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PLAT

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4
NORTHFIELD

PLAT WITH THIS DOCUMENT

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DEPT-91 RECORDING 450 00

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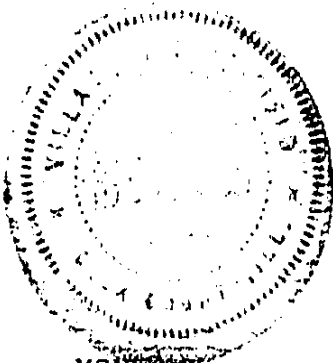
#3345 # JJ * -95 - 116158

COOK COUNTY RECORDER

I, Michael S. Nystrand, duly appointed Village Clerk of the Village of Northfield, Cook County, Illinois do hereby certify that the attached is a true and complete original Ordinance No. 95-827, granting a Special Use Permit to construct additions in the flood plain to the existing home, to be recorded and attached to the following address:

91 Meadowview Drive, Northfield, Cook County, Illinois 60093,
Real Estate Index Number 05-30-201-018-0000.

95116158



MSN:MS
2-2-95

Michael S. Nystrand

Michael S. Nystrand, Village Clerk
Village of Northfield
Northfield, Illinois 60093

RECORDING FEE \$ 60
DATE 2-17-95 COPIES 6
OK MS

Box 378

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COOK COUNTY CLERK'S OFFICE

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ORDINANCE NO. 95- 027

AN ORDINANCE
GRANTING A SPECIAL USE VARIATION
FOR THE PROPERTY COMMONLY KNOWN AS 91 Meadowview
THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS

P R E A M B L E

A duly noticed public hearing was held by the Plan and Zoning Commission of the Village of Northfield on December 12, 1994, on the application of Mr. & Mrs. Allen DiSanto for a Special Use Permit for construction of additions to an existing single family residence on the property legally described as:

LEGAL DESCRIPTION

Lot 5 in Schildgen's Meadow View Subdivision of Parts of Lots 1, 2 and 3 in Schildgen's Subdivision of the Northeast Quarter and the North 10 Chains of the Southeast Quarter of Section 30, Township 42 North, Range 12, East of the Third Principal Meridian, in the Village of Northfield, Cook County, Illinois,

Commonly Known as 91 Meadow View Drive, Northfield, Illinois.
Real Estate Tax No. 05-30-201-018

The property lies within the flood plain as defined in Article XIII.A. of the Flood Plain Regulations of the Zoning Ordinance of the Village of Northfield, Cook County, Illinois. The Plan and Zoning Commission has reported its findings and recommendations to the President and Board of Trustees (See Exhibit "C", Minutes). The Property is subject to a Special Use Permit for any construction within the flood plain and this special use is a variation from the elevation requirements that has been duly requested by the applicants.

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NOW, THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois:

SECTION 1: This Special Use Ordinance is granted for a variance to the flood plain ordinance to allow for the construction in the flood plain of additions to an existing single family home. This Special Use is applicable only to the subject property and is granted pursuant to Article XIII-A of the Village of Northfield Zoning Ordinance subject to the following conditions:

1. The representations made in Exhibit "B" (the application documents) are binding upon the applicants.

2. All construction must be in compliance with Article XIII-A of the Village of Northfield Zoning Ordinance regulating activities within the flood plain, with the following exceptions: The elevation of the proposed garage addition will be 2.05' below the base flood elevation, instead of the required one foot above the base flood elevation. The elevation of the finished floors will be at least one foot above the base flood elevations. For purposes of this ordinance, the portion below the protection elevation will be deemed flood proofed. This exception is granted as a legal variation pursuant to Section 5 of Article XIII-A of the Village of Northfield Zoning Ordinance. Certification of flood proofing must be submitted to the Building Department prior to occupancy.

3. Application for a building permit pursuant to this Ordinance shall be made within 12 months after its adoption. Construction shall begin no later than 12 months from the issuance of the building permit. Construction shall be completed no later than 18

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10. The occupants and owner(s) of the subject property shall keep the drainage systems free of silt deposits, obstructions, blockages and other hindrances to the flow of storm water. All elements of the drainage systems must be repaired as needed to assure proper performance according to the drainage system depicted in Exhibit "E". If the occupants or owner(s) of the subject property fail to repair and/or maintain the storm water detention and drainage system as provided in Exhibit "E", the Village of Northfield, or any party acting upon its express written direction, shall have the right to repair and maintain the drainage systems.

The cost of performing repairs and maintenance shall become an immediate lien upon the subject property. This lien shall be enforceable in the Circuit Court of Cook County, provided only that the Village of Northfield shall have first given ten (10) days written notice to the owner(s) or occupants. This notice shall instruct the owner(s) and occupants that they have ten (10) days from receipt of the notice to repair or maintain the drainage systems in the manner specifically described in the notice, or else be liable for the costs of any repair or maintenance done by the Village of Northfield or its designee.

11. Any proposed future additions to the building or alterations made to the topography of the subject property shall be subject to the existing Village regulations and done in such a manner that the altered portions drain back on the subject property and not on to contiguous property and do not reduce compensatory storage capacity. Any proposed future additions to the building or alterations made to the topography of subject property which affect

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RAM
SWANSON
& ASSOCIATES

EXHIBIT "B"

• ARCHITECTURE • LAND PLANNING • CONSTRUCTION •

November 9, 1998

RECEIVED
NOV 9 1998

VILLAGE OF NORTHFIELD

Mr. Mark Morien
Village Manager of Northfield
361 Happ Road
Northfield, IL 60093

Dear Mr. Morien,

My clients, Al and Ellen DiSanto, are petitioning for a special use permit to construct additions and alterations to their home at 91 Meadow View Drive, in the flood plain. The legal description is as follows:

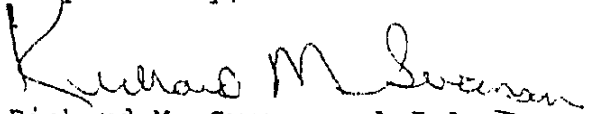
Lot 5 in Schildgen's Meadow View Subdivision of parts of Lots 1, 2, and 3 in Schildgen's Subdivision of the North East quarter and the North 10 chains of the South East quarter of Section 30, Township 42 North, Range 13, East of the third principal meridian, in the Village of Northfield, Cook County, Illinois, commonly known as 91 Meadow View Drive, Northbrook, Illinois.

The existing home is currently below the flood plain height. The proposed addition footprint will be 1,172 square feet, including garage, and will meet the current flood plain livable floor elevation requirement. When completed, the site grade will be adjusted to compensate the addition and will meet compensatory storage requirements.

Mr. and Mrs. DiSanto have lived in this home for 15 years and enjoy the neighborhood. It is their intention to remain. The proposed alterations are within the current aesthetic guidelines of the community. Construction of the addition will not threaten the health and safety caused by flood waters.

It is my client's wish that the board finds their request reasonable and approves the petition. Thank you in advance for your consideration in this matter.

Respectfully,


Richard M. Swanson, A.I.A. Jen.
President

RMS:jcm

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SUMMARY NOTES
OF THE
MEETING OF THE
PLAN & ZONING COMMISSION
MONDAY, DECEMBER 12, 1994
VILLAGE OF NORTHFIELD

On Monday, December 12, 1994, in the Northfield Library Basement, the Plan and Zoning Commission met at 7:00 PM to consider three issues:

PLAN & ZONING COMMISSION:

Members in Attendance:
Evan Karnes, Acting Chair
George Wagner
Ann Hill
Kerry Sabanty
John Wilke
Michael Nardini
Joanna Stein
Craig Colmar

Members Absent:
Kirk Bennett, Chair
Terry Gottlieb

OTHERS PRESENT: Trustee Mixt; John P. Spoden, Community Development Director; and others, see attached sign-in sheet.

Acting Chair Karnes opened the meeting by requesting approval or corrections to the Summary Notes of November 14, 1994. A motion was made by Commissioner Wagner seconded by Commissioner Sabanty to approve the Plan & Zoning Summary Notes of November 14, 1994.

The vote was as follows:

AYES: 8

NAYS: 0

ABSENT: 2

Evan Karnes, Acting Chair
George Wagner
Ann Hill
Kerry Sabanty
John Wilke
Michael Nardini
Joanna Stein
Craig Comar

Kirk Bennett, Chair
Terry Gottlieb

Motion carried.

Acting Chair Karnes, described the purpose of the Plan & Zoning Commission and indicated that there were five issues on the agenda.

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Issue #1 - Continuation of a request to Amend Office/Research District Zoning to allow Self-Storage as a Special Use and a request for a Special Use Permit for Self Storage at 800 Frontage Road, Lock Up Development Corporation.

Trustee Diane Onixt was present at this meeting and reviewed the Board's November 21, 1994, decision. At that meeting, the Board of Trustees voted not to approve the amendment to the Zoning Code until both the Architectural Commission and the Plan and Zoning Commission made final recommendations for the total project.

A motion was made by Commissioner Wilke, seconded by Commissioner Wagner to continue the Special Use request for an Interior Loading Self-Storage Facilities at 800 Frontage Road to February 13, 1995.

The vote was as follows:

AYES: 8

NAYS: 0

ABSENT: 2

Evan Karnes, Acting Chair
George Wagner
Ann Hill
Kerry Sabanty
John Wilke
Michael Nardini
Joanna Stein
Craig Colmar

Kirk Bennett, Chair
Terry Gottlieb

Motion carried.

Issue #2 - Consideration of preliminary and final Plat of Consolidation for 251 Bristol St.

Acting Chair Karnes, reviewed Mr. and Mrs. Strauss's request to consolidate their three parcels of land into one lot which is a requirement of the Village of Northfield Zoning Code.

A motion was made by Commissioner Sabanty seconded by Commissioner Stein to recommend that the Village Board of Trustees approve the final Plat of Consolidation at 251 Bristol St., submitted by Mr. and Mrs. R.J. Strauss.

The vote was as follows:

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AYES: 8

NAYS: 0

ABSENT: 2

Evan Karnes, Acting Chair
George Wagner
Ann Hill
Kerry Sabanty
John Wilke
Michael Nardini
Joanna Stein
Craig Colmar

Kirk Bennett, Chair
Terry Gottlieb

Motion carried.

Issue #3 - Consideration of a Request for Special Use to construct an addition in the flood plain at 91 Meadowview Dr., submitted by Mr. and Mrs. A. DiSanto.

Since the petitioner was not present at the time this issue was called it was tabled and the Acting Chair called the next Issue for consideration. Mr. Steve Austin was present for the meeting and asked to review the petitioners plans.

Issue #4 - Consideration of a Request for a Special Use Permit to replace existing wood deck and construct an addition to this deck within the flood way/flood plain at 3 Pleasantview Lane, submitted by Dr. and Mrs. George F. Warga.

Acting Chairman Karnes asked Mr. Silver, Architect for the owner of the property, to review the proposals. Mr. Silver reviewed the history of the property at 3 Pleasantview indicating that he obtained a Building Permit for interior construction ONLY. Mr. Silver stated that the carpenter intended to replace a few boards on the existing wood deck and when he removed a few boards he found the total deck needed replacement. Mr. Silver indicated that his intention was to remove and replace the existing deck and did not think any additional permits were required.

Acting Chairman Karnes requested that Staff Member John Spoden review the violations for the Commission Members. Mr. Spoden told the members that the construction work on the interior of the residence was completed to code and that a Special Use Permit was not required as there were no changes to the foot print of the building. However after the permit was issued it was discovered that since the property was within 500 feet of an existing Village Sewer, the homeowner is required to connect to the sewer and disconnect their septic system. Subsequent to the petitioner being notified that they need to connect to a sanitary sewer the deck was reconstructed without benefit of a permit or inspections. John Spoden then explained the requirement to construct or reconstruct anything within a floodway requires a permit from the State of Illinois and a Special Use Permit from the Village of Northfield.

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It is Staffs recommendation that before the Plan and Zoning Commission hears this issue that the petitioner must first connect to the Village or the private sanitary sewer.

It is also Staff's recommendation that before any approvals be given by the Plan and Zoning Commission that the petitioner first obtain a permit from IDOT to complete construction within the floodway.

After the Petitioner receives an IDOT permit to construct the wood deck in the floodway, he would then be required to appear before the Plan and Zoning Commission and request a special use permit with approved engineering plans for compensatory storage.

Commissioner Colmar indicated that he would like to approve the Petitioner's request for a Special Use Permit to construct the wood deck in the flood plain at this meeting, contingent upon approval and a permit from IDOT for the construction in the floodway. His concern was that by granting the Special Use then Dr. Warga could be given an occupancy permit. John Spoden informed the Commission that this was not the issue concerning the occupancy permit. The Occupancy permit can only be issued after all Village Codes are complied with, and that the residence must be connected to a Sanitary Sewer.

Acting Chair Karnes asked the Village Engineer, Mike Hughes, to review his recommendations concerning the compensatory storage requirement for floodplain/floodway. Mr. Hughes reviewed the situation and stated that additional documents were necessary in order to review the request. A concern of the Commission Members was whether the petitioners had considered the Storm Water Detention requirements for the construction. Mr. Silver stated that the Bank holding the mortgage indicated that this property was not in the flood plain and would not require insurance.

After further discussion a motion was made by Commissioner Sabanty to recommend that the Commission defer any action on this request until such time as the following issues are addressed.

1. Disconnect Septic System and connect to Village Sewer.
2. Approval of IDOT/DWR and Permit for deck reconstruction.
3. Submit all documents to Village Engineer for approval of Storm Water Management and Flood Plain Regulations.
4. Submit Certified As-Built grading plan showing compliance with approved plan and
5. Documentation of compensatory storage within flood plain.

Action Commissioner Karnes requested a second to the motion. Motion was not Seconded.

A motion was made by Commissioner Colmar seconded by Commissioner Wagner to recommend that Commission defer any action on this Special Use Permit request until sufficient information is received

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for construction in the Floodplain/Floodway, but that the Commission would act on the request for a Special Use Permit without the petitioner first securing the approval of the Illinois Department of Transportation.

The vote was as follows:

AYES: 8 NAYS: 0 ABSENT: 2

Evan Karnes, Acting Chair
George Wagner
Ann Hill
Kerry Sabanty
John Wilke
Michael Nardini
Joanna Stein
Craig Colmar

Kirk Bennett, Chair
Terry Gottlieb

Motion carried.

Acting Chair Karnes instructed John Spoden to inform the Building Department to give written instructions to all applicants for Building Permits.

Issue #5 - Amend Special Use Ordinance 94-801 for construction of a Wood Deck in the Flood Plain at 550 Woodland Lane.

Acting Chair Karnes reviewed the request by Mr. Silver to construct a wood deck 10' x 13' at 550 Woodland Lane and called for a motion to approve and since all the required information was submitted by the petitioner and the Village Engineer M. Hughes approved the compensatory storage requirement.

A motion was made by Commissioner Wilke, seconded by Commissioner Hill, to recommend that the Village Board of Trustees amend the Ordinance 94-801 to allow for construction of a wood deck in the Flood Plain at 550 Woodland Lane.

The vote was as follows:

AYES: 8 NAYS: 0 ABSENT: 2

Evan Karnes, Acting Chair
George Wagner
Ann Hill
Kerry Sabanty
John Wilke
Michael Nardini
Joanna Stein
Craig Colmar

Kirk Bennett, Chair
Terry Gottlieb

Motion carried.

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OFFICE

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EXHIBIT

"C"

The final issue to be heard is issue #3.

Issue #3 - Consideration of a Request for Special Use to construct an addition in the flood plain at 91 Meadowview Dr., submitted by Mr. and Mrs. A. DiSanto.

Contractor Paul Saydak introduced this issue. Proposed is an addition and wood deck in the flood plain at 91 Meadowview. Variations from the flood plain ordinance are required in order to construct an addition to the existing garage at the same elevation.

Commission Members clarified the request that all living areas will meet the requirements of the code and that the construction would be required to be flood proofed.

Neighbors of the house expressed concern about drainage in the area. Acting Chairman Karnes stated that the petitioners are not allowed to increase the flow of water onto adjacent properties.

Motion was made by Commissioner Wilke, seconded by Commissioner Colmar to recommend that the Village Board of Trustees approve a Special Use Permit with variation to allow the new garage floor to be located less than one foot above the 100 year flood elevation, and to allow the construction of an addition and a deck at 91 Meadowview subject to the following development conditions:

- * Approval of the Village Engineer of the grading plan and details of construction regarding flood-proofing.
- * Locating all utilities in the house above the 100 year flood plain elevation.

The vote was as follows:

AYES: 8

NAYS: 0

ABSENT: 2

Evan Karnes, Acting Chair
George Wagner
Ann Hill
Kerry Sabanty
John Wilke
Michael Nardini
Joanna Stein
Craig Colmar

Kirk Bennett, Chair
Terry Gottlieb

Motion carried.

Upon a motion duly made, seconded and passed, the Plan & Zoning Commission adjourned their meeting at 8:20 PM.

JPS:ms

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EXHIBIT

PIONEER PRESS
YOUR LOCAL SOURCE

CERTIFICATE OF PUBLICATION

NOTICE OF PUBLIC HEARING

The Plan and Zoning Commission of the Village of Northfield will hold a public hearing Monday, December 12, 1994, 7:00 P.M. at the Northfield Public Library Basement Meeting Room, 1785 Orchard Lane, Northfield.

PLAN AND ZONING COMMISSION:

- 1. Continuation of a request for a Special Use Permit for Self Storage for Lock Up Development Corporation, at 800 Frontage Road, submitted by Harry P. Hoops.
2. Consideration of a preliminary and final Plat of Consolidation for the property at 251 Bristol Street, submitted by Mr. and Mrs. Robert J. Strauss.
3. Consideration of a request for a Special Use Permit to construct an addition in the flood plain at 91 Meadowview Dr., submitted by Mr. and Mrs. Allen Disanto.
4. Consideration of a request for a Special Use Permit to replace existing wood deck and construct an addition to the existing wood deck within the Flood Way/Flood Plain at 3 Pleasant View Lane, submitted by Dr. and Mrs. George F. Wargo.
5. Consideration of a request for an amendment to Special Use Ordinance 94-801 for Construction of Wood Deck in the flood plain at 550 Woodland Lane, submitted by Michael Silver.

02 11/20/94 #16245 1 weeks

STATE OF ILLINOIS

COUNTY OF [X] COOK [] KANE [] LAKE [] McHENRY

PIONEER PRESS, does hereby certify it has published the attached advertisement in the following secular weekly newspapers. All newspapers meet Illinois Revised Statutes requirements for publication of legal notices.

NOTE: Legal notice appeared in the following checked publications.

WEDNESDAY PUBLICATIONS:

(WEST)

- [X] Elm Leaves [] Northlake Herald-Journal
[X] Forest Leaves [] Oak Leaves
[X] Franklin Park Herald-Journal [] River Grove Messenger
[X] Maywood Herald [] Westchester Herald
[X] Melrose Park Herald [] West Proviso Herald

THURSDAY PUBLICATIONS:

(NORTH SHORE)

- [] Evanston Review
[X] Glenview News
[X] Glenview Announcements
[X] Northbrook Star
[X] Wilmette News
[X] Winnetka Talk

(CENTRAL)

- [] Harwood Heights-Norridge News
[X] Lincolnwood Review
[X] Morton Grove Champion
[X] Niles Spectator
[X] Park Ridge Advocate
[X] Skokie Review

(LAKE SHORE)

- [] Deerfield Review
[X] Grayslake Review
[X] Gurnee Review
[X] Highland Park News
[X] Lake Forester
[X] Libertyville Review
[X] Mundelein Review
[X] The Review of Lake Villa and Lindenhurst
[X] Vernon Hills Review

(NORTHWEST)

- [] Algonquin Countryside
[X] Barrington Courier Review
[X] Buffalo Grove Countryside
[X] Cary Grove Countryside
[X] Hoffman Estates Review
[X] Lake Zurich Courier
[X] Palatine Countryside
[X] Rolling Meadows Review
[X] Schaumburg Review
[X] Wheeling Countryside

And that the date(s) of publication(s) was(were): 11.24.94

being 1 consecutive weeks.

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed and its official seal affixed at Wilmette, Illinois this 24th day of November, A.D. 1994

By [Signature] Legal Advertising Manager (official title)

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LINDLEY & SONS, INC.



9200 South Kingery Road
Hinsdale, Illinois 60521-6848
(708) 325-8190
Fax (708) 325-8643

EXHIBIT

"E"

MEMORANDUM

To: John Spoden
Director of Community Development
Village of Northfield

From: Michael E. Hughes
Village Engineer
Lindley & Sons, Inc.

Re: 91 Meadowview
Floodplain Special Use and Variance
Addition to Residence and Deck Construction
L&S Proj. 94053 041

Date: December 8, 1994

In reference to my October 20, 1994, memorandum to you regarding the referenced site, the project plans were modified by the architect, R. M. Swanson & Associates, and dated April 24, 1994. In addition, a site development plan prepared by Chamberlin/Masse Engineering and last revised November 11, 1994, was submitted for review.

Based upon the above-referenced plans, I offer the following comments:

Variance from Required Flood Protection Elevation

The proposed garage addition will have a floor elevation of 623.0 which is equal to the elevation of the existing two-stall, attached garage. This elevation is approximately two feet below the anticipated 100-year flood elevation of 625.0 associated with the subject property. As stated in my October 20, 1994, memorandum, as long as the garage addition is constructed to be resistant to flood-related damage, the addition of another parking stall will not increase the risk of flood-related damage to property stored within the garage. I base this opinion on the predication that any personal property to be stored in the garage addition would otherwise be stored in the existing garage or immediately outside the garage. This would present the same degree or even a greater risk of flood-related damage since the flood water depth outside the existing garage is greater than the flood water depth within the existing garage.

The addition to the residence will have a top of foundation slightly above the 100-year flood elevation. The floor elevation of the residence will be slightly more than one foot above the 100-year elevation as required by the Village Flood Plain Regulations. All construction below the flood protection elevation will need to be resistant to damage from water inundation. Similarly, all heating, electrical, water, and sewer facilities must be located at an elevation above the flood protection elevation or protected against damage from water inundation in a manner acceptable to the Village.

Recommended Action:

Grant the requested variance to construct the proposed garage addition with a floor elevation below the 100-year flood elevation and equal to the existing garage floor elevation. Such grant of variation to be subject to Village Engineer's approval with regard to details of construction and flood-proofing.

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Memorandum / 91 Meadowview
Page 2/December 8, 1994

Grant of Flood Plain Special Use

The applicant has indicated that an area of compensatory flood plain storage will be provided at the northwest corner of the property. This area will be configured to accommodate the amount of storm water detention required by the Village Storm Water Management Regulations. Given the existing ground surface elevation of 622.5 in the vicinity of the addition, the flood plain elevation of 625.0, the size of the proposed addition and deck, and the storm water detention requirement, the volume of storm water storage to be created onsite will be approximately 3,500 cubic feet. This can be accommodated in a 60-foot by 60-foot area which can be constructed to blend in with the existing grading and landscaping.

As mentioned in the section above concerning the requested variance, the building design will be resistant to flood-related damage to the required flood protection elevation. In addition, the water, sewer, heating, and electrical facilities will be located above the flood protection elevation or will be flood-proofed in a manner acceptable to the Village.

Recommended Action:

Grant the requested Flood Plain Special Use for the construction of an addition and an attached wood deck to the existing residence. This approval should be subject to plan approval by the Village Engineer.

I trust that this information adequately responds to the technical issues to be considered by the Planning and Zoning Commission regarding this matter.

Respectfully submitted,

LINDLEY & SONS, INC.

Michael E. Hughes, P.E.

cc: Village of Northfield
- Mark Morien
- Earl Nystrand
- Mary Specht

MEH/sg

MEH-NF91MED2.DOC

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