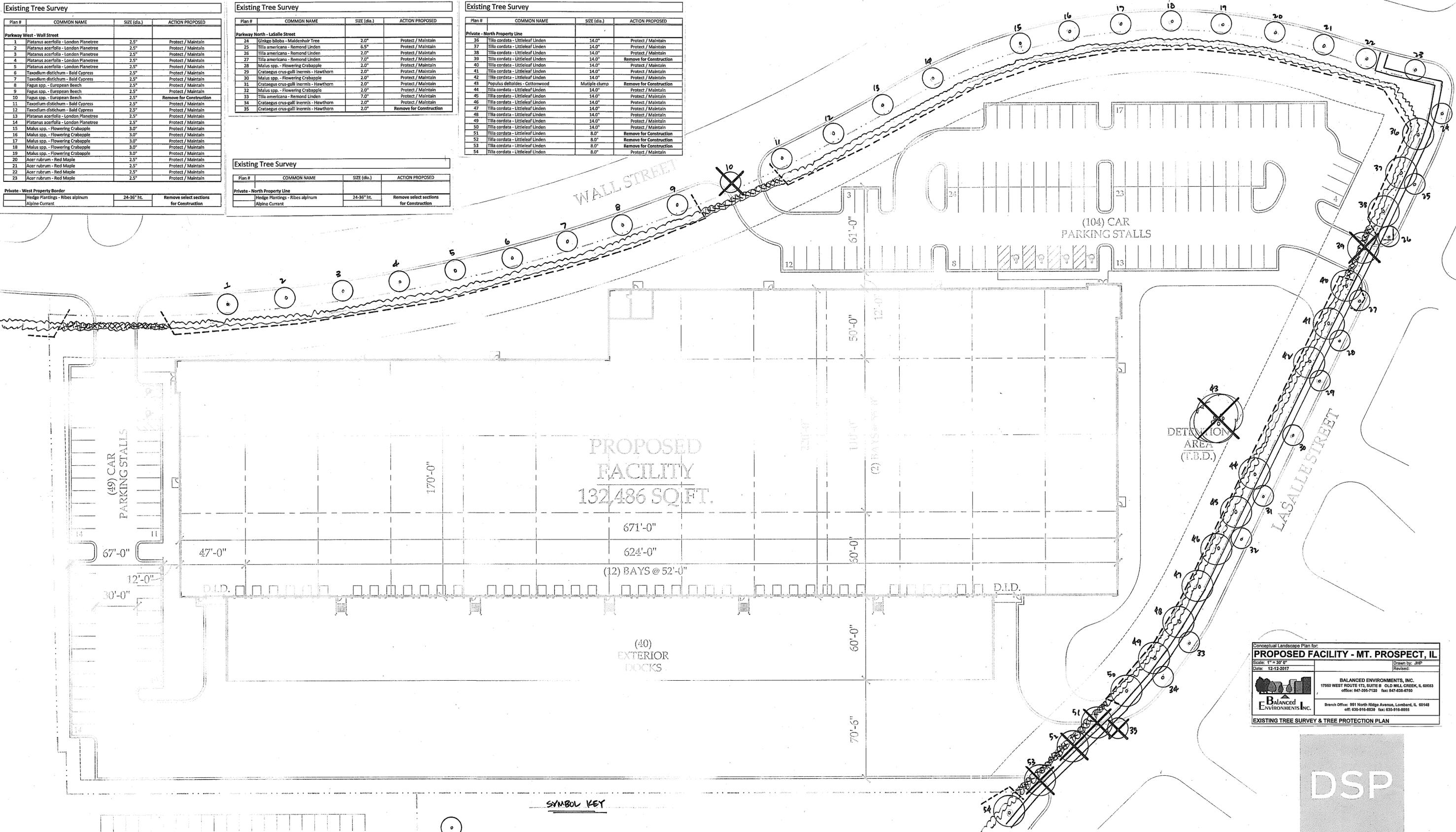
Plan #	COMMON NAME	SIZE (dia.)	ACTION PROPOSED
Parway North - LaSalle Street			
24	Ginkgo biloba - Maidenhair Tree	2.0"	Protect / Maintain
25	Tilia americana - Remond Linden	6.5"	Protect / Maintain
26	Tilia americana - Remond Linden	2.0"	Protect / Maintain
27	Tilia americana - Remond Linden	7.0"	Protect / Maintain
28	Malus spp. - Flowering Crabapple	2.0"	Protect / Maintain
29	Crataegus crus-galli Inermis - Hawthorn	2.0"	Protect / Maintain
30	Malus spp. - Flowering Crabapple	2.0"	Protect / Maintain
31	Crataegus crus-galli Inermis - Hawthorn	2.0"	Protect / Maintain
32	Malus spp. - Flowering Crabapple	2.0"	Protect / Maintain
33	Tilia americana - Remond Linden	7.0"	Protect / Maintain
34	Crataegus crus-galli Inermis - Hawthorn	2.0"	Protect / Maintain
35	Crataegus crus-galli Inermis - Hawthorn	2.0"	Remove for Construction

Existing Tree Survey

Plan #	COMMON NAME	SIZE (dia.)	ACTION PROPOSED
Private - North Property Line			
	Hedge Plantings - Ribes alpinum	24-36" ht.	Remove select sections for Construction
	Alpine Currant		

Existing Tree Survey

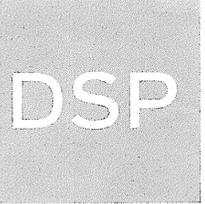
Plan #	COMMON NAME	SIZE (dia.)	ACTION PROPOSED
Private - North Property Line			
36	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
37	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
38	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
39	Tilia cordata - Littleleaf Linden	14.0"	Remove for Construction
40	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
41	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
42	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
43	Populus deltoides - Cottonwood	Multiple clump	Remove for Construction
44	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
45	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
46	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
47	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
48	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
49	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
50	Tilia cordata - Littleleaf Linden	14.0"	Protect / Maintain
51	Tilia cordata - Littleleaf Linden	8.0"	Remove for Construction
52	Tilia cordata - Littleleaf Linden	8.0"	Remove for Construction
53	Tilia cordata - Littleleaf Linden	8.0"	Remove for Construction
54	Tilia cordata - Littleleaf Linden	8.0"	Protect / Maintain



SYMBOL KEY

- EXISTING TREES - to remain
- EXISTING TREES - to be removed for construction
- TREE PROTECTION FENCING - for construction
- REMOVE SELECT HEDGE PLANTINGS - for construction

Conceptual Landscape Plan for:
PROPOSED FACILITY - MT. PROSPECT, IL
 Scale: 1" = 30' 0"
 Date: 12-12-2017
 Drawn by: JSP
 Revised:
 BALANCED ENVIRONMENTS, INC.
 1795 WEST ROUTE 173, SUITE B OLD MILL CREEK, IL 60083
 Office: 647-395-7120 Fax: 647-638-6760
 Branch Office: 851 North Ridge Avenue, Lombard, IL 60148
 Office: 630-916-8839 Fax: 630-916-8855
 EXISTING TREE SURVEY & TREE PROTECTION PLAN



DAYTON STREET PARTNERS

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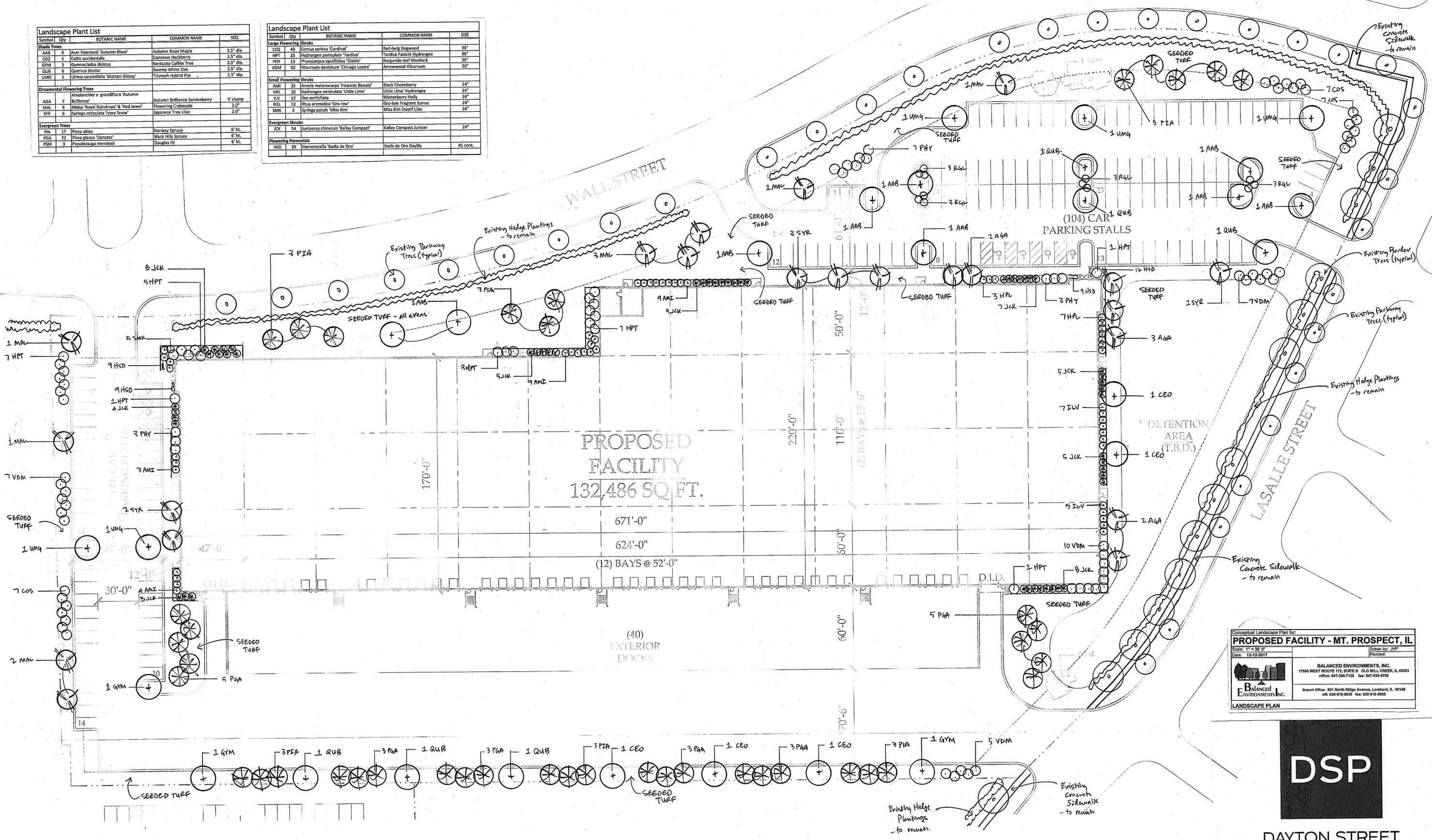


PROPOSED FACILITY
 MOUNT PROSPECT, ILLINOIS

DECEMBER 08, 2017 #17321

Symbol	Qty	BOTANIC NAME	COMMON NAME	SIZE
Shade Trees				
AAB	9	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" dia.
CE0	5	Celtis occidentalis	Common Hackberry	2.5" dia.
GYM	3	Gymnocladus dioica	Kentucky Coffee Tree	2.5" dia.
QUB	6	Quercus bicolor	Swamp White Oak	2.5" dia.
UMS	5	Ulmus carpinifolia 'Morton Glossy'	Triumph Hybrid Elm	2.5" dia.
Ornamental Flowering Trees				
AGA	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5' clump
MAL	9	Malus 'Royal Raindrops' & 'Red Jewel'	Flowering Crabapple	2.0"
SYR	6	Syringa reticulata 'Ivory Snow'	Japanese Tree Lilac	2.0"
Evergreen Trees				
PIA	17	Picea abies	Norway Spruce	6' ht.
PGA	22	Picea glauca 'Denata'	Black Hills Spruce	6' ht.
PSM	3	Pseudotsuga menziesii	Douglas Fir	6' ht.

Symbol	Qty	BOTANIC NAME	COMMON NAME	SIZE
Large Flowering Shrubs				
COS	49	Cornus sericea 'Cardinal'	Red-twig Dogwood	36"
HPT	25	Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	36"
PHY	13	Physocarpus opulifolius 'Diablo'	Burgundy-leaved Ninebark	36"
VDM	50	Viburnum dentatum 'Chicago Lustre'	Arrowwood Viburnum	36"
Small Flowering Shrubs				
AMI	25	Aronia melanocarpa 'Innocent Beauty'	Black Chokeberry	24"
HPL	10	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24"
ILV	12	Ilex verticillata	Burgundy-leaved Nettle	24"
RGL	12	Rhus aromatica 'Gro-low'	Gro-low Fragrant Sumac	24"
SMK	5	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"
Evergreen Shrubs				
JCK	54	Juniperus chinensis 'Kallay Compact'	Kallay Compact Juniper	24"
Flowering Perennials				
HSD	39	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 cont.

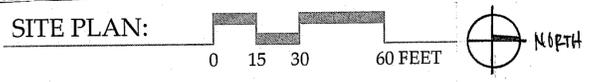


Conceptual Landscape Plan for:
PROPOSED FACILITY - MT. PROSPECT, IL
 Scale: 1" = 30'
 Date: 12-12-2017
 Drawn by: JHP
 Revised:
BALANCED ENVIRONMENTS, INC.
 17950 WEST ROUTE 173, SUITE B, OLD MILL CREEK, IL 60083
 Office: 630-395-7120 Fax: 630-433-8750
 Branch Office: 951 North Ridge Avenue, Lombard, IL 60148
 Off: 630-916-8838 Fax: 630-916-8855
LANDSCAPE PLAN



DAYTON STREET PARTNERS

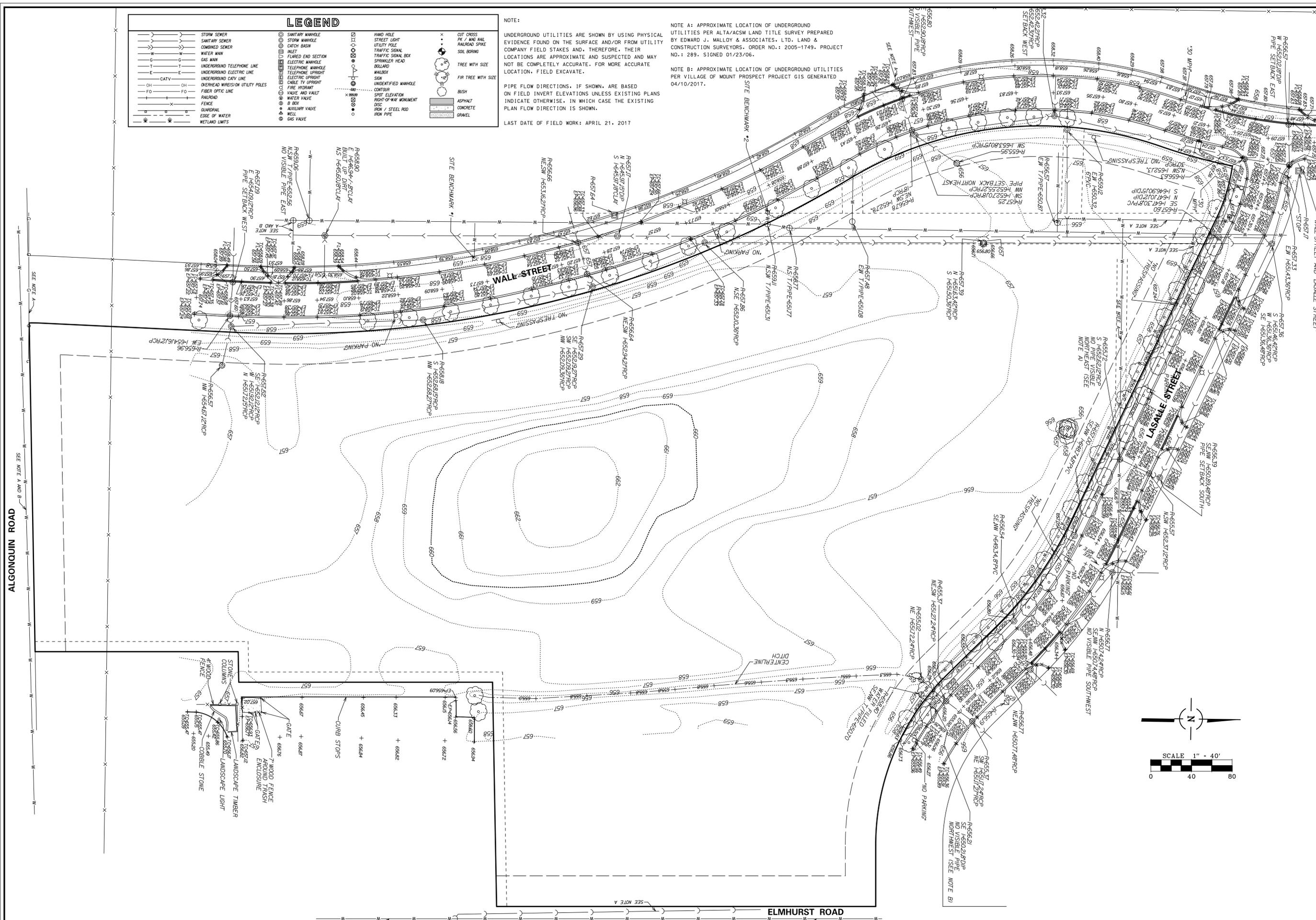
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PROPOSED FACILITY

MOUNT PROSPECT, ILLINOIS

DECEMBER 08, 2017 #17321



LEGEND			
	STORM SEWER		SANITARY MANHOLE
	SANITARY SEWER		STORM MANHOLE
	COMBINED SEWER		CATCH BASIN
	WATER MAIN		INLET
	GAS MAIN		FLARED END SECTION
	UNDERGROUND TELEPHONE LINE		ELECTRIC MANHOLE
	UNDERGROUND ELECTRIC LINE		TELEPHONE MANHOLE
	CATV		TELEPHONE UPRIGHT
	OVERHEAD WIRES ON UTILITY POLES		ELECTRIC UPRIGHT
	FIBER OPTIC LINE		CABLE TV UPRIGHT
	FIRE HYDRANT		VALVE AND VAULT
	WATER VALVE		WELL
	B BOX		AUXILIARY VALVE
	FENCE		IRON / STEEL ROD
	GUARDRAIL		IRON PIPE
	EDGE OF WATER		HAND HOLE
	WETLAND LIMITS		STREET LIGHT
			UTILITY POLE
			TRAFFIC SIGNAL
			TRAFFIC SIGNAL BOX
			SPRINKLER HEAD
			BELLAND
			MAILBOX
			SIGN
			UNIDENTIFIED MANHOLE
			CONTOUR
			SPOT ELEVATION
			RIGHT-OF-WAY MONUMENT
			DITCH
			TREE WITH SIZE
			FIR TREE WITH SIZE
			BUSH
			ASPHALT
			CONCRETE
			GRAVEL

NOTE:
 UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

NOTE A: APPROXIMATE LOCATION OF UNDERGROUND UTILITIES PER ALTA/ACSM LAND TITLE SURVEY PREPARED BY EDWARD J. MALLOY & ASSOCIATES, LTD. LAND & CONSTRUCTION SURVEYORS. ORDER NO.: 2005-1749. PROJECT NO.: 289. SIGNED 01/23/06.

NOTE B: APPROXIMATE LOCATION OF UNDERGROUND UTILITIES PER VILLAGE OF MOUNT PROSPECT PROJECT GIS GENERATED 04/10/2017.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: APRIL 21, 2017

NO.	DATE	REMARKS

EXISTING CONDITIONS

LAKE CENTER INDUSTRIAL BUILDING
 MOUNT PROSPECT, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065

SPACECO INC.

FILENAME:
 1921.02ET.DGN

DATE:
 12/13/17

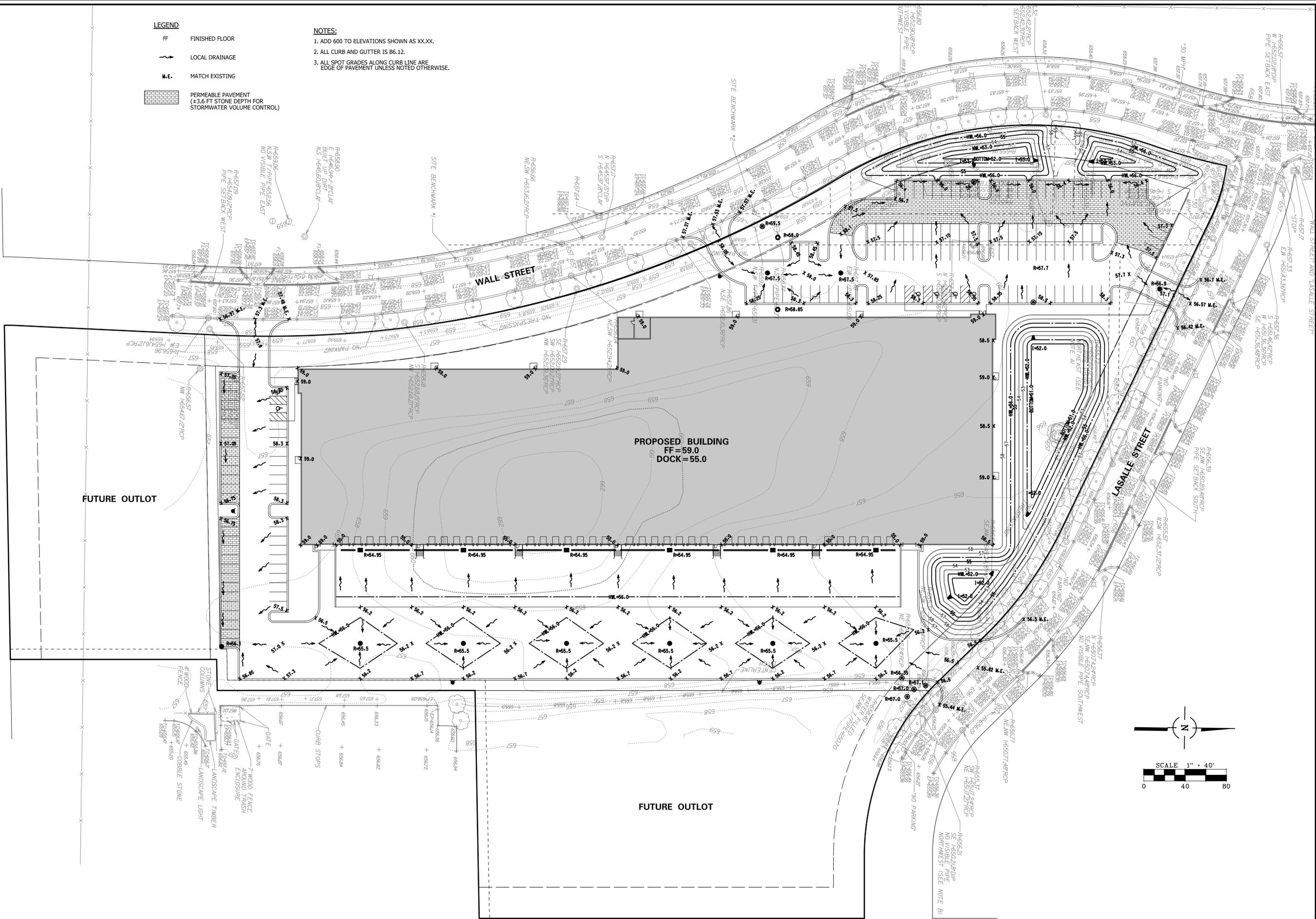
JOB NO.
 1921.02

SHEET
 ET
 2 OF 5

LEGEND

FF	FINISHED FLOOR
	LOCAL DRAINAGE
M.E.	MATCH EXISTING
	PERMEABLE PAVEMENT (3.6 FT STONE DEPTH FOR STORMWATER VOLUME CONTROL)

- NOTES:**
1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
 2. ALL CURB AND GUTTER IS B6.12.
 3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.



NO.	DATE	REMARKS
1	12/14/17	PER CLIENT REVIEW

GRADING PLAN

LAKE CENTER INDUSTRIAL BUILDING
MOUNT PROSPECT, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

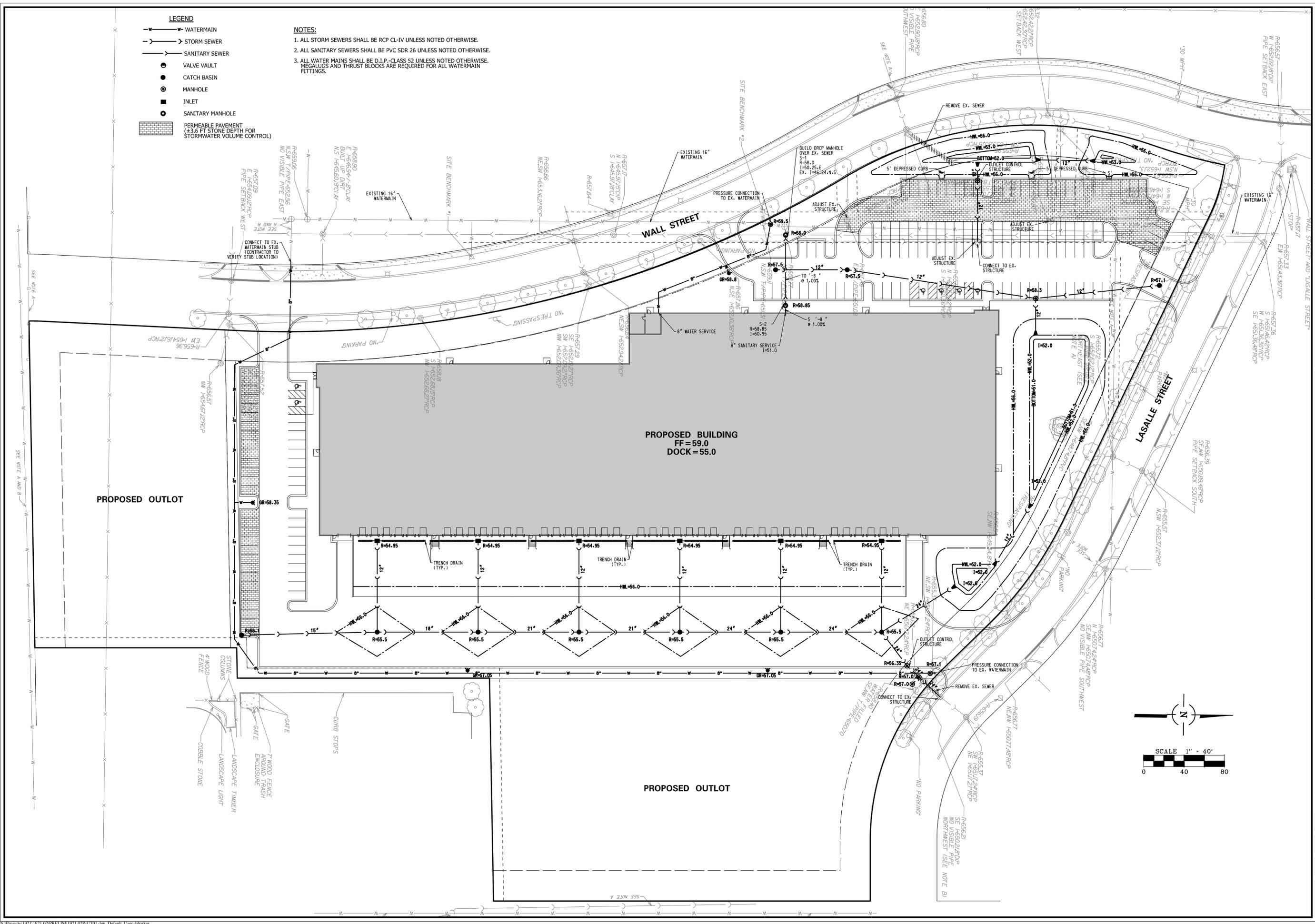
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065



FILENAME: 1921.02GR01.DGN
DATE: 12/13/17
JOB NO. 1921.02
SHEET GR 3 OF 5

- LEGEND**
- W — WATERMAIN
 - S — STORM SEWER
 - SANITARY SEWER
 - VALVE VAULT
 - CATCH BASIN
 - MANHOLE
 - INLET
 - SANITARY MANHOLE
 - PERMEABLE PAVEMENT (+3.6 FT STONE DEPTH FOR STORMWATER VOLUME CONTROL)

- NOTES:**
1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.



NO.	DATE	REMARKS
1	12/14/17	PER CLIENT REVIEW

NO.	DATE	REMARKS

UTILITY PLAN

LAKE CENTER INDUSTRIAL BUILDING
MOUNT PROSPECT, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

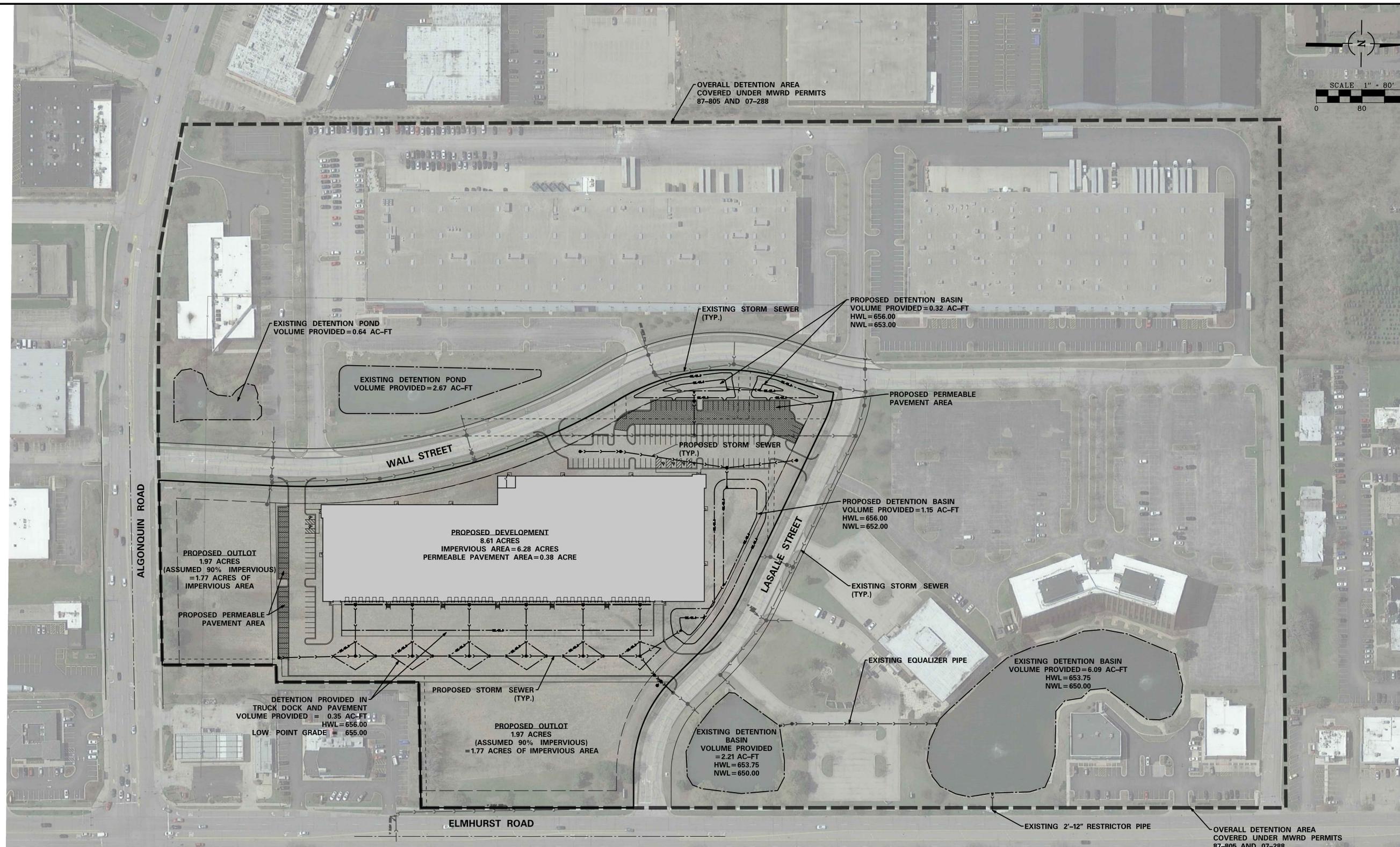


FILENAME:
1921.02UT01.DGN

DATE:
12/13/17

JOB NO.
1921.02

SHEET
UT
4 OF 5



DETENTION SUMMARY

DETENTION FOR 12.0 ACRE DEVELOPMENT AREA WAS PERMITTED UNDER MWRD PERMIT 87-805 AND 07-288. ORIGINAL PERMIT ASSUMED C=0.70. CURRENT DEVELOPMENT PLAN HAS C=0.80.

ADDITIONAL DETENTION SHALL BE PROVIDED FOR INCREASE IN "C" FACTOR

DETENTION PROVIDED UNDER PERMIT 87-805 AND 07-288 (C=0.70) = 2.04 AC-FT

DETENTION REQUIRED UNDER CURRENT ORDINANCE REQUIREMENTS = 3.65 AC-FT

DIFFERENCE TO BE PROVIDED ON SITE = 1.61 AC-FT

NEW "C" CALCULATION

$$C = \frac{9.33(0.90) + 2.67(0.45)}{12}$$

C=0.80

VOLUME CONTROL SUMMARY

- VOLUME REQUIRED FOR PROPOSED DEVELOPMENT SITE (8.61 AC), 1" OVER IMPERVIOUS SURFACES (5.9 AC.) VOLUME REQUIRED = 0.49 AC-FT
- VOLUME TO BE PROVIDED BELOW BASIN OUTLETS (12" MAX DEPTH) AND IN STONE (±3.6' DEPTH) BELOW PERMEABLE PAVEMENT AREAS.
- NOTE - OUTLOTS WILL PROVIDE THEIR OWN VOLUME AT THE TIME THEY ARE DEVELOPED ON THEIR SITES.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	12/14/17	PER CLIENT REVIEW

DRAINAGE PLAN

LAKE CENTER INDUSTRIAL BUILDING
MOUNT PROSPECT, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065



FILENAME:
1921.02DR01.DGN

DATE:
12/13/17

JOB NO.
1921.02

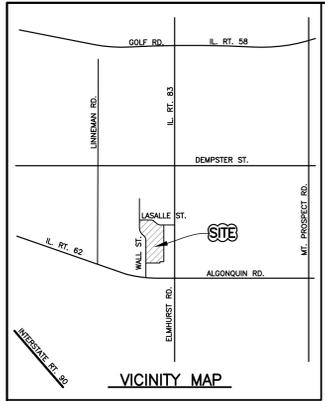
SHEET
DR
5 OF 5

ALTA/NSPS LAND TITLE SURVEY

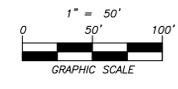
OF

THAT PART OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1988, AS DOCUMENT 88291118, BEING BOUNDARY AND BEING THE MOST NORTHERLY CORNER OF SAID LOT 10; THE FOLLOWING 5 COURSES ARE ALONG THE NORTHERLY LINE OF SAID LOT 10, BEING ALSO THE SOUTHERLY LINE OF LASALLE STREET; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 167.00 FEET, AN ARC DISTANCE OF 52.52 FEET TO A POINT OF TANGENT IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 72 DEGREES 25 MINUTES 08 SECONDS EAST, 52.50 FEET); THENCE SOUTH 63 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 332.98 FEET TO A POINT OF CURVE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 367.00 FEET, AN ARC DISTANCE OF 128.10 FEET TO A POINT OF TANGENT IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 53 DEGREES 54 MINUTES 37 SECONDS EAST, 127.45 FEET); THENCE SOUTH 43 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 65.09 FEET TO A POINT OF CURVE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 233.00 FEET, AN ARC DISTANCE OF 10.59 FEET (THE CHORD OF SAID ARC BEARS SOUTH 44 DEGREES 42 MINUTES 44 SECONDS EAST, 10.56 FEET); THENCE SOUTH 00 DEGREES 50 MINUTES 20 SECONDS WEST, A DISTANCE OF 440.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE CONTINUING SOUTH 00 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 250.00 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST ALONG A LINE OF SAID LOT 8, A DISTANCE OF 30.00 FEET TO A CORNER OF SAID LOT 9; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, A DISTANCE OF 313.68 FEET TO THE WEST LINE OF SAID LOT 8; THE FOLLOWING 4 COURSES ARE ALONG THE WESTERLY LINE OF SAID LOTS 8, 9 AND 10, BEING ALSO THE EASTERLY LINE OF WALL STREET; THENCE NORTH 03 DEGREES 32 MINUTES 53 SECONDS EAST, A DISTANCE OF 11.19 FEET TO A POINT OF CURVE IN SAID LINE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1077.97 FEET, AN ARC DISTANCE OF 631.08 FEET TO A POINT OF REVERSE CURVE IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 13 DEGREES 13 MINUTES 43 SECONDS WEST, 622.11 FEET); THENCE NORTHERLY ALONG A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 363.73 FEET, AN ARC DISTANCE OF 317.42 FEET TO A POINT OF REVERSE CURVE IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 05 DEGREES 00 MINUTES 00 SECONDS WEST, 307.44 FEET); THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 532.07 FEET, AN ARC DISTANCE OF 73.11 FEET TO THE POINT OF BEGINNING (THE CHORD OF SAID ARC BEARS NORTH 16 DEGREES 03 MINUTES 49 SECONDS EAST, 73.05 FEET), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: SOUTHEAST CORNER OF WALL ST. AND LASALLE ST., MOUNT PROSPECT, ILLINOIS

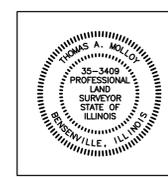
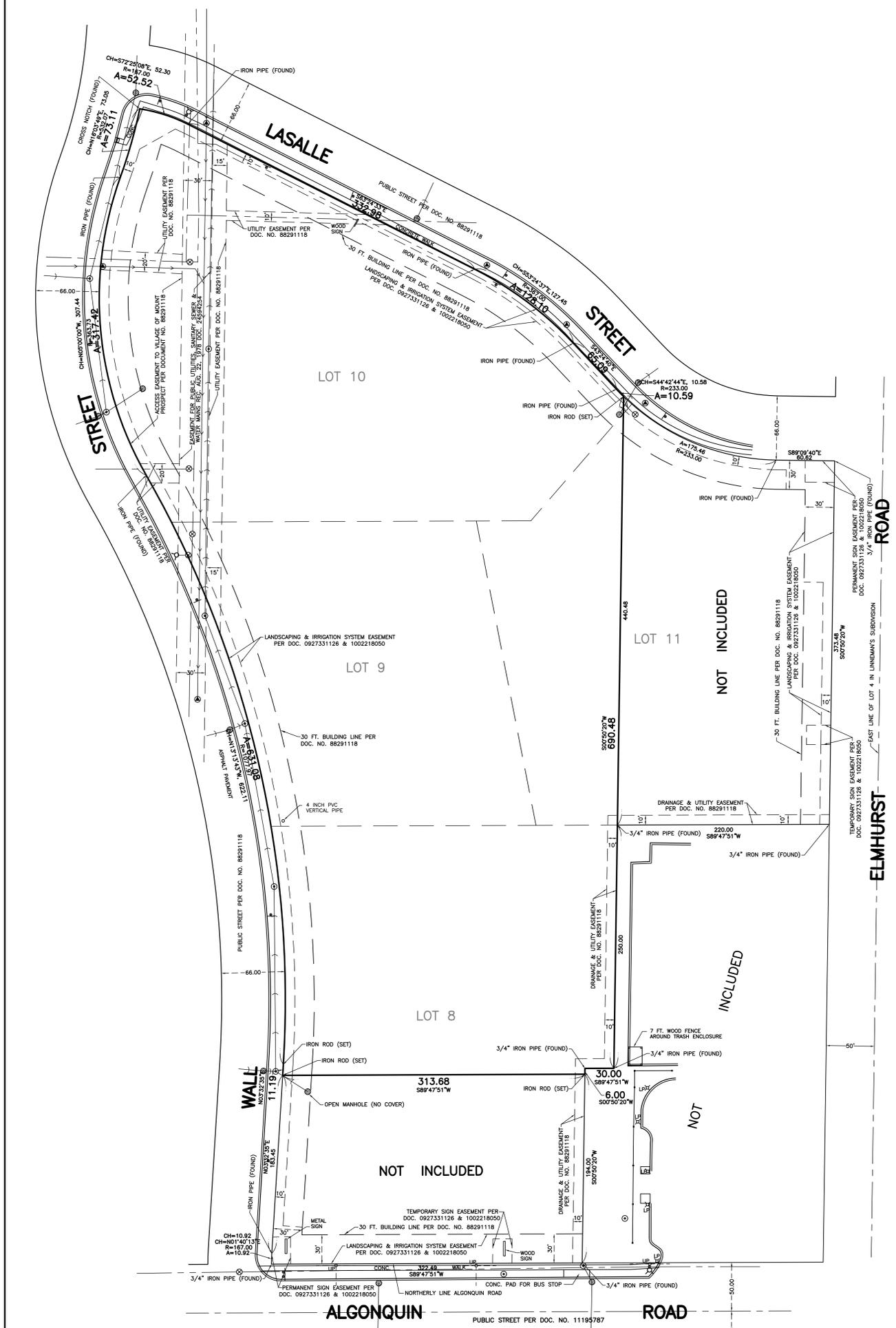


- LEGEND:**
- Sanitary Manhole
 - Storm Catch Basin/Inlet
 - Storm Manhole
 - Fire Hydrant w/B-Box
 - Water Valve Vault
 - Street Light
 - Traffic Sign
 - Flared End Section
 - Gas Valve
 - Utility Pole w/Overhead Wires
 - Water Manhole
 - Telephone Manhole



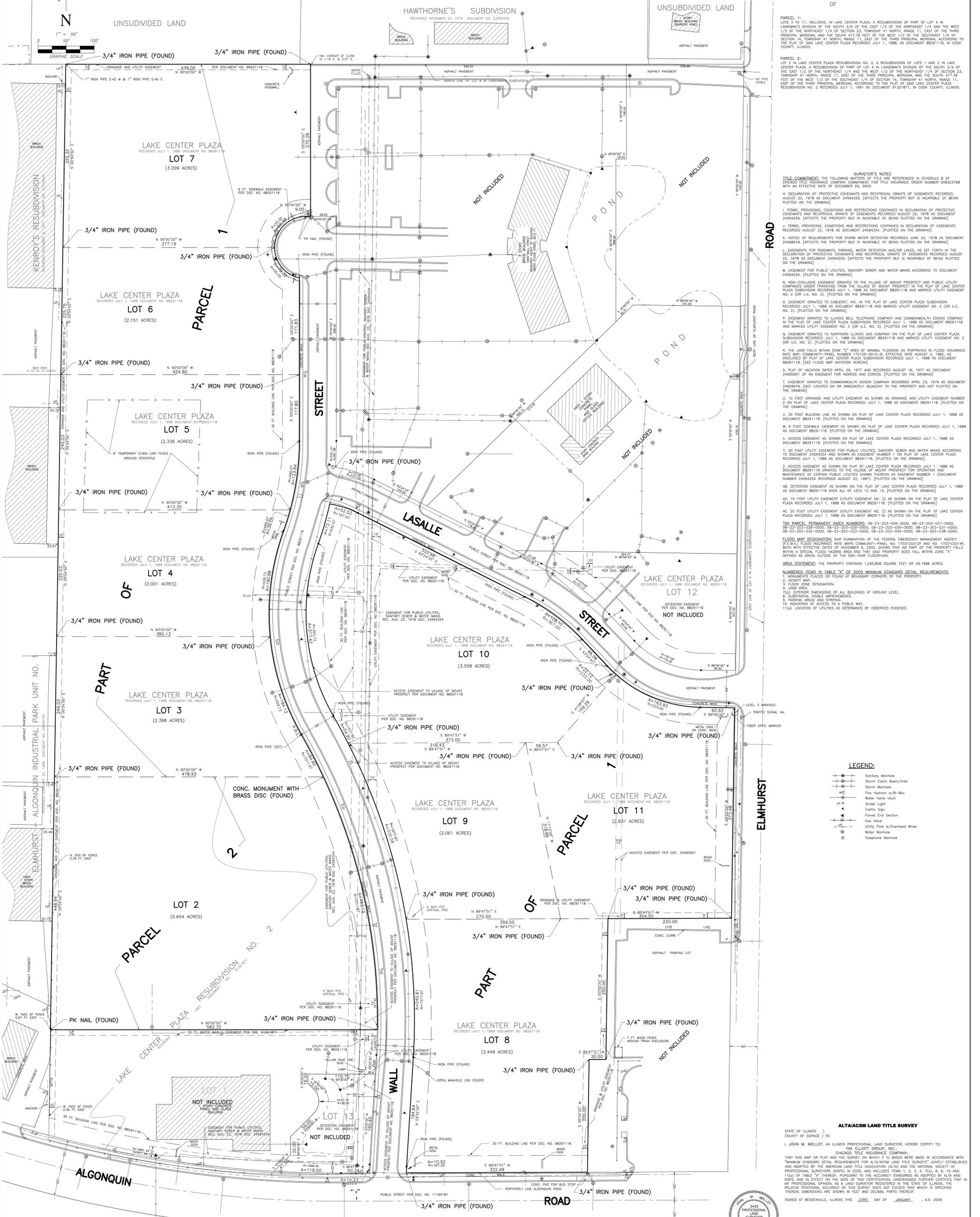
SURVEYOR'S NOTES

- TITLE COMMITMENT:** THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1401 008884557 D WITH AN EFFECTIVE DATE OF MARCH 29, 2017:
- C. DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED MAY 15, 1978 AND RECORDED AUGUST 22, 1978 AS DOCUMENT 24594254, AMENDED BY RESTATED DECLARATION RECORDED SEPTEMBER 30, 2009 AS DOCUMENT NUMBER 0927331126 AND RE-RECORDED JANUARY 22, 2010 AS DOCUMENT 1002218050, MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 9, 1970 AND KNOWN AS TRUST NUMBER 40686; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1983 AND KNOWN AS TRUST NUMBER 31535; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1976 AND KNOWN AS TRUST NUMBER 49501; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1977 AND KNOWN AS TRUST NUMBER 42143; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1978 AND KNOWN AS TRUST NUMBER 47207 TO PROVIDE FOR THE PRESERVATION OF THE VALUES AND AMENITIES OF THE TOTAL PROPERTY AND TO CREATE CERTAIN EASEMENTS APPURTENANT TO THE SAID PARCELS AND TO PROVIDE FOR THE USE, MAINTENANCE, REPAIR, REPLACEMENT AND ADMINISTRATION OF THE TOTAL PROPERTY AND PORTIONS THEREOF AND TO ESTABLISH THE PERSONS ENTITLED TO USE OF CERTAIN FACILITIES LOCATED THEREON AND THEIR RESPECTIVE SHARES OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND ADMINISTRATION OF SAME, AMENDED AND RESTATED DECLARATION AND RECIPROCAL GRANTS OF EASEMENTS AND RE-RECORDED JANUARY 22, 2010 AS DOCUMENT 1002218050 (AFFECTS PART OF THE UNDERLYING LAND AND OTHER PROPERTY) [EASEMENTS PLOTTED ON THE DRAWING]**
- D. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS RECORDED AUGUST 22, 1978 AS DOCUMENT 24594254, AMENDED BY RESTATED DECLARATION RECORDED SEPTEMBER 30, 2009 AS DOCUMENT NUMBER 0927331126 AND RE-RECORDED JANUARY 22, 2010 AS DOCUMENT 1002218050, MAKE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 9, 1970 AND KNOWN AS TRUST NUMBER 40686; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1983 AND KNOWN AS TRUST NUMBER 31535; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1976 AND KNOWN AS TRUST NUMBER 49501; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1977 AND KNOWN AS TRUST NUMBER 42143; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1978 AND KNOWN AS TRUST NUMBER 47207 TO PROVIDE FOR THE PRESERVATION OF THE VALUES AND AMENITIES OF THE TOTAL PROPERTY AND TO CREATE CERTAIN EASEMENTS APPURTENANT TO THE SAID PARCELS AND TO PROVIDE FOR THE USE, MAINTENANCE, REPAIR, REPLACEMENT AND ADMINISTRATION OF THE TOTAL PROPERTY AND PORTIONS THEREOF AND TO ESTABLISH THE PERSONS ENTITLED TO USE OF CERTAIN FACILITIES LOCATED THEREON AND THEIR RESPECTIVE SHARES OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND ADMINISTRATION OF SAME, AMENDED AND RESTATED DECLARATION AND RECIPROCAL GRANTS OF EASEMENTS AND RE-RECORDED JANUARY 22, 2010 AS DOCUMENT 1002218050 (AFFECTS PART OF THE UNDERLYING LAND AND OTHER PROPERTY) [EASEMENTS PLOTTED ON THE DRAWING]**
- E. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF EASEMENT AND RECORDED AUGUST 22, 1978 AS DOCUMENT 24594254, (AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY) [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING]**
- F. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED JUNE 20, 1978 AS DOCUMENT 24498918, (AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY) [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING]**
- G. EASEMENTS FOR ROADWAYS, PARKING, WATER RETENTION AND/OR LAKES, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS RECORDED AUGUST 22, 1978 AS DOCUMENT 24594254, ON THE LAND NOW IN QUESTION AND OTHER LAND, FOR THE BENEFIT OF THE LAND AND OTHER PROPERTY [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING]**
- H. EASEMENT FOR PUBLIC UTILITIES, SANITARY SEWER AND WATER MAINS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND AS CREATED BY DECLARATION OF EASEMENT RECORDED AUGUST 22, 1978 AS DOCUMENT 24594254. SAID DECLARATION RESERVES THE RIGHT TO RELOCATE SAID EASEMENT AS NECESSARY TO ACCOMMODATE CONSTRUCTION, MAKE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 9, 1970 AND KNOWN AS TRUST NUMBER 40686; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1983 AND KNOWN AS TRUST NUMBER 31535; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1976 AND KNOWN AS TRUST NUMBER 49501; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1977 AND KNOWN AS TRUST NUMBER 42143; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1978 AND KNOWN AS TRUST NUMBER 47207 TO PROVIDE FOR THE PRESERVATION OF THE VALUES AND AMENITIES OF THE TOTAL PROPERTY AND TO CREATE CERTAIN EASEMENTS APPURTENANT TO THE SAID PARCELS AND TO PROVIDE FOR THE USE, MAINTENANCE, REPAIR, REPLACEMENT AND ADMINISTRATION OF THE TOTAL PROPERTY AND PORTIONS THEREOF AND TO ESTABLISH THE PERSONS ENTITLED TO USE OF CERTAIN FACILITIES LOCATED THEREON AND THEIR RESPECTIVE SHARES OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND ADMINISTRATION OF SAME, AMENDED AND RESTATED DECLARATION AND RECIPROCAL GRANTS OF EASEMENTS AND RE-RECORDED JANUARY 22, 2010 AS DOCUMENT 1002218050 (AFFECTS PART OF THE UNDERLYING LAND AND OTHER PROPERTY) [PLOTTED ON THE DRAWING]**
- I. A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE AS RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 TO THE VILLAGE OF MOUNT PROSPECT, ILLINOIS GAS COMPANY, CABINET, INC., THE ILLINOIS BELL TELEPHONE COMPANY AND THE ILLINOIS LIGHT AND POWER COMPANY OPERATING UNDER FRANCHISE FROM THE VILLAGE OF MOUNT PROSPECT INCLUDING, BUT NOT LIMITED TO, THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, THE ILLINOIS LIGHT AND POWER COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE LINES AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE LINES AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE LINES AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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. NO PERMANENT BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION. (AFFECTS THE WEST 15 FEET OF THE WEST 1/2 OF LOTS 1 TO 6, BOTH INCLUSIVE, THE WEST 10 FEET AND THE NORTH 10 FEET OF LOT 7; THE EAST 10 FEET OF THE SOUTH 210 FEET OF LOT 8 AND THE SOUTH 10 FEET OF THE EAST 30 FEET OF THE NORTH 250 FEET OF LOT 8 AND THE EAST 10 FEET OF THE NORTH 220 FEET OF LOT 11; THE NORTHERLY PORTION OF LOT 10; 15 FEET IN THE NORTHERLY PORTION OF LOT 9; 15 FEET IN THE WESTERLY PORTION OF LOT 10; 20 FEET IN THE SOUTHWESTERLY PORTION OF LOT 10; 20 FEET IN THE NORTHERLY PORTION OF LOT 10; 20 FEET IN THE SOUTHERLY PORTION OF LOT 1 AND THE SOUTH 20 FEET OF LOT 13. NOTE: FOR EXACT LOCATIONS OF SAID EASEMENTS SEE PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118) [PLOTTED ON THE DRAWING]**
- J. AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 TO CABINET, INC., ITS SUCCESSORS AND ASSIGNS SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND SIGNALS IN OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE LINES AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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. NO PERMANENT BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION. (AFFECTS THE WEST 15 FEET OF THE WEST 1/2 OF LOTS 1 TO 6, BOTH INCLUSIVE, THE WEST 10 FEET AND THE NORTH 10 FEET OF LOT 7; THE EAST 10 FEET OF THE SOUTH 210 FEET OF LOT 8 AND THE SOUTH 10 FEET OF THE EAST 30 FEET OF THE NORTH 250 FEET OF LOT 8 AND THE EAST 10 FEET OF THE NORTH 220 FEET OF LOT 11; THE NORTHERLY PORTION OF LOT 10; 15 FEET IN THE NORTHERLY PORTION OF LOT 9; 15 FEET IN THE WESTERLY PORTION OF LOT 10; 20 FEET IN THE SOUTHWESTERLY PORTION OF LOT 10; 20 FEET IN THE NORTHERLY PORTION OF LOT 10; 20 FEET IN THE SOUTHERLY PORTION OF LOT 1 AND THE SOUTH 20 FEET OF LOT 13. NOTE: FOR EXACT LOCATIONS OF SAID EASEMENTS SEE PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118) [PLOTTED ON THE DRAWING]**
- K. AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 TO CABINET, INC., ITS SUCCESSORS AND ASSIGNS SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND SIGNALS IN OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE LINES AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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. NO PERMANENT BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION. (AFFECTS THE WEST 15 FEET OF THE WEST 1/2 OF LOTS 1 TO 6, BOTH INCLUSIVE, THE WEST 10 FEET AND THE NORTH 10 FEET OF LOT 7; THE EAST 10 FEET OF THE SOUTH 210 FEET OF LOT 8 AND THE SOUTH 10 FEET OF THE EAST 30 FEET OF THE NORTH 250 FEET OF LOT 8 AND THE EAST 10 FEET OF THE NORTH 220 FEET OF LOT 11; THE NORTHERLY PORTION OF LOT 10; 15 FEET IN THE NORTHERLY PORTION OF LOT 9; 15 FEET IN THE WESTERLY PORTION OF LOT 10; 20 FEET IN THE SOUTHWESTERLY PORTION OF LOT 10; 20 FEET IN THE NORTHERLY PORTION OF LOT 10; 20 FEET IN THE SOUTHERLY PORTION OF LOT 1 AND THE SOUTH 20 FEET OF LOT 13. NOTE: FOR EXACT LOCATIONS OF SAID EASEMENTS SEE PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118) [PLOTTED ON THE DRAWING]**
- L. PLAT OF VACATION DATED APRIL 29, 1977 AND RECORDED AUGUST 16, 1977 AS DOCUMENT 24069091 OF THE FOLLOWING: AN EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ABOVE THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS: THE WEST 250.00 FEET OF THE EAST 300.00 FEET OF THE 864.65 FEET OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. [PLOTTED ON THE DRAWING]**
- M. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL, MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY RECORDED APRIL 23, 1979 AS DOCUMENT 24929979, (AFFECTS PART OF THE UNDERLYING LAND AND OTHER PROPERTY) [NOT LOCATED ON OR IMMEDIATELY ADJACENT TO THE PROPERTY AND NOT PLOTTED ON THE DRAWING]**
- N. A 10 FOOT DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT OF (DRAINAGE AND UTILITY EASEMENT NUMBER 2) RECORDED JULY 1, 1988 AS DOCUMENT 88291118 IN, UPON, UNDER, OVER AND ALONG THE FOLLOWING: [PLOTTED ON THE DRAWING]**
- O. A 30 FOOT BUILDING LINE AS SHOWN ON PLAT OF RECORDED JULY 1, 1988 AS DOCUMENT 88291118, OVER AND ALONG THE FOLLOWING: THE WESTERLY 30 FEET AND SOUTH 30 FEET OF LOT 8; THE WESTERLY 30 FEET OF LOT 9; THE WESTERLY 30 FEET AND NORTHEASTERLY 30 FEET OF LOT 10; THE NORTHEASTERLY 30 FEET AND THE EASTERLY 30 FEET OF LOT 11. [PLOTTED ON THE DRAWING]**
- P. A 30 FOOT UTILITY EASEMENT FOR PUBLIC UTILITIES, SANITARY SEWER AND WATER MAINS ACCORDING TO DOCUMENT 24594254 (EASEMENT NUMBER 1), AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118 IN, UPON, UNDER, OVER AND ALONG THE FOLLOWING: THE NORTHWESTERLY PORTION OF LOT 9, THE WESTERLY PORTION OF LOT 10. NOTE: FOR EXACT LOCATION OF SAID EASEMENT SEE AFORESAID PLAT OF SUBDIVISION. [PLOTTED ON THE DRAWING]**
- Q. ACCESS EASEMENT AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118 GRANTED TO THE VILLAGE OF MOUNT PROSPECT FOR OPERATION AND MAINTENANCE OF CERTAIN PUBLIC UTILITIES SHOWN THEREON AS EASEMENT NUMBER 1 (DOCUMENT NUMBER 24594254 RECORDED AUGUST 22, 1987) UPON THE AREAS DESIGNATED ON SAID PLAT AS ACCESS EASEMENT (AFFECTS THE NORTHWESTERLY PORTION OF LOT 9, THE WESTERLY PORTION OF LOT 10.) (NOTE: FOR EXACT LOCATION OF SAID ACCESS EASEMENT SEE AFORESAID PLAT OF SUBDIVISION. [PLOTTED ON THE DRAWING]**
- R. DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED MAY 15, 1978 AND RECORDED AUGUST 22, 1978 AS DOCUMENT 24594254, AMENDED BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 9, 1970 AND KNOWN AS TRUST NUMBER 40686; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1983 AND KNOWN AS TRUST NUMBER 31535; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1976 AND KNOWN AS TRUST NUMBER 49501; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1977 AND KNOWN AS TRUST NUMBER 42143; LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1978 AND KNOWN AS TRUST NUMBER 47207 TO PROVIDE FOR THE PRESERVATION OF THE VALUES AND AMENITIES OF THE TOTAL PROPERTY AND TO CREATE CERTAIN EASEMENTS APPURTENANT TO ONE OR MORE OF THE SAID PARCELS AND TO PROVIDE FOR THE USE, MAINTENANCE, REPAIR, REPLACEMENT AND ADMINISTRATION OF THE TOTAL PROPERTY AND PORTIONS THEREOF AND TO ESTABLISH THE PERSONS ENTITLED TO USE OF CERTAIN FACILITIES LOCATED THEREON AND THEIR RESPECTIVE SHARES OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND ADMINISTRATION OF SAME. (AFFECTS PART OF THE UNDERLYING LAND AND OTHER PROPERTY) [EASEMENTS PLOTTED ON THE DRAWING]**
- S. A 15 FOOT UTILITY EASEMENT (UTILITY EASEMENT NO. 2) AS SHOWN ON PLAT OF RECORDED JULY 1, 1988 AS DOCUMENT 88291118 IN, UPON, UNDER, OVER AND ALONG THE FOLLOWING: THE NORTHWESTERLY PORTION OF LOT 9 AND THE WESTERLY PORTION OF LOT 10. NOTE: FOR EXACT LOCATION OF SAID EASEMENT, SEE THE AFORESAID PLAT OF SUBDIVISION. [PLOTTED ON THE DRAWING]**
- T. A 20 FOOT UTILITY EASEMENT (UTILITY EASEMENT NO. 2) AS SHOWN ON THE PLAT OF RECORDED JULY 1, 1988 AS DOCUMENT 88291118 IN, UPON, UNDER, OVER AND ALONG THE FOLLOWING: THE SOUTHWESTERLY PORTION OF LOT 10 AND THE NORTHWESTERLY PORTION OF LOT 10. NOTE: FOR EXACT LOCATION OF SAID EASEMENT, SEE THE AFORESAID PLAT OF SUBDIVISION. [PLOTTED ON THE DRAWING]**
- U. AN EASEMENT IN FAVOR OF VILLAGE OF MOUNT PROSPECT, THE COMMONWEALTH EDISON COMPANY, CABINET, INC., THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 88291118, AFFECTING THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2. [PLOTTED ON THE DRAWING]**
- TAX PARCEL PERMANENT INDEX NUMBER:**
PART OF 08-23-203-031-0000
PART OF 08-23-203-032-0000
PART OF 08-23-203-033-0000
PART OF 08-23-203-034-0000
- TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED:** SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.
- TABLE A - ITEM 2 STATEMENT AS TO ADDRESS:** THE PROPERTY SURVEYED IS VACANT, NO ADDRESS OBSERVED, MOUNT PROSPECT, ILLINOIS.
- TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION:** OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 170310212J AND 170310214J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOW THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DETERMINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA:** THE PROPERTY CONTAINS 375,218 SQUARE FEET OR 8.6138 ACRES.
- TABLE A - ITEM 5 STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS:** SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. OUR EXAMINATION OF THE OFFICIAL VILLAGE OF MOUNT PROSPECT ZONING MAP FINDS UNDERLYING LOTS 8, 9, 10 & 11 TO BE ZONED "OR" AND UNDERLYING LOT 8 TO BE ZONED "1-1".
- TABLE A - ITEM 6 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED:** SURVEYOR HAS SHOWN LOCATION OF VISIBLE FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.
- TABLE A - ITEM 7 STATEMENT AS TO PAINT STRIPED PARKING SPACES:** THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 0 EXISTING PAINT STRIPED PARKING SPACES INCLUDING 0 DESIGNATED HANDICAP PARKING SPACES.
- TABLE A - ITEM 8 STATEMENT REGARDING EXISTING UTILITIES:** SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.
- TABLE A - ITEM 9 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION:** SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.
- TABLE A - ITEM 10 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES:** SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTINGATED OR PROPOSED AND FINDS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TABLE A - ITEM 11 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE:** PROFESSIONAL LIABILITY INSURANCE CERTIFICATE OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:
CITIMARK REALTY PARTNERS, LLC;
CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 11, 16, 17 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2016. CHANGES ARE SHOWN WITH DASHED LINES AND DIMENSIONED PARTS WITH DIMENSIONS.
SIGNED AT BENSENVILLE, ILLINOIS THIS 25TH DAY OF AUGUST, A.D. 2017
EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
AN ILLINOIS PROFESSIONAL FIRM - LICENSE NO. 184-004840
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509-09
VALID ONLY WITH EMBOSSED SEAL (EXPIRES NOVEMBER 30, 2016 AND IS RENEWABLE)

PLAT OF SURVEY



PARCEL 1:
LOTS 3 TO 11, INCLUSIVE, IN LAKE CENTER PLAZA, A RESUBDIVISION OF PART OF LOT 4 IN LINDEMAN'S DIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE CENTER PLAZA RECORDED JULY 1, 1988, AS DOCUMENT 88291118, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 2 IN LAKE CENTER PLAZA, A RESUBDIVISION OF PART OF LOT 4 IN LINDEMAN'S DIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE CENTER PLAZA RECORDED JULY 1, 1988, AS DOCUMENT 88291118, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

TITLE COMMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMENT FOR TITLE INSURANCE ORDER NUMBER 000323768 WITH AN EFFECTIVE DATE OF DECEMBER 20, 2005.

H. DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS RECORDED AUGUST 22, 1978 AS DOCUMENT 24594255. [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING.]

I. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS RECORDED AUGUST 22, 1978 AS DOCUMENT 24594255. [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING.]

J. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF EASEMENTS RECORDED AUGUST 22, 1978 AS DOCUMENT 24594254. [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING.]

K. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED JUNE 20, 1978 AS DOCUMENT 24489818. [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING.]

L. EASEMENTS FOR ROADWAYS, PARKING, WATER RETENTION AND/OR LAWS, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS RECORDED AUGUST 22, 1978 AS DOCUMENT 24594255. [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING.]

M. EASEMENT FOR PUBLIC UTILITIES, SANITARY SEWER AND WATER MAINS ACCORDING TO DOCUMENT 24594254. [PLOTTED ON THE DRAWING.]

N. NON-EXCLUSIVE EASEMENT GRANTED TO THE VILLAGE OF MOUNT PROSPECT AND PUBLIC UTILITY COMPANIES UNDER FRANCHISE FROM THE VILLAGE OF MOUNT PROSPECT IN THE PLAT OF LAKE CENTER PLAZA SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2). [PLOTTED ON THE DRAWING.]

O. EASEMENT GRANTED TO CARLENT, INC. IN THE PLAT OF LAKE CENTER PLAZA SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2). [PLOTTED ON THE DRAWING.]

P. EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH Edison COMPANY IN THE PLAT OF LAKE CENTER PLAZA SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2). [PLOTTED ON THE DRAWING.]

Q. EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY IN THE PLAT OF LAKE CENTER PLAZA SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 AND MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2). [PLOTTED ON THE DRAWING.]

R. THE LAND FALLS WITHIN ZONE "C" AREA OF MINIMAL FLOODING AS PORTRAYED IN FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 17029-001-05 EFFECTIVE DATE AUGUST 2, 1985 AS DISCLOSED BY PLAT OF LAKE CENTER PLAZA SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118.

S. PLAT OF VACATION DATED APRIL 29, 1977 AND RECORDED AUGUST 16, 1977 AS DOCUMENT 24609901 OF AN EASEMENT FOR INGRESS AND EGRESS. [PLOTTED ON THE DRAWING.]

T. EASEMENT GRANTED TO COMMONWEALTH Edison COMPANY RECORDED APRIL 23, 1979 AS DOCUMENT 24609901. [NOT LOCATED ON OR IMMEDIATELY ADJACENT TO THE PROPERTY AND NOT PLOTTED ON THE DRAWING.]

U. 10 FOOT DRAINAGE AND UTILITY EASEMENT AS SHOWN AS DRAINAGE AND UTILITY EASEMENT NUMBER 2 ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118. [PLOTTED ON THE DRAWING.]

V. 30 FOOT BUILDING LINE AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118. [PLOTTED ON THE DRAWING.]

W. 6 FOOT SIDEWALK EASEMENT AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118. [PLOTTED ON THE DRAWING.]

X. ACCESS EASEMENT AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118. [PLOTTED ON THE DRAWING.]

Y. 30 FOOT UTILITY EASEMENT FOR PUBLIC UTILITIES, SANITARY SEWER AND WATER MAINS ACCORDING TO DOCUMENT 24594254 AND SHOWN AS EASEMENT NUMBER 1 ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118. [PLOTTED ON THE DRAWING.]

Z. ACCESS EASEMENT AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118 GRANTED TO THE VILLAGE OF MOUNT PROSPECT FOR OPERATION AND MAINTENANCE OF CERTAIN PUBLIC UTILITIES SHOWN AS EASEMENT NUMBER 1 (DOCUMENT NUMBER 24594254 RECORDED AUGUST 22, 1978). [PLOTTED ON THE DRAWING.]

AA. DETENTION EASEMENT AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118 OVER ALL OF LOTS 12 AND 13. [PLOTTED ON THE DRAWING.]

AB. 20 FOOT UTILITY EASEMENT (UTILITY EASEMENT NO. 2) AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118. [PLOTTED ON THE DRAWING.]

AC. 20 FOOT UTILITY EASEMENT (UTILITY EASEMENT NO. 2) AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118. [PLOTTED ON THE DRAWING.]

TAX PARCEL PERMANENT INDEX NUMBERS: 08-23-203-026-0000, 08-23-203-027-0000, 08-23-203-028-0000, 08-23-203-029-0000, 08-23-203-030-0000, 08-23-203-031-0000, 08-23-203-032-0000, 08-23-203-033-0000, 08-23-203-034-0000, 08-23-203-038-0000.

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NO. 170310021P AND NO. 170310021M, BOTH WITH EFFECTIVE DATES OF NOVEMBER 6, 2000, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT THE PROPERTY DOES FALL WITHIN ZONE "C" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN.

AREA STATEMENT: THE PROPERTY CONTAINS 1,295,858 SQUARE FEET OR 29.7488 ACRES.

NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:

1. MONUMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY.

2. VACANT MAP.

3. FLOOD ZONE DESIGNATION.

4. LOT AREA.

7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.

8. SUBSTANTIAL VISIBLE IMPROVEMENTS.

9. PARKING AREAS AND STRIPS.

10. INDICATION OF ACCESS TO A PUBLIC WAY.

11(a). LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.

LEGEND:

	Sanitary Manhole
	Storm Catch Basin/Inlet
	Storm Manhole
	Fire Hydrant w/B-Box
	Water Valve Vault
	Street Light
	Traffic Sign
	Flood End Section
	Gas Valve
	Utility Pole w/Overhead Wires
	Water Manhole
	Telephone Manhole

ALTA/ACSM LAND SURVEY

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:
THE ELLIOTT GROUP, INC.,
CHICAGO TITLE INSURANCE COMPANY,

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10 AND 11(a) OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSenville, ILLINOIS THIS 23RD DAY OF JANUARY, A.D. 2006

JOHN M. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432
MY LICENSE EXPIRES NOVEMBER 30, 2006 AND IS RENEWABLE

APRIL 6, 2006. PLAT & LEGAL DESCRIPTION REVISED TO EXCLUDE LOT 13.

