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PREPARED BY:
Everette M. Hill
KLEIN, THORPE AND JENKINS LTD.
20 N. Wacker Dr., Suite 1660
Chicago, Illinois 60606



Doc#: 0609731131 Fee: \$102.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/07/2006 04:04 PM Pg: 1 of 16

AFTER RECORDING RETURN TO:
**RECORDER'S BOX
324 (EMH/PB)**

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS RECORDING COVER SHEET

FOR

**ORDINANCE 06-1276 GRANTING APPROVAL
FOR PRELIMINARY AND FINAL PLAT OF
CROWN'S RESUBDIVISION**

**ADDRESS: 332 AND 338 EATON STREET
PINS: 04-24-400-040 AND 04-24-400-041**

**After recording return to:
RECORDER'S BOX 324 (EMH/PB)**

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Property of Cook County Clerk's Office

I, Mark J. Morien, duly appointed Village Clerk of the Village of Northfield, Cook County, Illinois do hereby certify that the attached is a true and complete original Ordinance No. 06-1276 granting approval for a preliminary and final Plat of Crown's R-Subdivision, to consolidate two lots, 332 and 338 Eaton Street into one single family lot, to be recorded and attached to the following addresses:

332 Eaton Street, Northfield, Cook County, Illinois 60093
Real Estate Index Number 04-24-400-041-0000

and

338 Eaton Street, Northfield, Cook County, Illinois 60093
Real Estate Index Number 04-24-400-040-0000



Mark J. Morien
Mark J. Morien, Village Clerk

MJM:ms
3-23-06

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ORDINANCE NO. 06-1276

**AN ORDINANCE GRANTING APPROVAL FOR A
PRELIMINARY AND FINAL PLAT OF RE-SUBDIVISION
TO CONSOLIDATE TWO LOTS, 332 AND 338 EATON STREET
INTO ONE SINGLE FAMILY LOT, IN THE
VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS**

Preamble

A duly noticed public hearing was held by the Plan and Zoning Commission of the Village of Northfield on February 13, 2006, on the application of Elizabeth Crown for approval of the Final Plat of Re-Subdivision which would provide for the consolidation of 332 and 338 Eaton Street into one lot which will be known as 332 Eaton Street in the Crown's Resubdivision, on the following legally described property to wit:

LOT 14 (EXCEPT THE SOUTH 13 FEET THEREOF), LOT 13 AND LOT 12 (EXCEPT THE NORTH 9 FEET THEREOF) IN BLOCK 1 IN GEORGE F. NIXON AND COMPANY'S HOME BUDGET ADDITION TO NORTHFIELD, A SUBDIVISION OF LOT 20 AND THE WEST 1/2 OF LOT 19 IN COUNTY CLERK'S DIVISION OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 332 and 338 Eaton Street, Northfield, Illinois 60093
Real Estate Index Nos. 04-24-400-041 and 04-24-400-040

WHEREAS, all applicable provisions of the Zoning Ordinance of the Village of Northfield having been complied with, the President and Board of Trustees of the Village of Northfield have determined that the approval of the Final Plat of Re-Subdivision requested be granted subject to the conditions hereinafter set forth:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois:

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SECTION 1: Approval is granted for the Final Plat of Subdivision providing for the consolidation of 332 and 338 Eaton Street into one lot which will be known as 332 Eaton Street in the Crown's Resubdivision, subject to the following conditions:

1. Subject to conformance with the following exhibits as submitted:

Application – December 22, 2005

Ownership Affidavit and Site Authorization Form – December 22, 2005

Preliminary and Final Plat of Subdivision – Received December 22, 2005, but plan is currently not dated

Plat of Survey – September 17, 2005

Departmental Reviews – Public Works, Police, Fire Prevention and Engineering

Comprehensive Plan Excerpt – Figure 3-Residential Land-Use Area Recommendations.

2. Petitioner must submit the original tracing of the proposed plat at the scale of 1"=50'. The final tracing shall incorporate all of the changes noted in the plat analysis section of the staff report and shall contain all original signatures except for those of the Village.

3. An approval pursuant to any required or requested review by a Village consultant, staff member, Board or Commission shall be an approval only of those items which are specifically set forth in any approving motion, resolution, ordinance or written report which grants or accompanies such approval. Under no circumstances shall such an approval be deemed to be the approval of any matter or item by virtue of that matter or item's inclusion on a supporting document or exhibit such as a site plan, engineering plan or plat that may have been the subject of the review. Neither shall any such approval be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, staff member, Board or Commission or any County, State or Federal Agency.

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SECTION 2: The owner of the subject property, the users of the subject property and the subject property shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this Ordinance shall be construed as a waiver of any of those requirements.

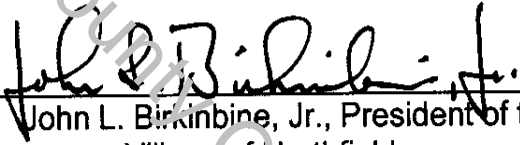
SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: Greene, Gottlieb, Lucchesi, Karnes, Charhut, Moore (via phone)=6

NAYS: 0

ABSENT: 0

PASSED and **APPROVED** by me this 21st day of February, 2006.



John L. Birkinbine, Jr., President of the
Village of Northfield

ATTESTED and **FILED** in the Office of the Village Clerk this 21st day of February, 2006.



Mark J. Morien, Village Clerk

PUBLISHED by me in pamphlet form this 22nd day of February, 2006.

By: 

Mark J. Morien, Village Clerk

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GOULD & RATNER

KAREN OSIECKI MEEHAN
312/899-1602
kmeehan@gouldratner.com

December 20, 2005

By Federal Express

Ms. Stacie Sigman
Building Department
Village of Northfield
361 Happ Road
Northfield, IL 60093

RECEIVED

DEC 22 2005

VILLAGE OF NORTHFIELD

Re: 332 Eaton and 338 Eaton
Northfield, Illinois
Resubdivision of Lots

Dear Ms. Sigman:

As you know, my firm is representing Elizabeth Crown who is filing an application for approval of a resubdivision plat that would consolidate Lot 12 (except the north 9.0 feet thereof), Lot 13 and Lot 14 (except the south 13.0 feet thereof) in Block 2 in George F. Nixon and Company's Home Budget Addition to Northfield, commonly known as 332 Eaton and 338 Eaton, into Lot 1 of Crown's Resubdivision, to be commonly known as 332 Eaton.

In connection with the application, I am enclosing the following documentation:

1. One original Application and 30 copies of the Application;
2. 31 copies of the existing Plat of Survey;
3. 31 copies of the proposed Plat of Resubdivision; and
4. Check in the amount of \$2,200, payable to the Village of Northfield, representing the filing fee of \$1,000 and the escrow of \$1,200.

My client would like to be placed on the agenda for the February 7, 2006 meeting for approval of this resubdivision. Please confirm the meeting date so that we can send the appropriate notice in a timely manner and provide a certificate of mailing to you no later than 15 days prior to the meeting date.



222 North LaSalle Street, Eighth Floor, Chicago, Illinois 60601
Telephone 312/236-3003 Facsimile 312/236-3241 www.gouldratner.com

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Ms. Stacie Sigman
December 20, 2005
Page 2

If you have any questions or need any further information, please let me know.

Very truly yours,



Karen Osiecki Meehan

KOM:kom

cc: Elizabeth Crown (w/ encl.)

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DEC 22 2005

VILLAGE OF NORTHFIELD

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RECEIVED

DEC 22 2005

Village of Northfield

Plan and Zoning Commission Application

VILLAGE OF NORTHFIELD

Petitioner:	Contact Person:
Name <u>Elizabeth Crown</u>	Name <u>Karen Osiecki Meehan</u>
Address <u>332 Eaton</u>	Address <u>222 N. LaSalle St., Suite 800</u>
<u>Northfield, IL 60093</u>	<u>Chicago, IL 60601</u>
Phone Number <u>847-446-4987</u>	Phone Number <u>312-236-3003</u>

Project Location: 332 and 338 Eaton, Northfield, Illinois

Zoning: R-3

Type of Review Requested (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Environmental Incentive Plan | <input type="checkbox"/> Annexation Agreement |
| <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Rezoning (map amendments) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Zoning Text Amendments |
| <input type="checkbox"/> Special Use | |

Ownership Affidavit and Site Authorization Form

I, Elizabeth Crown, under oath, state that I am the sole _____ an _____ authorized officer of

the Owner of the property commonly described as: 332 Eaton and 338 Eaton and that such property is legally owned by me as of this date _____

As such, I hereby grant employees of the Village of Northfield, their agents, and members of the Northfield Plan and Zoning Commission permission to enter on the property to conduct a visual inspection of the site during reasonable hours. This permission is granted in regards to the Northfield Plan and Zoning Commission application pending for this site.

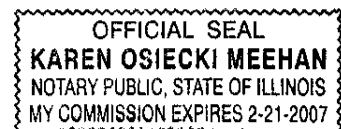
Elizabeth I. Crown
Signature

In the space below, a) if a partnership, name all partners; b) if a corporation, name all officers, directors and shareholders who have 25% or more of the outstanding stock; or c) if a trust, name the trustee and the trust, all beneficiaries thereunder, the person or persons holding Power of Direction.

Name	Address	Interest Held
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Subscribed and sworn to before me this 20th day of December, 20 05.

Karen Osiecki Meehan
Notary Public



Attn: Chief Lustig

VILLAGE OF NORTHFIELD POLICE DEPARTMENT PLAN REVIEW

Project #: 2006-05

Date: 1/5/06

PETITIONERS APPLICATION

Petitioner: Crown Subdivision

Name: Karen Meehan (on behalf of Elizabeth Crown)

Address: 222 North LaSalle Street

City: Chicago State: IL Zip Code: 60601

Project Location: 332 and 338 Eaton Street

Project Description: Two Lot Consolidation (address to be 332 Eaton Street)

Type of Review Requested:

Plan and Zoning Commission Zoning Board of Appeals Architectural Commission

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?) See Attached.

2. ARE LIGHTING REQUIREMENTS ADEQUATE? _____

3. PRESENT TRAFFIC PROBLEMS? _____

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION: _____

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT: _____

6. GENERAL COMMENTS: _____

William K. Gilly
Police Chief Signature

1/12/06
Date

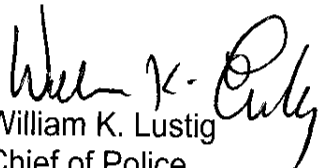
PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 1/25/06

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PLAN REVIEW: Crown Subdivision
332 and 338 Eaton Street

1. CHARACTER OF USE (WOULD IT BE A PROBLEM?) There are no Police Department concerns with the consolidation of two lots into one.
2. ARE LIGHTING REQUIREMENTS ADEQUATE?
3. PRESENT TRAFFIC PROBLEMS?
4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:
5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:
None
6. GENERAL COMMENTS:

It should be noted that the Police Department looks at two issues when reviewing Plan Reviews, which are the security and safety aspects of the Plan, and not whether the use is appropriate at the particular location.


William K. Lustig
Chief of Police

Property of Cook County Clerk's Office

Dan Conversa

VILLAGE OF NORTHFIELD FIRE PREVENTION PLAN REVIEW

Project #: 2006-05

Date: 1/05/06

PETITIONERS APPLICATION

Petitioner: Crown Subdivision

Name: Karen Meehan (on behalf of Elizabeth Crown)

Address: 222 North LaSalle Street

City: Chicago State: IL Zip Code: 60601

Project Location: 332 and 338 Eaton Street

Project Description: Two Lot Consolidation (address to be 332 Eaton Street)

Type of Review Requested:

Plan and Zoning Commission Zoning Board of Appeals Architectural Commission

- 1. NUMBER OF STORIES _____
- 2. HEIGHT OF BUILDING _____
- 3. FIRE LANES _____
- 4. FIRE HYDRANTS Existing
- 5. STANDPIPE _____
- 6. SPRINKLERS _____
- 7. FIRE PUMP _____
- 8. FIRE ALARM _____
- 9. TYPE OF CONSTRUCTION .. _____

10. WHAT SPECIFIC CHANGES AND REQUIREMENTS DO YOU SUGGEST TO ACHIEVE ADEQUATE CONTROL AND EXTINGUISHMENT OF A FIRE?

There are no requirements.

11. GENERAL COMMENTS: _____

Dan Conversa
Fire Prevention Inspector

1-10-06
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 1/25/06

Tony Rio

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VILLAGE OF NORTHFIELD
ENGINEERING DEPARTMENT
PLAN REVIEW

Project #: 2006-05

Date: 1/5/06

PETITIONERS APPLICATION

Petitioner: Crown Subdivision

Name: Karen Meehan (on behalf of Elizabeth Crown)

Address: 222 North LaSalle Street

City: Chicago State: IL Zip Code: 60601

Project Location: 332 and 338 Eaton Street

Project Description: Two Lot Consolidation (address to be 332 Eaton Street)

Type of Review Requested:

Plan and Zoning Commission Zoning Board of Appeals Architectural Commission

		YES	NO	COMMENTS
1.	PUBLIC IMPROVEMENTS REQUIRED:			
a.	Underground Utilities			
	Water	—	✓	
	Sanitary Sewer	—	✓	
	Storm Sewer	—	✓	
b.	Surface Improvement			
	Pavement	—	✓	
	Curb & Gutter	—	✓	
	Sidewalks	—	✓	
	Street Lighting	—	✓	
c.	Easements			
	Utility & Drainage	✓	—	
	Access	—	✓	<i>As Described on Subdivision Plat.</i>
2.	PERMITS REQUIRED OTHER THAN VILLAGE:			
a.	MWRDGC _____			
b.	IDOT _____			
c.	ARMY CORP _____			
d.	IEPA _____			
e.	CCHD _____			
		YES	NO	COMMENTS
3.	R.O.W DEDICATIONS?	—	✓	
4.	SITE PLAN ACCEPTABLE?	—	—	N/A
5.	PRELIMINARY PLAT ACCEPTABLE?	—	—	N/A
6.	TRAFFIC STUDY ACCEPTABLE?	—	—	N/A
7.	STORM WATER DETENTION REQUIRED?	—	✓	
8.	CONTRIBUTION ORDINANCE EXISTING?	—	✓	
9.	FLOOD PLAIN OR FLOODWAY EXISTING?	—	✓	
10.	WETLAND EXISTING?	—	✓	

GENERAL COMMENTS ATTACHED *Several Issues with Subdivision Plat.*

PLANS PREPARED BY: Certified Survey DATE OF PLANS: _____

AR
 Village Engineer Date 1/18/06

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 1/25/06

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January 18, 2006

To: Stacy Alberts Sigman ,Community Development Director
From: Tony Rio, Village Engineer

RE: Review of Plat of Consolidation 332-338 Eaton St. -Plan & Zoning Commission


I have reviewed the "Crown's Resubdivision Drawing. (Not dated)!!!! and the Plat of Survey by Certified Survey Inc dated September 17, 2005 submitted for a Planning and Zoning Commission hearing.

From an engineering standpoint I have no objection to consolidating these lots.

There are several issues pertaining to the Subdivision drawing that need to be addressed.:

- (1). The two sign off boxes in the lower right hand corner have a reference to the "City of Highland Park" which should read Village of Northfield.
- (2). Appendix B Division II 2.9(d)"true angle and distances must be shown at least twice from the nearest established street line or official monument . Only one is shown on the drawing.
- (3). Appendix B Division II 2.9(f) "A township, county or Section Line accurately tied to the Line of Subdivision.
- (4). Appendix B Division II 2.9(c) "Building setback lines need to be shown. The drawing has the front yard setback incorrectly designated. It should be 30.0 feet.

Sincerely,


Anthony P. Rio P.E.
Village Engineer

Cc. File



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OVERSIZE

**EXHIBIT
FORWARD
TO BASEMENT
FOR
SCANNING**

RECORDED DATE -----

CASHIER # / NAME -----