

UNOFFICIAL COPY

Doc#: 2102955206 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 02:16 PM 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: 04-12-11-013-0000

[Above space for Recorder's Office]

**COOK COUNTY, ILLINOIS
RECORDING COVER SHEET
FOR**

**Memorandum of Detention Calculations for
964 Happ Road, Northfield, IL 60093**

LOT 11 AND THE NORTHWESTERLY 30 FEET OF LOT 12, IN WILLIAM H. BRITIGAN'S SUNSET RIDGE GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 5 ACRES THEREOF) ALSO THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING WESTERLY OF HAPP ROAD AND THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DATED AS OF AUGUST 14, 2020

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:

964 Happ Road, Northfield, Cook County, Illinois 60093

Real Estate Index Number 04-13-115-013-0000

Seal


Stacy Alberts Sigman, Village Clerk



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August 7, 2020

Peter Han
964 Happ Road
Northfield, IL 60093

Re: Fee in Lieu of Detention Sign-off Record, 964 Happ Road, Northfield, IL

Dear Mr. Han,

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 July 16, 2020 for a rear yard gazebo, pavers, stepping stones and landscape gravel on all four sides, and have determined the net new impervious ground coverage to be 829 square feet. The fee for the 829 square feet at \$4.50 per square foot is \$3,730.50 plus a \$100.00 recording fee, for a total of \$3,830.50.

Any future development on this property of 171 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 171 square feet will require that the necessary detention be provided.



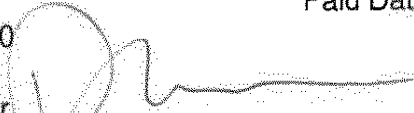
Russell N. Jensen, P.E., Village Engineer

Storm Water Management Fee **\$3,730.50**
Account No. 01-00-425-4154


Paid Date: 8-14-20

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

Paid Date: 8-14-20

Signature of Property Owner:  _____ Date: 8/14, 2020

Subscribed and Sworn this 14 day of August, 2020



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).
- 829 sq. ft. of impervious surface that was to be added by work pursuant to permit application for an additional rear yard shed filed April 14, 2020.
- 171 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: 964 Happ Road

Legal Description:

LOT 11 AND THE NORTHWESTERLY 30 FEET OF LOT 12, IN WILLIAM H. BRITIGAN'S SUNSET RIDGE GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 5 ACRES THEREOF) ALSO THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING WESTERLY OF HAPP ROAD AND THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Estate Index No.: 04-13-115-013-0000


Village of Northfield
Village Engineer

Date: August 7, 2020

