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Prepared by:
Klein Thorpe & Jenkins, Ltd.
120 S. LaSalle Street
Suite 1710
Chicago, Illinois 60603

Doc# 2329134029 Fee \$88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 10/18/2023 10:25 AM PG: 1 OF 4

Prepared on behalf of the
Village of Northfield
2751-003

Record against:
PIN: 04-24-304-026-0000

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS RECORDING COVER SHEET FOR

MEMORANDUM OF DETENTION CALCULATIONS

For the property legally described as:

LOTS 4, 5 AND THE EAST 1/2 OF LOT 3 (TAKEN AS A TRACT) (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH 15 FEET OF LOT 6 IN BLOCK 2 IN GEORGE F. NIXON AND CO'S HOME BUDGET ADDITION TO NORTHFIELD, BEING 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.

And commonly known as: 350 Wagner Road, Northfield, IL 60093

PIN: 04-24-304-026-0000

After recording return to:
RECORDER'S BOX 324

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July 14, 2023

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:

350 Wagner Road, Northfield, Cook County, Illinois 60093

Real Estate Index Number 04-24-304-026-0000



A handwritten signature in black ink, appearing to read "Stacy Alberts Sigman".

Stacy Alberts Sigman, Village Clerk



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The Village of Northfield

June 8, 2023

Cosmin Onu
350 Wagner Road
Northfield, IL 60093

Re: Fee in Lieu of Detention Sign-off Record, 350 Wagner Road, Northfield, IL

Dear Mr. Onu,

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 as-built survey for the new single-family home improvements per the plan prepared by Bono Consulting, Inc., dated April 24, 2023, last revised April 24, 2023, and have determined the net new impervious ground coverage to be 38 square feet. The fee for the 38 square feet at \$4.50 per square foot is \$171.00 plus a \$100.00 recording fee for a total of \$271.00.

Any future development on this property of 528 square feet or more will require 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 any future development on this property of 528 square feet will require the necessary detention be provided.


Peter C. Lind, P.E., Village Engineer

Storm Water Management Fee **\$171.00**
Account No. 01-00-425-4154


Paid Date: 6-13-23

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

Paid Date: 6-13-23

Signature of Property Owner  Date: 06/13, 2023

Subscribed and Sworn this 13 day of June, 2023


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).
- 434 sq. ft. of impervious surface that was to be added by work pursuant to the permit and updated on the as-built for single-family home improvements per plan prepared by Bono Consulting, Inc. dated April 24, 2023, last revised April 24, 2023, and received by our office on May 31, 2023. The homeowner has elected the option presented from the Village to forfeit this area from future permit applications.
- 38 sq. ft. of impervious surface that was to be added by work pursuant to the as-built for single-family home improvements per plan prepared by Bono Consulting, Inc. dated April 24, 2023, last revised April 24, 2023, and received by our office on May 31, 2023.
- 528 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: 350 Wagner Road

Legal Description:

LOTS 4, 5 AND THE EAST ½ OF LOT 3 (TAKEN AS A TRACT) (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH 15 FEET OF LOT 6 IN BLOCK 2 IN GEORGE F. NIXON AND CO'S HOME BUDGET ADDITION TO NORTHFIELD, BEING A SUBDIVISION OF LOT 20 AND THE WEST ½ 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.

Real Estate Index No: 04-24-304-026-0000



Date: June 8, 2023

Village of Northfield
Village Engineer

