

**UNOFFICIAL COPY**



Doc# 2336110017 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2023 11:34 AM PG: 1 OF 3

Prepared by:  
Mallory A. Milluzi  
Klein Thorpe & Jenkins, Ltd.  
120 S. LaSalle St., Ste. 1710  
Chicago, IL 60603

Prepared on behalf of the  
Village of Northfield [2751-  
003]

Mail to:  
Mallory A. Milluzi  
Klein Thorpe & Jenkins, Ltd.  
120 S. LaSalle St., Ste. 1710  
Chicago, IL 60603

Record against:  
PIN: 04-24-200-044-0000

[Above space for Recorder's Office]

**COOK COUNTY, ILLINOIS**

**RECORDING COVER SHEET FOR  
VILLAGE OF NORTHFIELD REGARDING**

**MEMORANDUM OF DETENTION CALCULATIONS**

**For the property legally described as:**

**LOT 6 IN WOODLAND PARK, BEING A SUBDIVISION OF THAT PART OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42  
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING  
WEST OF THE CENTER LINE OF HAPP ROAD, IN COOK COUNTY, ILLINOIS.**

**And commonly known as: 580 Happ Road, Northfield, IL 60093**

**PIN: 04-24-200-044-0000**

Prepared by:

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## The Village of Northfield

July 27, 2023

Ian and Nora Larkin  
580 Happ Road  
Northfield, IL 60093

**Re: Fee in Lieu of Detention Sign-off Record, 580 Happ Road, Northfield, IL**

Dear Mr. and Mrs. Larkin,

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 for the new improvements per the plan prepared by Chris Winogradzki Architects, Ltd., dated June 16, 2023, and have determined the net new impervious ground coverage to be 457 square feet. The fee for the 457 square feet at \$4.50 per square foot is \$2,056.50 plus a \$100.00 recording fee for a total of \$2,156.50.

Any future development on this property of 543 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 543 square feet will require the necessary detention be provided.

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

Storm Water Management Fee **\$2,056.50**  
Account No. 01-00-425-4154


Paid Date: 7-27-23

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

Paid Date: 7-27-23

Signature of Property Owner  Date: 7/27, 2023

Subscribed and Sworn this 27 day of July, 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).

457 sq. ft. of impervious surface that was to be added by work pursuant to permit application for improvements per plan prepared by Chris Winogradzki Architects, Ltd., dated June 16, 2023, and received by our office on July 17, 2023.

543 sq. ft. of net new impervious surface remaining that is exempt from detention requirements.

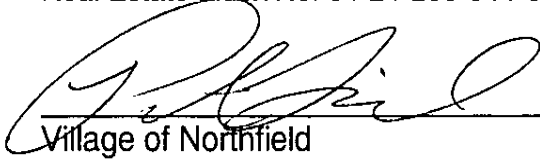
### THERE IS NO REFUND FOR MONEY PAID IN LIEU OF DETENTION

Common Address: 580 Happ Road

Legal Description:

LOT 6 IN WOODLAND PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF HAPP ROAD, IN COOK COUNTY, ILLINOIS

Real Estate Index No: 04-24-200-044-0000



Date: July 27, 2023

Village of Northfield  
Village Engineer

