



Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): N/A

Address/Location of Property in Question: 1010 Lake Street

Property Identification Number(s)(PIN): 16-07-120-064-0000

Name of Property Owner(s): OP Office Partners, LLC

Address of Property Owner(s): 1010 Lake Street, Ste. 614, Oak Park, IL 60173

E-Mail of Property Owner(s): matt.bower@naproperties.com Phone: 404-965-9082

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) N/A

Name of Applicant(s) (if different than Property Owner): N/A

Applicant's Address: Matt Bower

Applicant's Contact Information: Phone 404 965 9082 E-Mail matt.bower@naproperties.com

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe):

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7

X DT (1 - 2 - 3) GC HS MS NA NC RR

H OS I

Describe Variance Proposal: To eliminate any required offsite parking spaces for the building.

Size of Parcel (from Plat of Survey): 19,235 Square Feet

Adjacent: Zoning Districts Land Uses

To the North: OS Open Space Zoning District

To the South: DT Downtown Zoning District

To the East: DT Downtown Zoning District

To the West: DT Downtown Zoning District

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes X No

If Yes, how?

Is the property in question currently subject to any zoning relief? ____ Yes X No

If Yes, how?

If Yes, please provide relevant Ordinance No.'s

Is the subject property located within any Historic District? ____ Yes X No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 10.4 REQUIRED OFF-STREET VEHICLE AND BICYCLE PARKING SPACES **Section:** (Table 10-2: Off-Street Parking Requirements)

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan ;

The Zoning ordinance is not reflective of the actual use and parking needs of the building. Of 37 offsite parking spaces made available to the tenants of the building, not one single space has ever been used since such spaces were made available over six years ago.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Matt Bower

(Printed Name) Applicant

[Signature]

(Signature) Applicant

10/3/22

Date

ROBERT J. KUIER, AUTHORIZED REPRESENTATIVE

(Printed Name) Owner

[Signature]

(Signature) Owner

10/03/2022

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

3rd DAY OF October, 2022

[Signature]
(Notary Public)



Project Summary

1010 Lake Street (“the Building”) is an 82,836 square foot, 7 story office building located in Oak Park, Illinois. The Building’s tenants are a diverse mix of corporate and medical users that serve the neighboring community. The Building is currently 85% leased and provides 18 parking spaces under the Building to tenants on a reserved, monthly basis. Given the Building’s location in an urban environment, tenants and their guests access the Building by car, ride sharing, public transport, bicycle and foot.

The Village of Oak Park’s parking zoning ordinance requires that 1010 Lake Street provide 37 offsite parking space to the Building’s tenants. Prior to the construction of Albion Oak Park adjacent to 1010 Lake Street, the Building utilized 37 surface parking spaces which were occasionally leased to 1010 Lake Street tenants due to the proximity of the surface lot to the Building and convenience of at grade parking. Following the completion of Albion Oak Park, 1010 Lake Street has the right to lease 10 parking spaces from Albion Oak Park per a lease agreement with Albion Oak Park but has never utilized these parking spaces. Given the steady increase in occupancy of the Building following the elimination of the original 37 surface parking spaces with no increase in tenant demand for additional spaces, we are submitting a zoning variance to change the parking requirements for the Building to reflect actual tenant parking demand for tenants of 1010 Lake Street.

4. Parking

a. Parking Space Formula:

Per conversation with Michael Bruce, Zoning Officer, the property is considered grandfathered and shall only require that the 18 on-site spaces remain striped along with the 37 spaces per parking agreement.

****Please note, the Village of Oak Park has previously approved the current parking situation based on the 18 spaces provided on the subject property, as well as the additional 37 spaces provided through the current parking lease agreement over the adjacent property (1000 Lake Street)***

(37 + 18) = 55 Spaces

Per Section 10.1.B. "Grandfathering of Existing Spaces. Existing structures as of the effective date of this Ordinance that currently do not provide the required amount of parking due to lack of sufficient space on the lot are exempt from off-street vehicle parking requirements regardless of any change in use or a change in intensity of use, subject to review and approval by Zoning Administrator. The Zoning Administrator may require the property owner to provide evidence that the structure has not historically provided sufficient parking. Once the principal building is demolished, this exemption is no longer valid. In addition, if the lot area is expanded (e.g., the adjoining lot is purchased), this exemption is no longer valid."

b. Parking Spaces Required:

55 Total Parking Spaces

c. Existing Parking Spaces:

18 Striped Spaces inside the Parking Garage and 4 Not Striped Private / Reserved Spaces (Per Survey)

****Please note, per client, there is a parking agreement to provide 37 additional spaces.***

Is The Existing Parking in Conformance?

Yes. (See Table 10-2 for Code reference)

RESPONSE TO APPROVAL STANDARDS

A written response to each of the following standards that must be met in order for a variation to be granted (14.3 E of the Village of Oak Park Zoning Ordinance) must be submitted. Each standard must be quoted from the Zoning Ordinance and then followed by a reasoned response to the standard. Please note that all three standards must be met in order for the ZBA to grant any variance;

- ✦ The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

Applicant Building Owner Response: The strict application of the terms of the subject Ordinance would result in undue hardship in this case because the Building Owner is being required to lease 27 parking spaces in a nearby parking facility in order to comply with the parking zoning requirements of the building. These parking spaces are in addition to the 10 parking spaces controlled by Building Owner in the residential building next door (Albion Oak Park). For more than 6 years, the Building Owner has made available 37 parking spaces to its tenants, and not a single one of those spaces has ever been used. Therefore, it is clearly the case that there will be no demand whatsoever for those parking spaces going forward, and the Building Owner's obligation to lease spaces that will never be used creates an undue and entirely unnecessary hardship.

- ✦ The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Applicant Building Owner Response: The particular physical surroundings of the building have caused the hardship described above. All of the parking spaces that are required to comply with the Ordinance were previously directly next door to the building and were outdoor surface spaces that were easily accessible by the building's tenants. Now, with the development of Albion Oak Park on that neighboring parcel, the parking spaces are in the Albion Oak Park building (10 spaces) and in a nearby Village-owned parking garage (27 spaces), thereby making all such spaces very difficult to use. Also, there is no reason why any tenants would lease parking spaces through the Building Owner when they can lease such spaces directly in the nearby Village-controlled lots. That was not the case when before the development of Albion Oak Park when the physical surroundings allowed for surface parking directly next to the building.

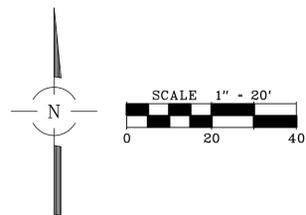
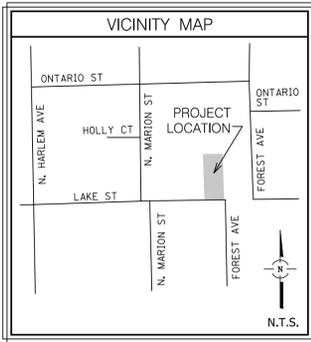
- ✦ The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

Applicant Building Owner Response: There is no question that the hardship described above is due to unique circumstances. The fact that such parking spaces were previously easy to use directly next door, and now are not, is a unique circumstance that was created by the further development of the Village's downtown. There is simply a disconnect

between the parking requirements that allow the subject building to stay in zoning compliance and the actual historic use of such required parking spaces. As stated, not a single one of the 37 parking spaces that have been made available to tenants of the subject building have been used in over 6 years.

These circumstances have nothing whatsoever to do with a personal situation of the Building Owner, nor has this situation been created in any way by the Building Owner or any person having a proprietary interest in the building. But rather, the circumstances here are being created by the actual, demonstrated fact that the current parking requirements should be inapplicable to this particular building.

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



LEGEND			
	STORM SEWER		SANITARY MANHOLE
	SANITARY SEWER		CATCH BASIN
	COMBINED SEWER		FLARED END SECTION
	WATER MAIN		ELECTRIC MANHOLE
	GAS MAIN		TELEPHONE MANHOLE
	UNDERGROUND TELEPHONE LINE		TELEPHONE UPRIGHT
	UNDERGROUND ELECTRIC LINE		ELECTRIC UPRIGHT
	UNDERGROUND CATV LINE		CABLE TV UPRIGHT
	OVERHEAD WIRES ON UTILITY POLES		FIRE HYDRANT
	FIBER OPTIC LINE		VALVE AND VAULT
	FENCE		WATER VALVE
	GUARDRAIL		IRON / STEEL ROD
	EDGE OF WATER		BOX
	WETLAND LIMITS		AUXILIARY VALVE
			WELL
			GAS VALVE
			HAND HOLE
			STREET LIGHT
			UTILITY POLE
			TRAFFIC SIGNAL
			INLET
			SPRINKLER HEAD
			ISLAND
			MAILBOX
			SIGN
			UNIDENTIFIED MANHOLE
			PART OF RR MONUMENT
			DISC
			IRON / STEEL ROD
			BOX
			CUT CROSS
			WELL
			PK / MS WALL
			RAILROAD SPIKE
			WALL CORNER
			SIDEWALK CORNER
			FENCE END
			FENCE CORNER
			BUILDING CORNER
			BACK OF CURVE
			RECORD PER TAX MAP
			RECORD PER LEGAL
			MEASURED PER LEGAL
			GAS VALVE
			SEWER
			EDGE OF BRICK
			EDGE OF CONCRETE CORNER
			EDGE OF BRICK CORNER
			EDGE OF CONCRETE CORNER
			CATCH BASIN
			ASPHALT
			BRICK PAVERS
			CONCRETE
			GRAVEL

ONTARIO STREET
(ALSO KNOWN AS ELIZABETH STREET)
HERETOFORE DEDICATED

PUBLIC ALLEY
HERETOFORE DEDICATED

FOREST AVENUE
(ALSO KNOWN AS ELLEN STREET)
HERETOFORE DEDICATED

NORTH MARION STREET
HERETOFORE DEDICATED

PREPARED FOR:
OP OFFICE PARTNERS, LLC
1010 LAKE STREET
SUITE 614
OAK PARK, IL 60301

PROPERTY DESCRIPTION:

LOT 1 IN FINAL PLAT OF SUBDIVISION OF ALBION AT OAK PARK BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED ON NOVEMBER 7, 2017 AS DOCUMENT NUMBER 1731129087.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO./FILE NO.: 2100020050 WITH AN EFFECTIVE DATE OF OCTOBER 21, 2021.

AS REQUIRED UNDER THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY HAS BEEN SHOWN HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON ARE ASSUMED BY SCALING.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND REIL-NET CORS RTK NETWORK.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS.

SPACCO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

NO CEMETERIES, GRAVESITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVESITE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.

TAX P.L.N.s (PER TITLE COMMITMENT): 16-07-120-064-0000

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

ADDRESS:
1010 LAKE STREET
OAK PARK, IL 60301
(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM NUMBER 17031C0389J) AN INDEX, MAP REVISED AUGUST 19, 2009, IT IS OUR CONSIDERED OPINION THAT SAID PROPERTY LIES WITHIN COMMUNITY PANEL NUMBER 17031C0389J. SAID INDEX CONTAINS NOTATION "PANEL NOT PRINTED - AREA OF MINIMAL FLOOD HAZARD" AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 19,235 SQUARE FEET, OR 0.442 ACRES, MORE OR LESS. (TABLE A ITEM 4)

THE CURRENT ZONING REPORT FOR THE SURVEYED PROPERTY HAS BEEN PROVIDED. (TABLE A ITEM 6A)

EXISTING BUILDING INFORMATION SHOWN HEREON. (TABLE A ITEM 7A, 7B, 7C)

SUBSTANTIAL FEATURES ARE SHOWN HEREON. (TABLE A ITEM 8)

THERE ARE 18 STRIPED PARKING SPACES INSIDE THE PARKING GARAGE ALL OF WHICH ARE FOR REGULAR PARKING ON THE SURVEYED PROPERTY AND 4 NOT STRIPED PARKING SPACES (RESERVED AND PRIVATE). (TABLE A ITEM 9)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE DUPAGE COUNTY ASSESSOR'S WEBSITE ACCESSED ON SEPTEMBER 15, 2021. (TABLE A ITEM 13)

THE DISTANCE TO THE NEAREST INTERSECTION IS APPROXIMATELY 150 FEET EASTERLY ON LAKE STREET TO FOREST AVENUE. (TABLE A ITEM 14)

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (TABLE A, ITEM 16)

NOTES FROM TITLE COMMITMENT:

PROPERTY SUBJECT TO:

2A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
2C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.

6. MEMORANDUM OF PARKING LEASE AGREEMENT DATED NOVEMBER 8, 2017 AND RECORDED ON NOVEMBER 9, 2017 AS DOCUMENT NUMBER 1731345021, MADE BY AND BETWEEN ALBION RESIDENTIAL, LLC, (LANDLORD) AND OP OFFICE PARTNERS, LLC, (TENANT). (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS)

7. TERMS, CONDITIONS, AND PROVISIONS OF ORDINANCE NO. 2007-0-62 ENTITLED AN ORDINANCE REESTABLISHING VILLAGE OF OAK PARK SPECIAL SERVICE ARE NUMBER ONE RECORDED DECEMBER 27, 2007 AS DOCUMENT NUMBER 0736109066. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS)

8. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE MEMORANDUM OF MEMBERSHIP RECORDED AS DOCUMENT NUMBERS 91037021, 91558486 AND 91558487 AND ANY AMENDMENTS THERETO, RELATING TO, AMONG OTHER THINGS: SEE DOCUMENT FOR PARTICULARS. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS)

9. EASEMENT FOR LATERAL SUPPORT OF BUILDING, RETAINING WALL MAINTENANCE AND INGRESS AND EGRESS AS ESTABLISHED BY GRANT FROM OAK PARK REALTY AND AMUSEMENT COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 6, 1949 AND KNOWN TRUST NUMBER 7946 RECORDED AS DOCUMENT NUMBER 15886967, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS SEE DOCUMENT FOR PARTICULARS). (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS)

10. INTENTIONALLY DELETED

11. DECLARATION OF EASEMENT AND COVENANTS-LOADING DOCK DATED NOVEMBER 8, 2017 AND RECORDED ON NOVEMBER 9, 2017 AS DOCUMENT NUMBER 1731345019. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS)

12. DECLARATION OF EASEMENT AND COVENANTS-PRIVATE GREENWAY DATED NOVEMBER 8, 2017 AND RECORDED ON NOVEMBER 9, 2017 AS DOCUMENT NUMBER 1731345020. FIRST AMENDMENT TO DECLARATION OF EASEMENT AND COVENANTS-PRIVATE GREENWAY DATED NOVEMBER 17, 2020 AND RECORDED ON APRIL 23, 2021 AS DOCUMENT NUMBER 211322066. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS)

13. ORDINANCE APPROVE AND GRANTING A SPECIAL USE PERMIT FOR A MAJOR PLANNED DEVELOPMENT FOR A MIXED USE DEVELOPMENT WITH RESIDENTIAL AND COMMERCIAL USES, RECORDED ON JANUARY 9, 2018 AS DOCUMENT NUMBER 1800922064. (SURVEYOR'S NOTE: DOES NOT AFFECT THE SURVEYED PROPERTY. IT AFFECTS LOT 1 IN ALBION AT OAK PARK SUBDIVISION. SEE DOCUMENT FOR PARTICULARS)

14. AN ORDINANCE APPROVE THE ALBION AT OAK PARK PLAT OF SUBDIVISION RECORDED ON JANUARY 9, 2018 AS DOCUMENT NUMBER 1800922065. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS)

15. AN ORDINANCE AMENDING ORDINANCE NUMBER 17-270 SPECIAL PERMIT GRANTED FOR A MAJOR PLANNED DEVELOPMENT, RECORDED ON JANUARY 9, 2018 AS DOCUMENT NUMBER 1800922066. (SURVEYOR'S NOTE: DOES NOT AFFECT THE SURVEYED PROPERTY. IT AFFECTS LOT 1 IN ALBION AT OAK PARK SUBDIVISION. SEE DOCUMENT FOR PARTICULARS)

16. PERMANENT PUBLIC SIDEWALK EASEMENT AGREEMENT DATED OCTOBER 31, 2019 AND RECORDED ON NOVEMBER 7, 2019 AS DOCUMENT NUMBER 193116002. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS)

17. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN.

18. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

19. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

20. RIGHT OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.

21. SUBJECT TO ENCROACHMENTS, OVERLAPS, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS, WHICH MAY BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND MADE IN ACCORDANCE WITH ILLINOIS SURVEY AND ALTA/ACSM SURVEY STANDARDS.

STATE OF ILLINOIS)
COUNTY OF COOK)

TO: STEWART TITLE GUARANTY COMPANY
AND TO: OP OFFICE PARTNERS, LLC, AN OHIO LIMITED LIABILITY COMPANY
AND TO: AMERITUS REAL ESTATE FUND II, LP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N.S.P.S., AND INCLUDES ITEMS 3, 4, 6(a), 6(d), 7(a), 7(d)(1), 7(c), 8, 9, 13, 14, 16 & 19 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 16, 2021.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021 IN ROSEMONT, ILLINOIS.

GABRIELA PTASINSKA, I.P.L.S., No. 035-3893
LICENSE EXPIRES: 11-30-2022
gptasinska@spacocoilnc.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS: 09/22/2021 G.P. 11/10/2021 G.P. 11/15/2021 G.P.		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 09/20/2021 JOB NO: 8571.03 FILENAME: 8571_03ALTA-01 SHEET 1 OF 1
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065			

FOR REVIEW
PURPOSES ONLY