

UNOFFICIAL COPY

**THIS DOCUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:**

Jeffrey M. Stein
Tressler LLP
233 South Wacker Drive
22nd Floor
Chicago, IL 60606



Doc#: 1535229043 Fee: \$68.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/18/2015 03:40 PM Pg: 1 of 16

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VILLAGE OF LEMONT

Resolution No. R-56-15

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR A PROPERTY
LOCATED AT PARKER ROAD AND 131ST STREET, IN LEMONT, IL**

(Kettering Phase II)

CCRD REVIEWER 

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VILLAGE OF LEMONT
RESOLUTION NO. R. 56-15

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR A PROPERTY
LOCATED AT PARKER ROAD AND 131ST STREET, IN LEMONT, IL

(Kettering Phase II)

APPROVED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 26TH DAY OF OCTOBER, 2015

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE VILLAGE OF
LEMONT, COUNTIES OF COOK, WILL AND
DUPAGE, ILLINOIS, THIS 26TH DAY OF
OCTOBER, 2015

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VILLAGE OF LEMONT
RESOLUTION NO. R-50-15

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR A
PROPERTY LOCATED AT PARKER ROAD AND 131ST STREET, IN LEMONT, IL**

(Kettering Phase II)

WHEREAS, M/I Homes of Chicago, LLC (hereinafter referred to as the "Petitioner") is the contract purchaser of the subject property covering approximately 131.14 acres located at the southwest corner of Parker Road and 13st Street, legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner applied for preliminary plan/plat approval, special use of a planned unit development and zoning map amendment to Lemont R-4 Single-family Residential District for a planned unit development consisting of a 243 unit single-family detached residential subdivision; and

WHEREAS, said application was reviewed in accordance with the Lemont Unified Development Ordinance of 2008 and approved by the Village Board of Trustees on August 11, 2014; and

WHEREAS, the Petitioner submitted the final plat of subdivision for approval in accordance with the requirements of the Lemont Unified Development Ordinance; and

WHEREAS, the plat of subdivision is in substantial conformance with the physical development policies and standards of the Village of Lemont and the amended final plan/plat approved on September 28, 2015; and

WHEREAS, the final plat of subdivision for Phase I Unit 1 was approved in accordance with the requirements and standards of the Village of Lemont on August 11, 2014(R-52-14); and

WHEREAS, the final plat of subdivision for Phase I Unit Two was approved in accordance with the requirements and standards of the Village of Lemont on November 10, 2014 (R-71-14); and

WHEREAS, the President and Board of Trustees have determined that the proposed plat of subdivision is in the best interest of the Village of Lemont.

NOW, THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont that Kettering Planned Unit Development, Plat of Subdivision, which consists of the following, is hereby approved:

UNOFFICIAL COPY

1. Kettering P.U.D Unit Three, prepared by Branecki-Virgilio & Associates, revised dated 05/1/14, attached hereto and incorporated herein as Exhibit B
2. Kettering P.U.D. Unit Four, prepared by Branecki-Virgilio & Associates, revised dated 09/3/15, attached hereto and incorporated herein as Exhibit C; and
3. Kettering P.U.D. Unit Five, prepared by Branecki-Virgilio & Associates, revised dated 09/3/15, attached hereto and incorporated herein as Exhibit D; and
4. Kettering P.U.D. Unit Six, prepared by Branecki-Virgilio & Associates, revised dated 09/3/15, attached hereto and incorporated herein as Exhibit E; and
5. Kettering P.U.D. Unit Seven, prepared by Branecki-Virgilio & Associates, revised dated 09/3/15, attached hereto and incorporated herein as Exhibit F; and

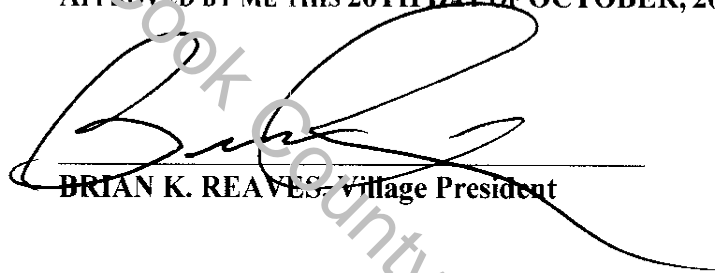
Property of Cook County Clerk's Office

UNOFFICIAL COPY

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE,
ILLINOIS, ON THIS 26TH DAY OF OCTOBER, 2015.

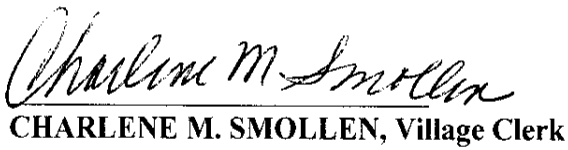
	<u>AYES</u>	<u>NAYS</u>	<u>PASSED</u>	<u>ABSENT</u>
Debby Blatzer	✓			
Paul Chialdikas	✓			
Clifford Miklos	✓			
Rick Sniegowski	✓			
Ron Stapleton	✓			
Jeanette Virgilio				✓

APPROVED BY ME THIS 26TH DAY OF OCTOBER, 2015



BRIAN K. REAVES, Village President

Attest:



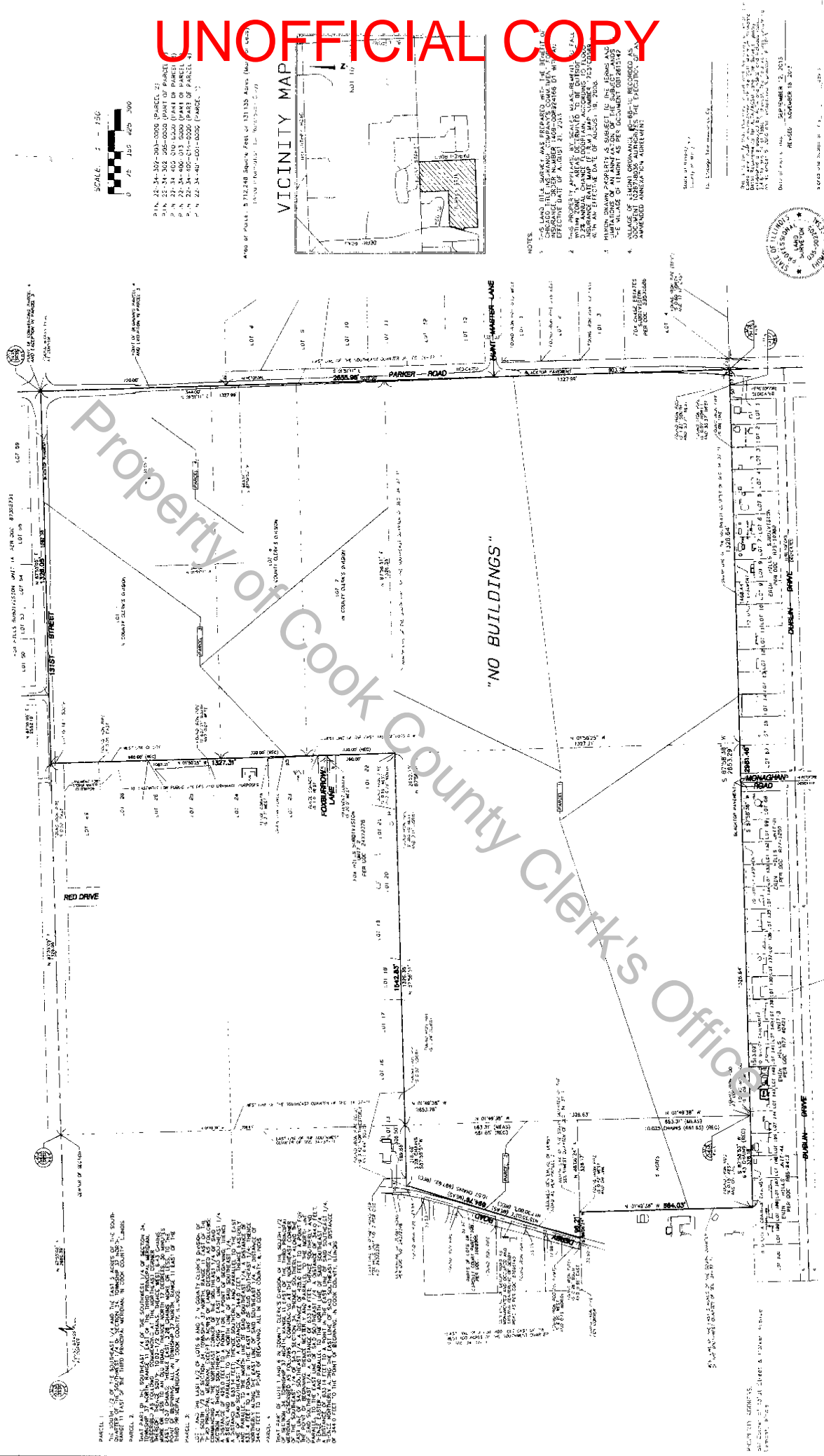
CHARLENE M. SMOLLEN, Village Clerk

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ALTA / ACSM LAND TITLE SURVEY

Exhibit A
BRANECKI, VIRGILIO & ASSOCIATES, INC.
CONSULTING SURVEYORS & ENGINEERS
100 N. LAUREL ST., SUITE 200
CHICAGO, IL 60610



Property of Cook County Clerk's Office

PANEL 1
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE EAST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 2
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE WEST HALF OF SECTION 14 AND THE WEST HALF OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 3
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE NORTH HALF OF SECTION 14 AND THE NORTH HALF OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 4
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE SOUTH HALF OF SECTION 14 AND THE SOUTH HALF OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 5
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE WEST HALF OF SECTION 16 AND THE WEST HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 6
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE EAST HALF OF SECTION 16 AND THE EAST HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 7
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE NORTH HALF OF SECTION 16 AND THE NORTH HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 8
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE SOUTH HALF OF SECTION 16 AND THE SOUTH HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 9
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE WEST HALF OF SECTION 18 AND THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 10
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE EAST HALF OF SECTION 18 AND THE EAST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 11
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE NORTH HALF OF SECTION 18 AND THE NORTH HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 12
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE SOUTH HALF OF SECTION 18 AND THE SOUTH HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 13
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE WEST HALF OF SECTION 20 AND THE WEST HALF OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 14
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE EAST HALF OF SECTION 20 AND THE EAST HALF OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 15
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE NORTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 16
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE SOUTH HALF OF SECTION 20 AND THE SOUTH HALF OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 17
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE WEST HALF OF SECTION 22 AND THE WEST HALF OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 18
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE EAST HALF OF SECTION 22 AND THE EAST HALF OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 19
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE NORTH HALF OF SECTION 22 AND THE NORTH HALF OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 20
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE SOUTH HALF OF SECTION 22 AND THE SOUTH HALF OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 21
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE WEST HALF OF SECTION 24 AND THE WEST HALF OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 22
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE EAST HALF OF SECTION 24 AND THE EAST HALF OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 23
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE NORTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 24
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE SOUTH HALF OF SECTION 24 AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 25
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE WEST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 26
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE EAST HALF OF SECTION 26 AND THE EAST HALF OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 27
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE NORTH HALF OF SECTION 26 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PANEL 28
THIS SURVEY IS A CONTINUATION OF THE SURVEY OF THE SOUTH HALF OF SECTION 26 AND THE SOUTH HALF OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1" = 150'
0 75 150 225 300

PIN. 22-34-307-308-309 (PARCEL 27)
PIN. 22-34-302-305 (PART OF PARCEL 27)
PIN. 22-34-306-307 (PART OF PARCEL 27)
PIN. 22-34-308-309 (PART OF PARCEL 27)
PIN. 22-34-304-305-306 (PART OF PARCEL 27)
PIN. 22-34-301-302-303 (PART OF PARCEL 27)



AREA OF PARCEL 27: 712,248 Square Feet of 131,133 Acres (Map of Cook County, Illinois, 1900)
DRAWN BY: [Name]

NOTES:
1. THIS SURVEY WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND ADJUSTMENT, CHICAGO, ILLINOIS.
2. THIS PROPERTY APPLIES BY SEAS: MASSACHUSETTS, ILLINOIS, INDIANA, IOWA, KANSAS, MISSOURI, NEBRASKA, NEVADA, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, PENNSYLVANIA, SOUTH CAROLINA, TEXAS, VIRGINIA, WISCONSIN, AND WYOMING.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF COOK COUNTY, ILLINOIS, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THIS PROPERTY.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF COOK COUNTY, ILLINOIS, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THIS PROPERTY.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF COOK COUNTY, ILLINOIS, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THIS PROPERTY.

DATE OF SURVEY: 12/15/2013
REVISION: NOVEMBER 18, 2013

BRANECKI, VIRGILIO & ASSOCIATES, INC.
CONSULTING SURVEYORS & ENGINEERS
100 N. LAUREL ST., SUITE 200
CHICAGO, IL 60610
PHONE: (773) 344-1111
FAX: (773) 344-1112
WWW.BRANECKI.COM



EXHIBIT "A"

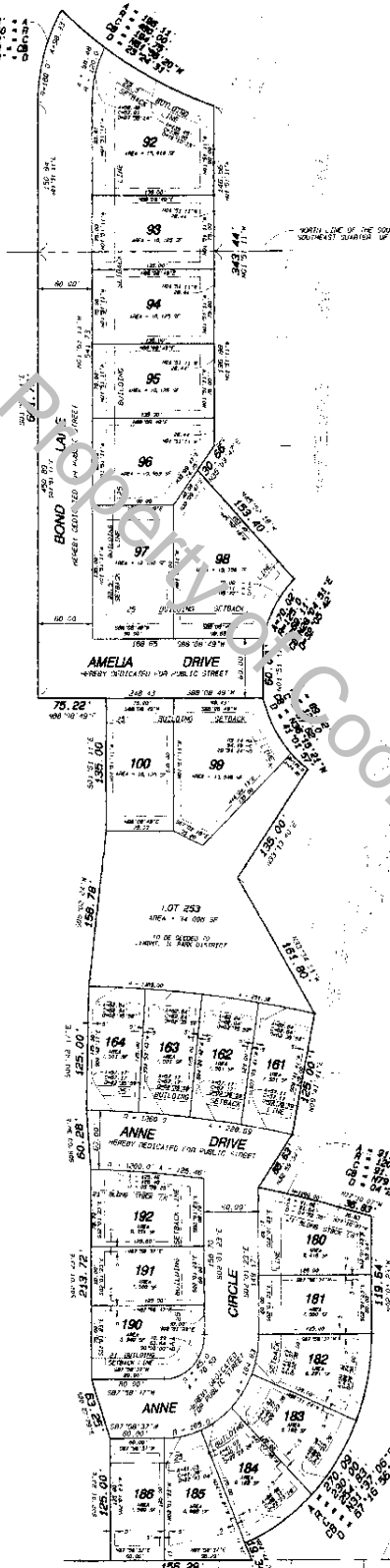
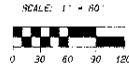
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**KETTERING P.U.D.
UNIT THREE**

BEING A SUBDIVISION IN THE EAST HALF OF
THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP
37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILL.

PART OF
P.L.M. 89-34-400-010-0000
P.L.M. 89-34-401-001-0000

98.33' = A
180.50' = B
97.42' = C
313.47' 50.73' = D
31.18' 03' = D



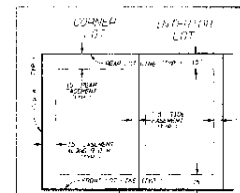
NON RESIDENTIAL LOTS

LOT 254	TO BE USED AS FURNACE ROOM
---------	-------------------------------

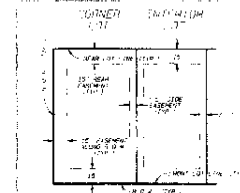
RESIDENTIAL LOTS

MINIMUM LOT AREA	LOTS	NUMBER OF RESIDENTIAL LOTS	MINIMUM INCLUDING SETBACKS
10,150 SF	88 - 93	6	FRONT SIDE CORNER-SIDE REAR
10,125 SF	94 - 97	4	FRONT SIDE CORNER-SIDE REAR
1,300 SF	161 - 195	35	FRONT SIDE CORNER-SIDE REAR

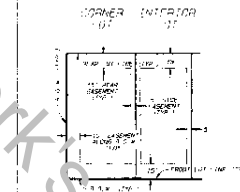
TOTAL NUMBER OF RESIDENTIAL LOTS	45
AREA OF PARCEL	7.92 AC



MINIMUM 10' SIDE SETBACK



MINIMUM 10' SIDE SETBACK

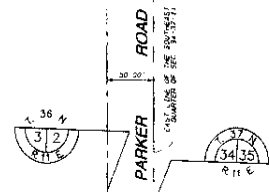


MINIMUM 10' SIDE SETBACK

TYPICAL EASEMENTS

NOTES: ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED AND ARE INDICATED THUS.

EASEMENT WIDTHS SHOWN ARE TYPICAL UNLESS OTHERWISE SHOWN.



POINT OF BEGINNING

POINT OF BEGINNING
SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SEC. 34-37-11

REVISED: OCTOBER 18, 2015
REVISED: OCTOBER 4, 2014
REVISED: MAY 23, 2012
REVISED: MARCH 15, 2014
REVISED: AUGUST 4, 2014
REVISED: MAY 18, 2014
REVISED: JUNE 5, 2014

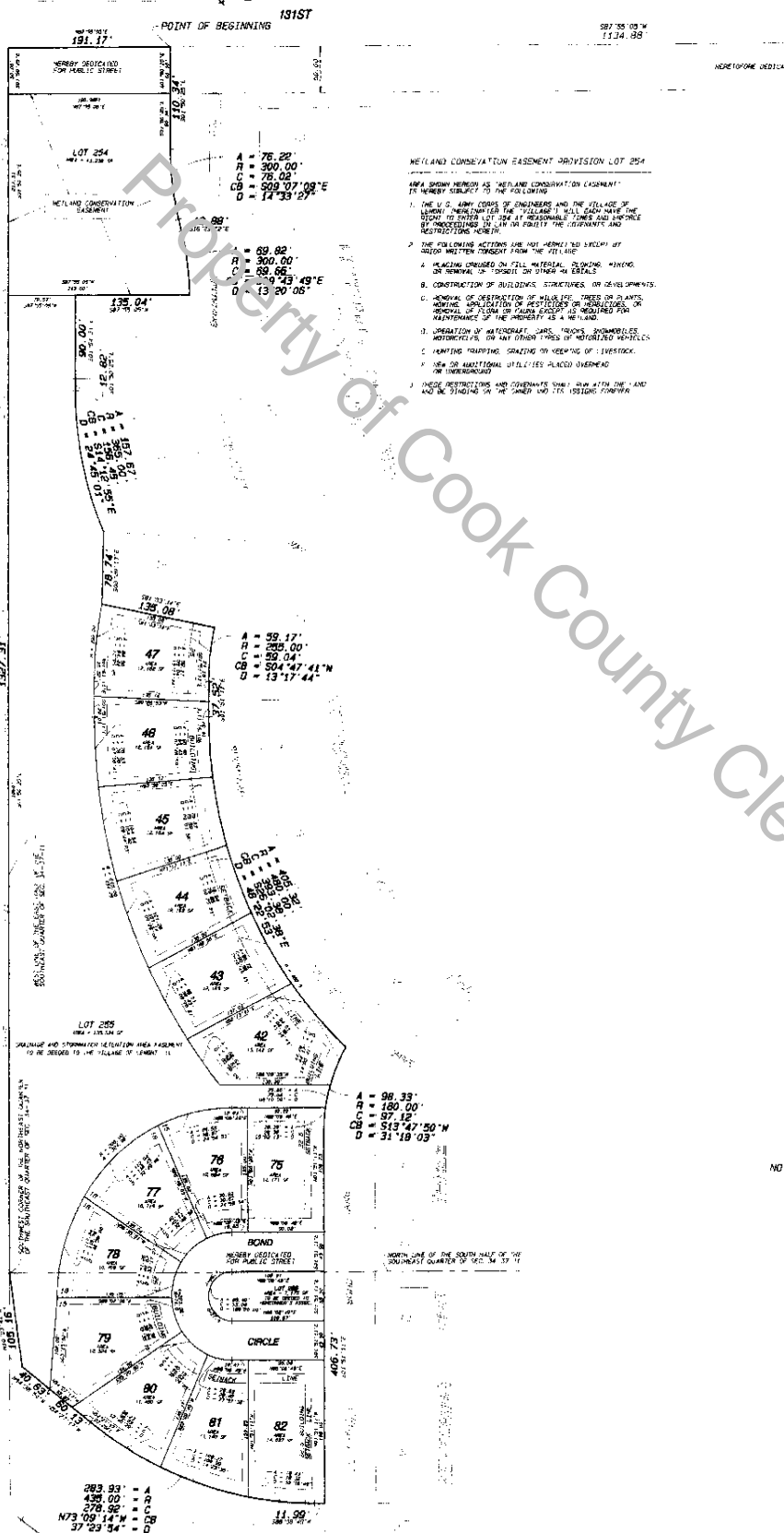
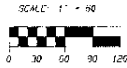
PREPARED BY:
BRANECKI - VIRGILIO & ASSOCIATES, INC.
Consulting Civil Engineers

711 NORTH BRIMLEY DES PLAINES, ILLINOIS 60016
TELEPHONE: 847-290-4500 FAX: 847-290-4525
ORDER NO. 0569_3 DATE: MAY 1, 2014

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BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILL.

PART OF
P.L.N. 82-14-100-012-0000
P.L.N. 82-14-400-010-0000
P.L.N. 82-14-401-001-0000



WETLAND CONSERVATION EASEMENT - PROVISION LOT 254

AREA SHOWN HEREON AS "WETLAND CONSERVATION EASEMENT" IS HEREBY SUBJECT TO THE FOLLOWING:

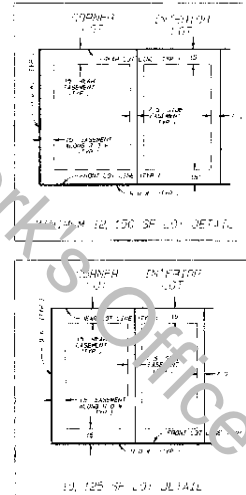
- THE U.S. ARMY CORPS OF ENGINEERS AND THE VILLAGE OF LOMBOK (HEREINAFTER THE "VILLAGE") WILL EACH HAVE THE RIGHT TO ENTER LOT 254 AT ANY TIME FOR THE PURPOSES OF PROCEEDINGS TO PLAN OR CONDUCT THE EASEMENT AND RESTRICTIONS HEREON.
- THE FOLLOWING ACTIONS ARE NOT PERMITTED WITHOUT WRITTEN CONSENT FROM THE VILLAGE:
 - PLACING CHARGES ON TIL, WETLAND, DRIVING, MINING, OR REMOVAL OF TOPSOIL OR OTHER SOIL DETAILS.
 - CONSTRUCTION OF BUILDINGS, STRUCTURES, OR DEVELOPMENTS.
 - REMOVAL OR DESTRUCTION OF WILDLIFE, TREES OR PLANTS, MOVING, MODIFICATION OR RESTRUCTION OF BUILDINGS, OR REMOVAL OF FLOOD OR PALMS EXCEPT AS REQUIRED FOR MAINTENANCE OF THE PROPERTY AS A WETLAND.
 - OPERATION OF WATERGATE, CANALS, TRENCHES, SWAMPABLES, HYDROLOGICAL OR ANY OTHER TYPES OF MODIFIED VEGETABLES.
 - LIMITING FLOODING, DRAINAGE OR KEEPING OF WATER.
 - NEW OR ADDITIONAL UTILITIES PLACED OVERHEAD OR UNDERGROUND.
- THOSE RESTRICTIONS AND CONDITIONS SHALL APPLY WITHIN THE AND BE SHOWN ON THE SHOWN AND THE EASEMENT.

RESIDENTIAL LOTS

MINIMUM LOT AREA	LOTS	NUMBER OF RESIDENTIAL LOTS	MINIMUM BUILDING SETBACK
52,150 S.F.	12 - 1 - 41	8	FRONT 25 FT SIDE 15 FT REAR 25 FT
10,125 S.F.	75 - 1 - 42	8	FRONT 25 FT SIDE 15 FT REAR 25 FT
TOTAL NUMBER OF RESIDENTIAL LOTS		16	
AREA OF PARCELS		4,771 AC	

NON RESIDENTIAL LOTS

LOT 254	TO BE DEDED TO VILLAGE OF LOMBOK, IL
LOT 765	TO BE DEDED TO VILLAGE OF LOMBOK, IL
LOT 766	TO BE DEDED TO VILLAGE OF LOMBOK, IL



NOTES: ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED AND ARE INDICATED THUS.

EASEMENT WIDTHS SHOWN ARE TYPICAL UNLESS OTHERWISE SHOWN.

SEND TAX BILLS TO:
VTC HOMES OF CHICAGO, LLC
400 EAST CHICAGO STREET, SUITE 200
CHICAGO, IL 60611

PREPARED BY:
BRANECKI - VIRGILIO & ASSOCIATES, INC.
Consulting Civil Engineers
79 NORTH BRADWAY, SUITE 2140, CHICAGO, ILLINOIS 60616
TELEPHONE: 312-329-1525 FAX: 312-329-1523
WORK NO. 388-4 DATE: JUNE 10, 2015
REVISED: APR 14, 2015 REVISION: 1 OF 1

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Exhibit D

KETTERING P.U.D. UNIT FIVE

STATE OF ILLINOIS COUNTY OF COOK

IN SENATE, J. C. ...

... THE ...

... THE ...



PREPARED BY: BRANDELL ...

STATE OF ILLINOIS COUNTY OF COOK

Public Utility and Drainage Easement Provisions

... THE ...

OWNER CORPORATION AND ALLIED CORPORATION

... THE ...

OWNER CORPORATION AND ALLIED CORPORATION

... THE ...

OWNER CORPORATION AND ALLIED CORPORATION

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OWNER CORPORATION AND ALLIED CORPORATION

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STATE OF ILLINOIS COUNTY OF COOK

Public Utility and Drainage Easement Provisions

... THE ...

OWNER CORPORATION AND ALLIED CORPORATION

... THE ...

OWNER CORPORATION AND ALLIED CORPORATION

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OWNER CORPORATION AND ALLIED CORPORATION

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OWNER CORPORATION AND ALLIED CORPORATION

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STATE OF ILLINOIS COUNTY OF COOK

Public Utility and Drainage Easement Provisions

... THE ...

OWNER CORPORATION AND ALLIED CORPORATION

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OWNER CORPORATION AND ALLIED CORPORATION

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STATE OF ILLINOIS COUNTY OF COOK

Public Utility and Drainage Easement Provisions

... THE ...

STATE OF ILLINOIS COUNTY OF COOK

UNOFFICIAL COPY

KETTERING P.U.D. UNIT FIVE

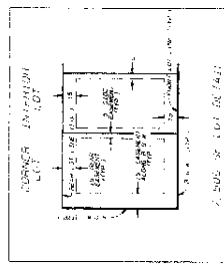
BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILL.

PIN 22-34-43-301-3000

NON RESIDENTIAL LOTS

RESIDENTIAL LOTS

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
188	10,000	0.23
189	10,000	0.23
190	10,000	0.23
191	10,000	0.23
192	10,000	0.23
193	10,000	0.23
194	10,000	0.23
195	10,000	0.23
196	10,000	0.23
197	10,000	0.23
198	10,000	0.23
199	10,000	0.23
200	10,000	0.23
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300	10,000	0.23



POINT OF BEGINNING

POINT OF COMMENCEMENT

ROAD

34.35

4.11

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

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LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

SEND TAX BILLS TO:
 COOK COUNTY CLERK
 100 EAST JACKSON ROAD, SUITE 200
 CHICAGO, ILL. 60604

PREPARED BY:
 BRANNEN - VITROLD & ASSOCIATES, INC.
 100 WEST MONROE STREET, SUITE 1000
 CHICAGO, ILL. 60604

DATE: JUNE 11, 2013
 SHEET NO: 12 OF 12
 DRAWING NO: B88-5

PAGE 1 OF 2

UNOFFICIAL COPY

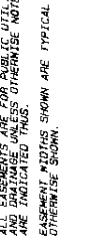
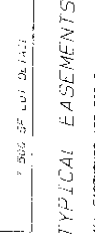
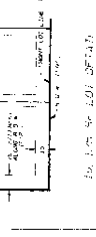
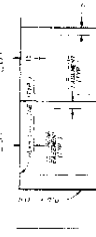
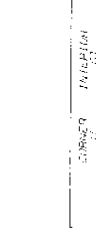
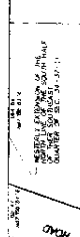
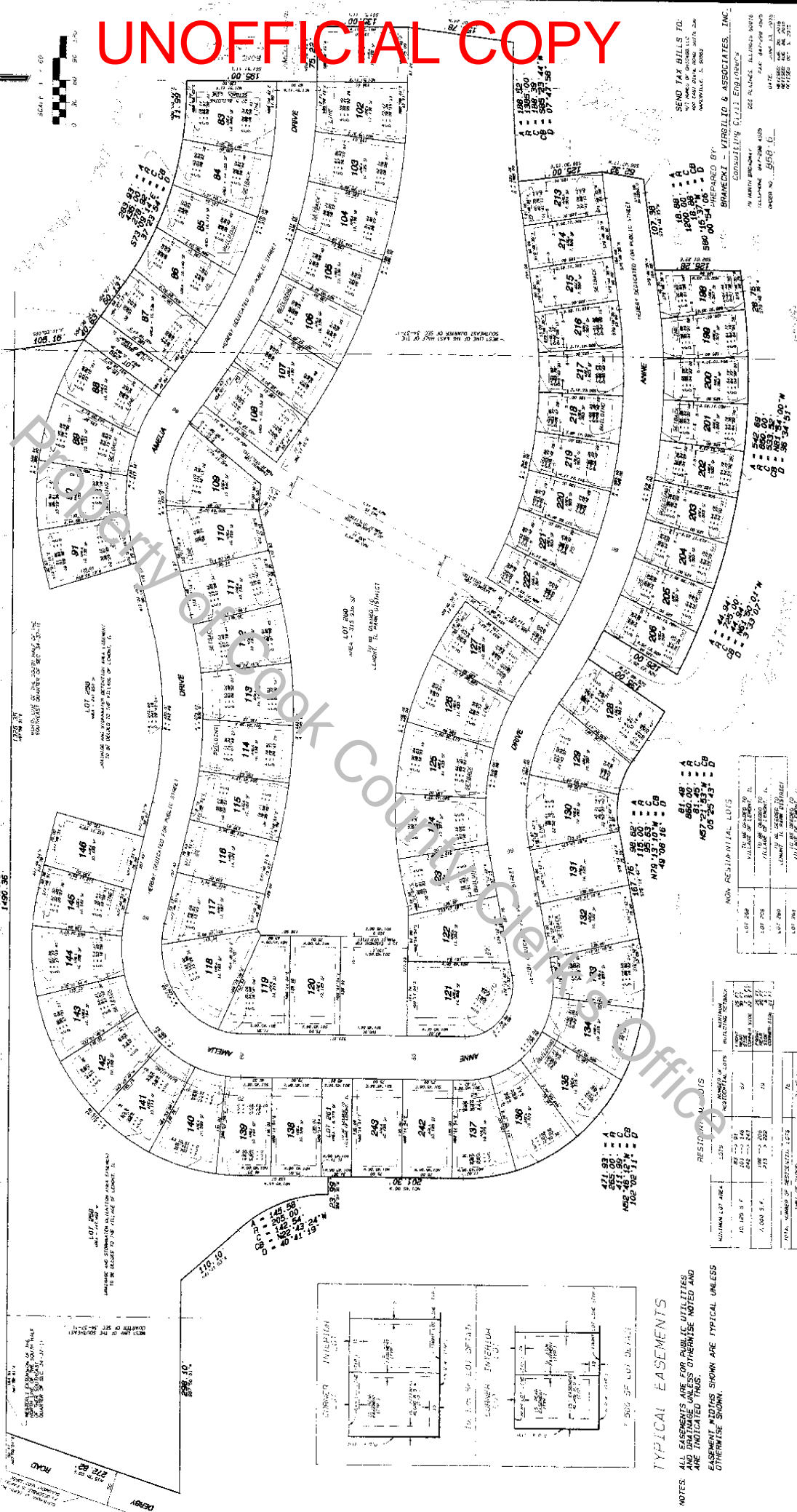
KETTERING P.U.D. UNIT SIX

BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTH-WEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34 TOWNSHIP 33 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILL.

POINT OF BEGINNING
ADJUSTED CORNER OF SEC. 34-T33N-R11E

P.L.N. 82-34-401-001-0000
P.L.N. 82-34-309-003-0000

ALL EASEMENTS SHOWN IN THIS PLAN ARE TYPICAL UNLESS OTHERWISE SHOWN.



TYPICAL EASEMENTS

NOTES: ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED AND ARE INDICATED THUS. EASEMENT WIDTHS SHOWN ARE TYPICAL UNLESS OTHERWISE SHOWN.

SECTION	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS
101-110	11	11	11
111-120	10	10	10
121-130	9	9	9
131-140	8	8	8
141-150	7	7	7
151-160	6	6	6
161-170	5	5	5
171-180	4	4	4
181-190	3	3	3
191-200	2	2	2
201-210	1	1	1
211-220	0	0	0
221-230	0	0	0
231-240	0	0	0
241-249	0	0	0
TOTAL	110	110	110

LOT NO.	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS
101-110	11	11	11
111-120	10	10	10
121-130	9	9	9
131-140	8	8	8
141-150	7	7	7
151-160	6	6	6
161-170	5	5	5
171-180	4	4	4
181-190	3	3	3
191-200	2	2	2
201-210	1	1	1
211-220	0	0	0
221-230	0	0	0
231-240	0	0	0
241-249	0	0	0
TOTAL	110	110	110

SEND TAX BILLS TO:
VIRIBILLO & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS

KETTERING P.U.D. UNIT SEVEN UNOFFICIAL COPY

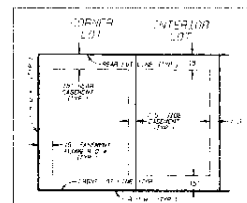
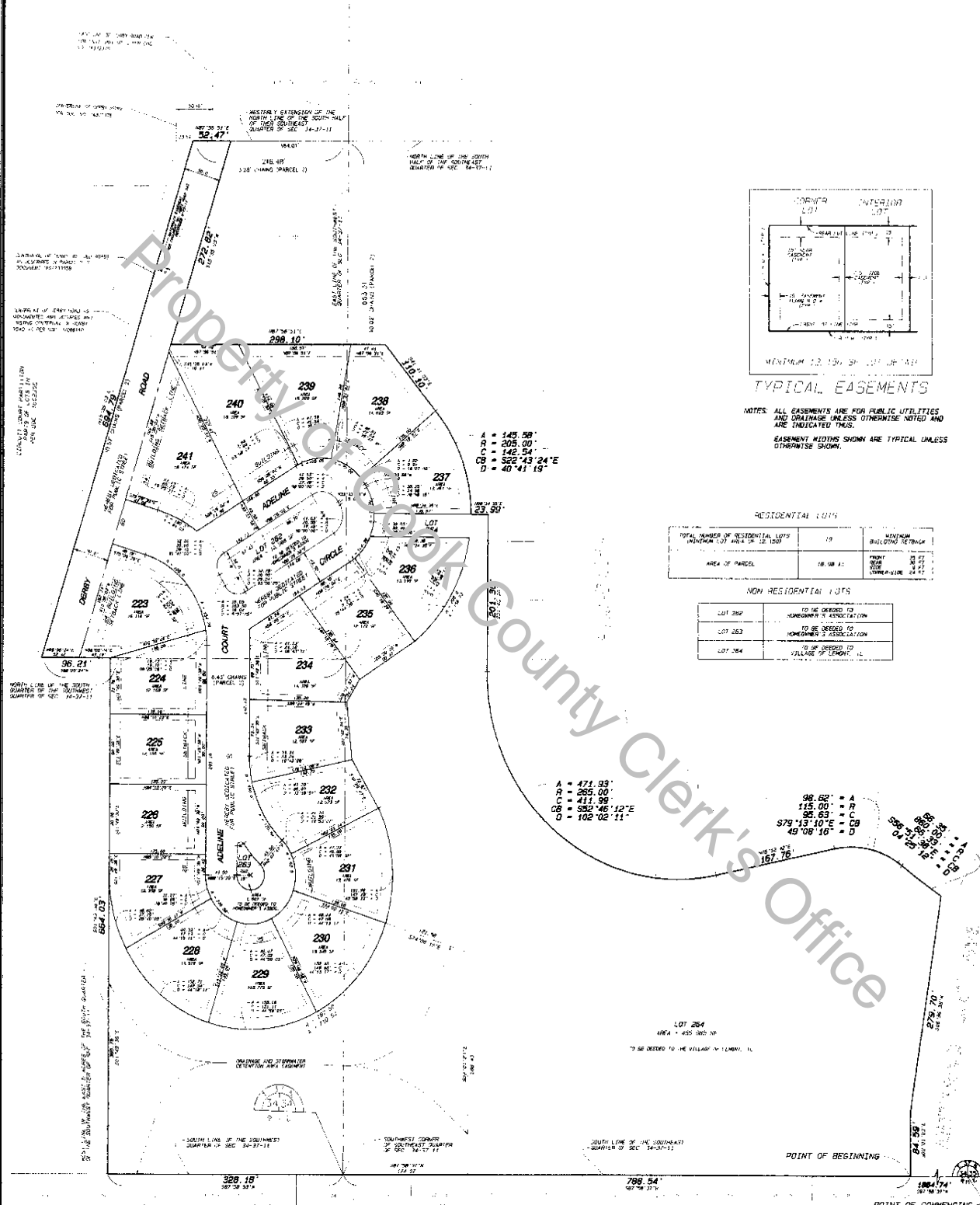
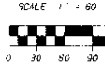
BEING A SUBDIVISION IN THE SOUTHWEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILL.

LEGAL DESCRIPTION - REF TO 45746 15th DERRY ROAD (PART)

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 10 DEG 1/2 MINUTES; THENCE WEST 8.41 CHAINS; MORE OR LESS TO AN IRON NAIL; THENCE NORTH 73 DEGREES 30 MINUTES EAST; 10.57 CHAINS; THENCE EAST 2.28 CHAINS; MORE OR LESS TO THE POINT OF BEGINNING; ALL IN TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PART OF

- P.L.N. 22-34-451-001-0000
- P.L.N. 22-34-352-005-0000
- P.L.N. 22-34-362-001-0000



TYPICAL EASEMENTS

NOTES: ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED AND ARE INDICATED THIS WAY. EASEMENT WIDTHS SHOWN ARE TYPICAL UNLESS OTHERWISE SHOWN.

- A = 145.58'
- B = 205.00'
- C = 142.54'
- CB = 522.43' 24"E
- D = 46.41' 19"

RESIDENTIAL LOTS

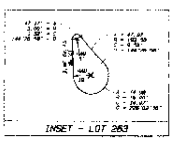
TOTAL NUMBER OF RESIDENTIAL LOTS	19	MINIMUM BUILDING SETBACK
MINIMUM LOT AREA SQ. FT. 12,100		FRONT 10 FT.
AREA OF PARCEL	18.08 AC.	REAR 10 FT.
		LEFT 10 FT.
		RIGHT 10 FT.

NON-RESIDENTIAL LOTS

LOT	TO BE DEDED TO HOMEOWNER'S ASSOCIATION
LOT 232	TO BE DEDED TO HOMEOWNER'S ASSOCIATION
LOT 234	TO BE DEDED TO VILLAGE OF LEWIS, IL.

- A = 474.93'
- B = 265.00'
- C = 411.98'
- CB = 522.46' 12"E
- D = 102.02' 11"

- 98.62' = A
- 115.00' = B
- 95.63' = C
- 379.13' 10"E = CB
- 49.08' 18" = D



SEND TAX BILLS TO:
M.E. HOMES OF CHICAGO LLC
400 LEXY RIVER ROAD, SUITE 200
NAPERVILLE, IL 60563

PREPARED BY:
BRANECKI - VIRGILIO & ASSOCIATES, INC.
Consulting Civil Engineers
79 NORTH BRADWAY, 1055 PLAZA, FLD. ONE, ROOM 100
TELEPHONE 547-298-4505 FAX 547-298-4525

NUMBER: 088-7 DATE: JUNE 13, 2018
REVISED: NONE
QUOTED: OCT. 26, 2017
REVISED: OCT. 18, 2017