

MPSLAW

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September 21, 2018

Steven V. Gutierrez
Department of Community Development and Building
Village of Northfield
361 Happ Road
Northfield, IL 60093

Re: Armstrong Property / 2005-2007 Southridge Terrace

Dear Mr. Gutierrez:

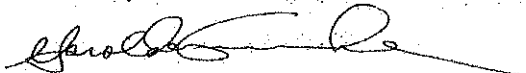
I am pleased to be forwarding to you the revised Final Plat of Subdivision for the Armstrong Property in anticipation of the upcoming meeting of the Plan and Zoning Commission. The plat has been revised in the following respects since its consideration by the Commission at its September 4 meeting:

1. Lot 2 in Husts' Subdivision, which is the existing lot of record upon which the existing Armstrong residence is situated, has been removed from the subdivision. Needless to say, this necessitated a revision to the legal description of the subdivision.
2. At the Village's request, a certification to be signed by Mr. and Mrs. Porter, who are to become the owners of Outlot B, has been added to the plat to confirm the granting of the Exclusive Easement to the Village for Access to the Middle Fork of the North Branch of the Chicago River from the eastern terminus of the existing Maple Row driveway easement.
3. Note 9 has been added to page 2 of the plat to address the concern previously expressed by some Plan and Zoning Commissioners about the size of a dwelling unit which could be constructed on Lot 1. The following information reveals how this language will address the previously expressed concern:
 - a) The size of Lot 1 in the Armstrong Subdivision is approximately **118,745 sf**.
 - b) The size of Lot 2 in Husts' Subdivision is approximately **48,000 sf**.
 - c) The maximum size of a house which can be constructed on Lot 1 is **41,560 sf** (118,745 sf x 0.35 [the maximum FAR in the R-2 District]).
 - d) The maximum size of a house which can be constructed on Lot 2 in Husts' Subdivision is **16,800 sf** (48,000 sf x 0.35).
 - e) Based on the language of Note 9, the maximum size of a house which can be constructed on Lot 1 is **16,800 sf**.

Please let me know if you have any questions or require any additional information at this time.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Harold W. Francke

RECEIVED
SEP 25 2018
VILLAGE OF NORTHFIELD

FINAL PLAT OF ARMSTRONG SUBDIVISION

State of Illinois) S.S.
County of Cook)
Approved by the Plan and Zoning Commission, Northfield,
Cook County, Illinois, at a meeting held this ____ day of
A.D. 2018.

Chairman

Secretary

State of Illinois) S.S.
County of Cook)
Approved by the President and the Board of Trustees of the Village
of Northfield, Illinois, this ____ day of _____, A.D. 2018.

Village President

Village Clerk

State of Illinois) S.S.
County of Cook)
Collector for the Village of Northfield,
Cook County, Illinois, do hereby certify that I find no delinquent
general taxes, delinquent special assessments or unpaid current
assessments against the applicant and find included in the plat
herewith shown.
Dated this ____ day of _____, A.D. 2018.

Village Collector

This is to certify that _____, as Trustee of the
First Person, and has caused the _____ in the
_____ hereon, for the purpose herein set forth, and do hereby acknowledge and adopt
the same under the style and title hereon indicated.
This is to certify that to the best of my knowledge, the land described
in the plat hereon, is located within School District Number 39 and 200.
Dated this ____ day of _____, A.D. 2018.
By _____ Trustee
Agent _____

In the State aforesaid, do hereby certify that
personally known to me to be the same persons whose names are subscribed
to the foregoing instrument as such owners, appeared before me this day in
their own free and voluntary will and they did acknowledge and adopt
the same under my hand and Notarial Seal, this ____ day of _____,
A.D. 2018. At _____ Illinois.

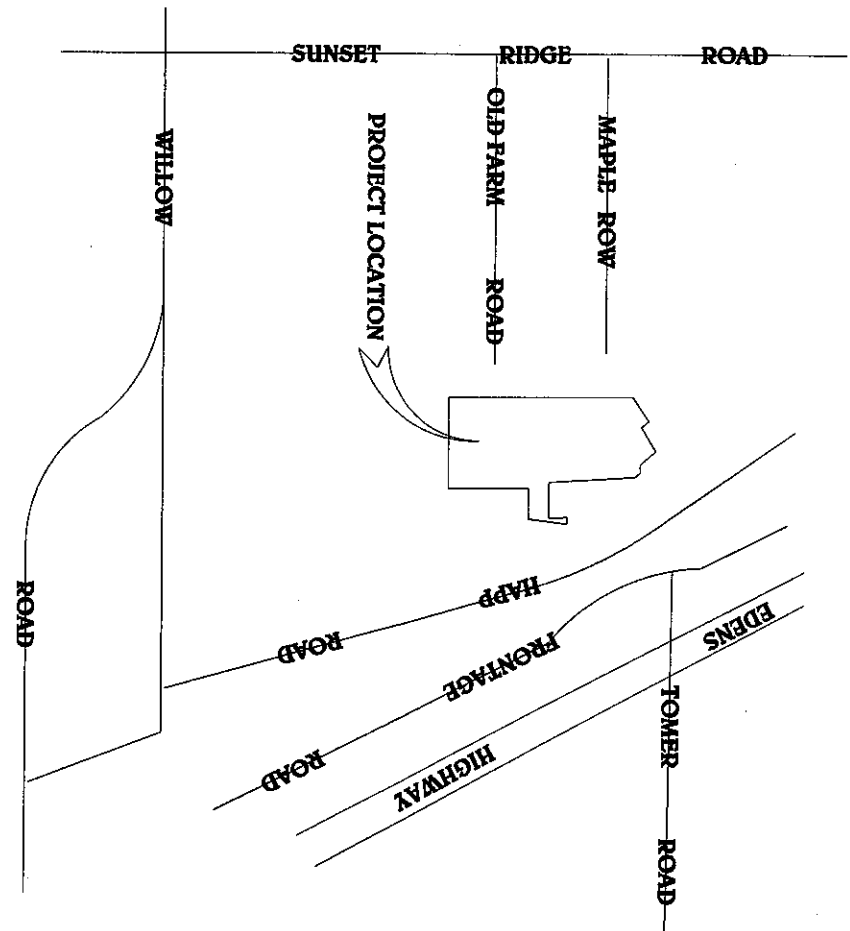
Notary Public

State of Illinois) S.S.
County of Cook)
This is to certify that Lewis H. Porter and Sherwynna Porter aka Sherwynna Dr. La Roche,
husband and wife, are the owners of a portion of the land underlying the Exclusive License to
the Village of Northfield for Access to the Public Beach of the Chicago River
and identified as indicated hereon, for the purpose of extending the stated Exclusive License and
do hereby acknowledge and adopt the same.
Dated this ____ day of _____, A.D. 2018.
By Lewis H. Porter, Jr.
Sherwynna Porter
Notary Public
State of Illinois) S.S.
County of Cook)
This is to certify that Sherwynna Porter aka Sherwynna Dr. La Roche
Notary Public
State of Illinois) S.S.
County of Cook)
This to certify that the Plan of Subdivision meets the applicable requirements
of the Illinois Land Surveying Act, Chapter 100, Sections 1-11, of the
Village of Northfield, Illinois, given under my hand and Seal of Notary Public
of Cook County, Illinois, this ____ day of _____, A.D. 2018.

Daniel Conway
Illinois Professional Engineer
License No. 008531517

DANIEL CONWAY COMPANY
CONSULTING CIVIL ENGINEERS
480 SKIDEN BRIDGE, SUITE 105
NORTHBROOK, ILLINOIS
PH: (847) 480-3737
FAX: (847) 480-7299
BOOK _____
JOB NO. **7489-A**
SHEET **2** OF **2**

PUBLIC UTILITY easement
NON-EXCLUSIVE easement FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH
ELECTRIC AND COMMUNICATION SERVICES, SOUNDS AND SIGNALS, CABLE TELEVISION,
SATELLITE SERVICE, GAS MAINS, WATER SUPPLY AND DISTRIBUTION, FIBER OPTIC CABLE,
SOUND SERVICES AND BROADCAST SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
THE VILLAGE OF NORTHFIELD,
COMMUNITY DEVELOPMENT COMPANY
NORTHFIELD ILLINOIS GAS COMPANY
AT & TELEVISION COMPANY
THEIR RESPECTIVE SUCCESSORS AND assigns, jointly and severally to INSTALL,
OPERATE, MAINTAIN AND REPAIR, FROM TIME TO TIME, FACILITIES NEED TO CONNECTION
WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, CABLE
TELEVISION, SATELLITE SERVICE, GAS MAINS, WATER MAINS, STORM SERVICES AND DRAINAGE
SERVICES AND SERVICES, CABLE TELEVISION, SATELLITE SERVICE, SOUND SERVICES,
WITHIN THE DARK PAVED LANE ON THE PLAT AND PORTION OF THE PROJECT SHOW
BASEMENT, PORTIER WITH THE RIGHT TO INSTALL, REPAIR, REPLACE CONNECTIONS,
OVER AND UNDER THE SURFACE OF EACH LOT TO BEHAVE IMPROVEMENTS THEREON, THE
REQUIRED INCIDENT TO THE SERVICE, GAS AND WATER MAINS, CABLE TELEVISION,
SATELLITE SERVICE, SOUND SERVICES, CABLE TELEVISION, SATELLITE SERVICE,
SUBDIVISION PROPERTY FOR PARKING, PARKING LOT LIGHTS AND LANDSCAPE MATERIALS
SERVICES, WITHIN THE SPACE WITHIN THE PLAT AND PORTION OF THE PROJECT SHOW
BASEMENT, WITHIN THE SPACE WITHIN THE PLAT AND PORTION OF THE PROJECT SHOW
BASEMENT, IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE
OF THE FACILITIES, THE GRADE OF THE SUBDIVISION PROPERTY SHOULD NOT BE ALTERED
OR REMOVED, NO PREVENTION, OBSTRUCTION OR OTHER SERVICE SHALL BE ALTERED
MAINTAINED UPON SAID EASEMENTS, BUT OWNERS OF LOTS IN THE SUBDIVISION SHALL
MAKE THEIR UTILITY SERVICE TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS
OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.



A portion of the Subdivision is within the 199 Year Designated Flood Plain as shown on the Flood Map Panel
817 of east Map Number 17001 Case 1 effective August 10, 2006.
1. Subject Caddis A, B, C or D shall be improved with Comprehensive Drainage or Storm Water Retention
and resulting from the Grant of an Easement to the Village of Northfield for the purpose of
maintaining the Outlet, as contemplated in Section 5, 8 1/2 of the Village's Subdivision Regulations.
2. Without the written approval of the Village of Northfield, the owner of Caddis A, C and D shall not be
permitted to construct any structure on the lot or for coverage which obstructs the maintenance
of the outlet.
3. No one single-family residence shall be constructed on Lot 1 in the Subdivision or be located as a single
lot of less than one acre of the record of this Plat. With a floor area that exceeds the maximum
allowable floor area for the lot, the owner shall be permitted to construct a single-family residence
shall not exceed the amount of floor area which is then permitted to be constructed on such lot by or
pursuant to the Northfield Zoning Ordinance.

State of Illinois) S.S.
County of Cook)
L. BERRY N. CARLSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY
THAT I HAVE SURVEYED AND SUBDIVIDED LOT ONE AND LOT TWO IN ARMSTRONG SUBDIVISION
1700 NORTHFIELD CENTER DRIVE, ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL
FRACTIONS AND THE VILLAGE OF NORTHFIELD HAS APPROVED THE PLAT AND DECLARED
THAT THE LAND INCLUDED IN THIS PLAT IS AVAILABLE FOR DOMESTIC DEVELOPMENT;
OF THE VILLAGE OF NORTHFIELD THAT HAS ADOPTED A COMPREHENSIVE PLAN THAT THE
PROPERTY DESCRIBED HEREON PARTIALLY FALLS IN ZONE "R" (RESIDENTIAL) AND PARTIALLY
TO BE WRITTEN THE 6 1/4" ANNUAL CHANCE OF FLOOD PLAIN AS SHOWN ON COMUNITTY PLANS,
NUMBERS THE (CARRY WITH AN EXPECTED DATE ALMOST 14 WORK THIS PROFESSIONAL
APPLICABLE TO DESCRIBE THE PLAN.
IRON PILES AND TWO CONCRETE MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED
HEREON, IN ACCORDANCE WITH THE VILLAGE OF NORTHFIELD SUBDIVISION CODE.
IRON PILES ARE SET AT ALL CORNERS EXCEPT AS SHOWN.
GIVEN UNDER MY HAND AND SEAL AT NORTHBROOK, ILLINOIS THIS ____ DAY OF _____, 2018.

L. BERRY N. CARLSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 859
My license expires November 30th 2018.