

# UNOFFICIAL COPY

Doc#: 2101418007 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/14/2021 09:08 AM Pg: 1 of 4

Prepared by:

Klein Thorpe and Jenkins, Ltd.  
20 North Wacker Drive  
Suite 1660  
Chicago, IL 60606 -2903  
(2751.003)

Prepared on behalf of  
the Village of Northfield

Record against:  
PINs 04-13-110-039-0000

[Above space for Recorder's Office]

**COOK COUNTY, ILLINOIS**  
**RECORDING COVER SHEET FOR**  
**Memorandum of Detention Calculations for**  
**365 Riverdale Drive**

That Parcel of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13, Township 42 North, Range 12, East of the Third Principal Meridian, Bounded and Described as Follows: Beginning at the Northeast Corner of the South 108 Feet of the West  $\frac{1}{2}$  of the North 25 Acres of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13 Aforesaid; Thence South on the East Line of West  $\frac{1}{2}$  of North 25 Acres Aforesaid, and Said Line Extended South a Distance of 111.82 Feet, More or Less, to the South Line of North 5 Acres of South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  of Section 13 Aforesaid, Thence West on South Line of North 5 Acres Aforesaid, A Distance of 370.40 Feet, More or Less, to the East Line of the West 290 Feet of the Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  Aforesaid; Thence North on East Line of West 290 Feet Aforesaid, a Distance of 94.16 Feet, More or Less, To the South Line of North 18 Feet of South 108 Feet of West  $\frac{1}{2}$  of North 25 Acres of Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  Aforesaid; Thence East on South Line of North 18 Feet of South 108 Feet Aforesaid, a Distance of 10 Feet to East Line of West 300 Feet of Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$ ; Thence north on East Line of West 300 Feet Aforesaid, a Distance of 18 Feet to North Line of South 108 Feet of West  $\frac{1}{2}$  of North 25 Acres of Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  Aforesaid; Thence East on North Line of South 108 Feet Aforesaid, a Distance of 360.40 Feet to the Place of Beginning, in Cook County, Illinois.

**DATED AS OF December 5, 2019**

**After recording return to:**  
**RECORDER'S BOX 324**

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October 28, 2020

I, Stacy Alberts Sigman, duly appointed Village Clerk of the Village of Northfield, Cook County, Illinois do hereby certify that the attached is a true and complete original Memorandum of Detention Calculations to be recorded and attached to the following address:

365 Riverdale Drive, Northfield, Cook County, Illinois 60093

Real Estate Index Number 04-13-110-039-0000

Seal

  
Stacy Alberts Sigman, Village Clerk



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## The Village of Northfield

December 3, 2019

Charles Pick  
365 Riverdale Drive  
Northfield, IL 60093

**Re: Fee in Lieu of Detention Sign-off Record, 365 Riverdale Drive, Northfield, IL**

Dear Mr. Pick:

Per Chapter 7, Article IV (Storm Water Management) of the Village Code of Northfield, any new development or series of developments covering an area of 1,000 square feet or more shall provide storm water detention to accommodate storm water run-off in accordance with the requirements of the Village Code. Any development which would result in less than 1,000 square feet of additional impervious ground coverage shall be required to contribute to the Village a monetary amount in lieu of storm water detention.

We have reviewed your permit application received August 19, 2019 for single family home addition and deck, and have determined the net new impervious ground coverage to be 275 square feet. The fee for the 275 square feet at \$4.50 per square foot is \$1,237.50 plus a \$100.00 recording fee, for a total of \$1,337.50.

Any future development on this property of 725 square feet or more will require that detention be provided. That detention facility shall have a minimum capacity to mitigate the full 1,000 square feet of impervious ground coverage.

By the current property owners signing this document and it being recorded, current and future owners will be placed on notice that any future development on this property of 725 square feet will require that the necessary detention be provided.

  
\_\_\_\_\_  
Russell N. Jensen, P.E., Village Engineer

Storm Water Management Fee **\$1,237.50**  
Account No. 01-00-425-4154

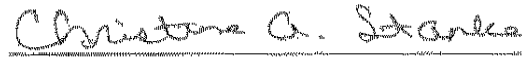
Paid Date: 1,237.50

Recording Fee: **\$100.00**  
Account No. 01-01-503-5200

Paid Date: 100.00

Signature of Property Owner  Date: 12/30, 2019

Subscribed and Sworn this 30 day of December, 2019

  
\_\_\_\_\_  
Notary Public



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## MEMORANDUM OF DETENTION CALCULATIONS VILLAGE OF NORTHFIELD

- 1,000 sq. ft. (maximum amount of new impervious surface that may be exempted from detention requirement).
- 275 sq. ft. of impervious surface that was to be added by work pursuant to permit application for single family home addition and deck filed August 19, 2019.
- 725 sq. ft. of net new impervious surface remaining that is exempt from detention requirements.

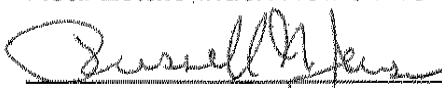
### THERE IS NO REFUND FOR MONEY PAID IN LIEU OF DETENTION

Common Address: 365 Riverdale Drive

#### Legal Description:

THAT PARCEL OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 108 FEET OF THE WEST  $\frac{1}{2}$  OF THE NORTH 25 ACRES OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 13 AFORESAID; THENCE SOUTH ON THE EAST LINE OF WEST  $\frac{1}{2}$  OF NORTH 25 ACRES AFORESAID, AND SAID LINE EXTENDED SOUTH A DISTANCE OF 111.82 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTH 5 ACRES OF SOUTH  $\frac{1}{2}$  OF SOUTHWEST  $\frac{1}{4}$  OF NORTHWEST  $\frac{1}{4}$  OF SECTION 13 AFORESAID, THENCE WEST ON SOUTH LINE OF NORTH 5 ACRES AFORESAID, A DISTANCE OF 370.40 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 290 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF NORTHWEST  $\frac{1}{4}$  AFORESAID; THENCE NORTH ON EAST LINE OF WEST 290 FEET AFORESAID, A DISTANCE OF 94.16 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTH 18 FEET OF SOUTH 108 FEET OF WEST  $\frac{1}{2}$  OF NORTH 25 ACRES OF SOUTHWEST  $\frac{1}{4}$  OF NORTHWEST  $\frac{1}{4}$  AFORESAID; THENCE EAST ON SOUTH LINE OF NORTH 18 FEET OF SOUTH 108 FEET AFORESAID, A DISTANCE OF 10 FEET TO EAST LINE OF WEST 300 FEET OF SOUTHWEST  $\frac{1}{4}$  OF NORTHWEST  $\frac{1}{4}$ ; THENCE NORTH ON EAST LINE OF WEST 300 FEET AFORESAID, A DISTANCE OF 18 FEET TO NORTH LINE OF SOUTH 108 FEET OF WEST  $\frac{1}{2}$  OF NORTH 25 ACRES OF SOUTHWEST  $\frac{1}{4}$  OF NORTHWEST  $\frac{1}{4}$  AFORESAID; THENCE EAST ON NORTH LINE OF SOUTH 108 FEET AFORESAID, A DISTANCE OF 360.40 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Real Estate Index No.: 04-13-110-039-0000

  
 Village of Northfield  
 Village Engineer

Date: December 5, 2019

