CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   3238 North Elston Avenue, Chicago, Illinois 60618

2. Ward Number that property is located in: 33rd

3. APPLICANT Rick A Hansen Revocable Trust

   ADDRESS 2711 North Halsted Street CITY Chicago

   STATE Illinois ZIP CODE 60614 PHONE 773-477-4455

   EMAIL rhansen@hansenrealty.com CONTACT PERSON Rick Hansen

4. Is the applicant the owner of the property? YES ☑ NO ☐
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER Same as above.

   ADDRESS _____ CITY _____

   STATE _____ ZIP CODE _____ PHONE _____

   EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Nicholas Ftikas - Law Offices of Samuel V.P. Banks

   ADDRESS 221 North LaSalle Street, 38th Floor

   CITY Chicago STATE Illinois ZIP CODE 60601

   PHONE 312-782-1983 FAX 312-782-2433 EMAIL nick@sambankslaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Rick Hansen (trustee)

7. On what date did the owner acquire legal title to the subject property? March 2024

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: C1-1 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): approx. 3,820 sq. ft.

11. Current Use of the Property: The subject property is improved with a two-story mixed-use building with a retail unit at grade and a residential unit above.

12. Reason for rezoning the property: To permit the conversion of the grade level retail unit to a residential unit and to permit the construction of a proposed additional dwelling unit (coach house) at the functional rear of the lot.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): The subject property is improved with a two-story mixed-use building that contains a retail unit at grade and a residential unit above. The Applicant is seeking a zoning change to permit the conversion of the existing grade-level retail unit to a residential unit and to permit the construction of a new two-story coach house. Two (2) off-street parking spaces will be provided. The height and footprint of the principal building will remain. The proposed coach house will be 20 ft. in height.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☒ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** (17-13-1101-B) reduce the front setback on N. Francisco Ave. from 15 ft. to 7 ft.-8 inches. Please note the subject property is a through lot with frontages on both N. Elston Ave. and N. Francisco Ave.

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Rick Hansen, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this 1st day of April, 2025.

Notary Public

OFFICIAL SEAL
NICHOLAS FTIKAS
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 704828
My Commission Expires Dec. 04, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Via USPS First Class Mail
April 16, 2025

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about April 16, 2025, I, the undersigned, intend to file an application for a change in zoning from the C1-1 Neighborhood Commercial District to the RM-4.5 Residential Multi-Unit District, on behalf of the Applicant and Property Owner, Rick A Hansen Revocable Trust, for the property located at **3238 North Elston Avenue, Chicago, IL**.

The Applicant is seeking a zoning change to permit the conversion of the ground floor retail unit to a residential unit within the existing two-story principal building and to permit the construction of a new two-story coach house (Additional Dwelling Unit) with (2) off-street parking spaces at grade and one (1) residential unit above. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the front setback on N. Francisco Ave. from 15 ft. to 7 ft.-8 inches. The subject property is a through lot with frontages on both N. Elston Ave. and N. Francisco Ave.

The Applicant and Property Owner, Rick A Hansen Revocable Trust, maintains offices at 2711 North Halsted Street, Chicago, Illinois 60614.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Nicholas J. Ftikas
Attorney for the Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

Written Notice, Form of Affidavit: Section 17-13-0107
April 16, 2025

Chairman Walter Burnett, Jr.
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3238 North Elston Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **April 16, 2025.**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: _____
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 1 day of April, 2025.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

2021 Tax Map

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Cook County, Illinois
W½ SE¼ Section 24 - 40 - 13
JEFFERSON

"A"

ELECTRIC PARK SUB. in the S.1/2 of Sec. 24 -40-13.

Rec. Doc. 9999999999

"B"

BELMONT & ELSTON AVE. ADD. TO CHICAGO in the S.1/2 of Sec. 24-40-13.

Rec. Doc. 9999999999

"C"

COUNTY CLERK'S DIV. OF UNSUBDIVIDED LANDS in the S.E.1/4 of Sec. 24-40-13.

Rec. Doc. 9999999999

"D"

SUB. of Lot 88 in Belmont & Elston Ave. Add. (see "B").

Rec. Doc. 9999999999

"E"

THE BOATYARD AT BELMONT AND THE RIVER, a Resub. of part of Lots 1 and 2 in Sub. of (see "D") and of part of Lot 14 in County Clerk's Div. of Unsubdivided Lands (see "C").

Rec. 12/22/1998 Doc. 08163174

"F"

The Boatyard At Belmont And The River Phase II, A resub. of Lots 1 thru 6, and 21 thru 95 and outlot A in The Boatyard At The Belmont And The River (See "E")

Rec. 05/09/2001 Doc. 0010389640

CONDOMINIUM: 13-24-404-123
The Belmont River Club Condominium
Rec. 08/09/2002 Doc. 0020935266

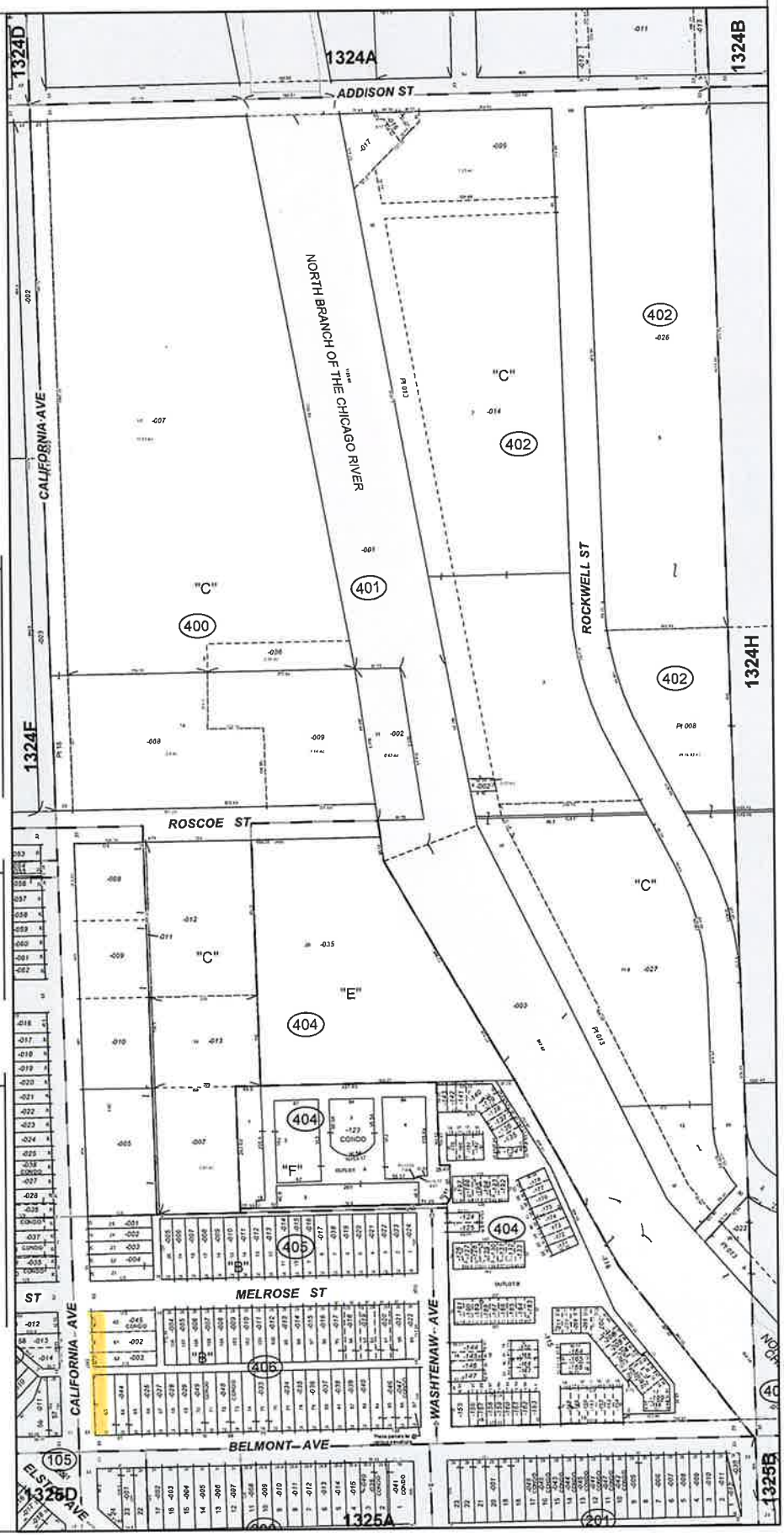
Unit	Unit	Unit
3248 = 1001	3248 = 1002	3250 = 1003
3252 = 1004	3254 = 1005	3256 = 1006
3258 = 1007	3260 = 1008	22-3251 = 1009
22-3253 = 1010	22-3255 = 1011	22-3257 = 1012
22-3259 = 1013	22-3261 = 1014	23-3250 = 1015
23-3252 = 1016	23-3254 = 1017	23-3256 = 1018
23-3258 = 1019	23-3260 = 1020	24-3254 = 1021
24-3256 = 1022	24-3258 = 1023	24-3257 = 1024
24-3258 = 1025	24-3259 = 1026	24-3260 = 1027
24-3261 = 1028	25-3251 = 1029	25-3253 = 1030
25-3255 = 1031	25-3257 = 1032	25-3259 = 1033
25-3261 = 1034	26-3250 = 1035	26-3252 = 1036
26-3254 = 1037	26-3256 = 1038	26-3258 = 1039
26-3260 = 1040	27-2715 = 1041	27-2717 = 1042
27-2719 = 1043	27-2721 = 1044	27-2723 = 1045
27-2725 = 1046	27-2727 = 1047	28-2701 = 1048
28-2703 = 1049	28-2705 = 1050	28-2707 = 1051
28-2709 = 1052	28-2711 = 1053	28-2713 = 1054

CONDOMINIUM: 13-24-406-045
California-Melrose Condo
Rec. 02/20/2003 Doc. 0030243024

Unit	Unit
3221-G = 1001	3221-1 = 1002
3221-2 = 1003	3221-3 = 1004
3223-G = 1005	3223-1 = 1006
3223-2 = 1007	3223-3 = 1008
2753-1 = 1009	2753-2 = 1010
2753-3 = 1011	2755-G = 1012
2755-1 = 1013	2755-2 = 1014
2755-3 = 1015	P-1 = 1016
P-2 = 1017	P-3 = 1018
P-4 = 1019	P-5 = 1020

CONDOMINIUM: 13-24-406-047
THE RIVERVIEW ON BELMONT CONDO
Rec. 10/01/2004 Doc. 0427544066
Rec. 11/17/2004 Doc. 0432234077

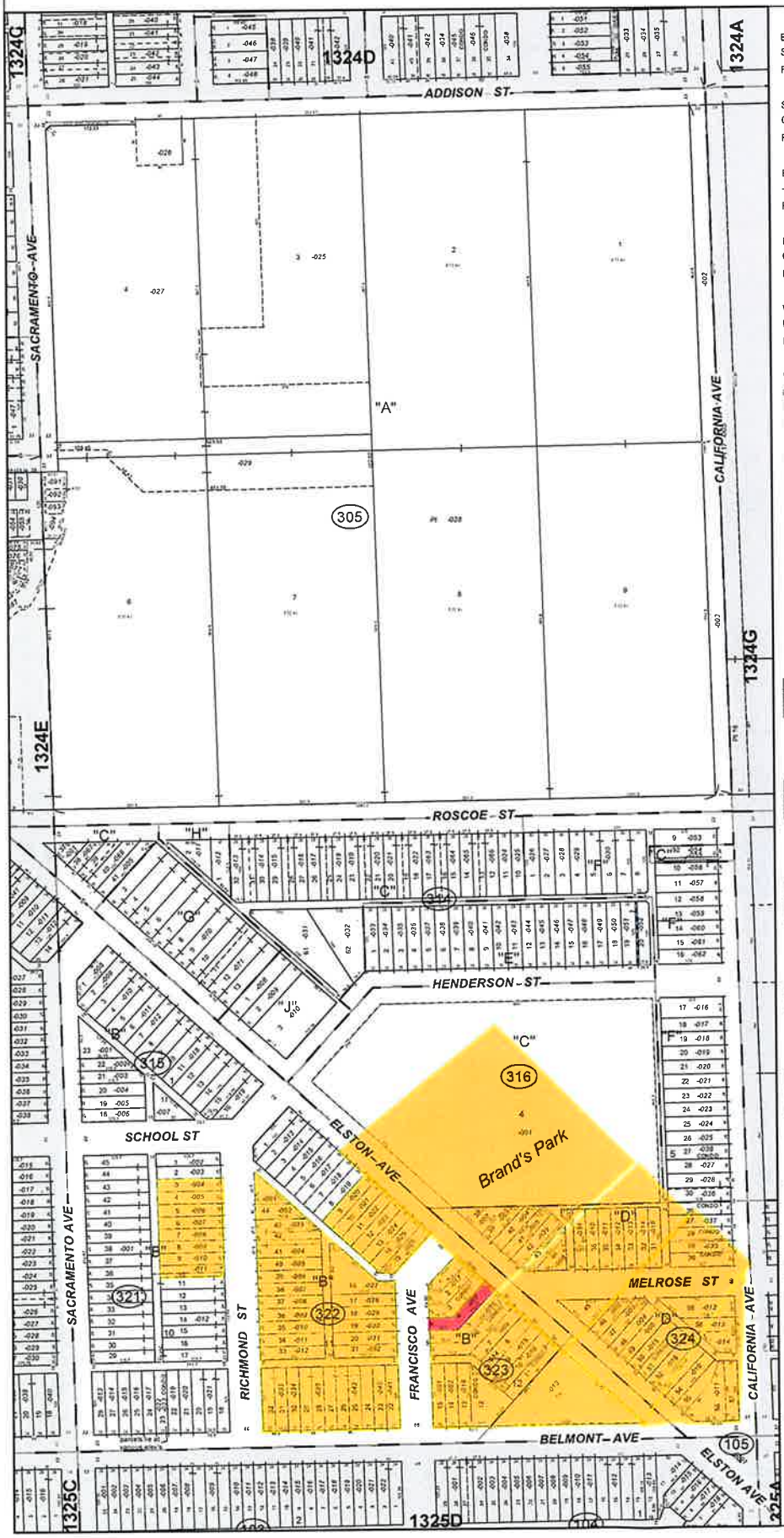
Unit	Unit	Unit
201 = 1001	202 = 1002	203 = 1003
204 = 1004	205 = 1005	206 = 1006
207 = 1007	208 = 1008	301 = 1009
302 = 1010	303 = 1011	304 = 1012
305 = 1013	306 = 1014	307 = 1015
308 = 1016	401 = 1017	402 = 1018
403 = 1019	404 = 1020	405 = 1021
406 = 1022	407 = 1023	408 = 1024
501 = 1025	502 = 1026	503 = 1027
504 = 1028	505 = 1029	506 = 1030
507 = 1031	508 = 1032	G-1 = 1033
G-2 = 1034	G-3 = 1035	G-4 = 1036
G-5 = 1037	G-6 = 1038	G-7 = 1039
G-8 = 1040	G-9 = 1041	G-10 = 1042
G-11 = 1043	G-12 = 1044	G-13 = 1045
G-14 = 1046	G-15 = 1047	G-16 = 1048
G-17 = 1049	G-18 = 1050	G-19 = 1051
G-20 = 1052	G-21 = 1053	G-22 = 1054
G-23 = 1055	G-24 = 1056	G-25 = 1057



Cook County, Illinois
E½ SW¼ Section 24 - 40 - 13
JEFFERSON

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"A"
BICKERDIKE'S MANOR, a sub. of part of the S.W.1/4 of Sec. 24-40-13.
Rec. Doc. 9999999999

"B"
S.E. GROSS' UNDERDENLINDEN ADD. TO CHICAGO in the S.W.1/4 of Sec. 24-40-13.
Rec. 05/18/1888 Doc. 959047

"C"
ELECTRIC PARK SUB. in the S.1/2 of Sec. 24 -40-13.
Rec. Doc. 9999999999

"D"
BELMONT & ELSTON AVE. ADD. TO CHICAGO in the S.1/2 of Sec. 24-40-13.
Rec. Doc. 9999999999

"E"
WALTER'S RESUB. of Lots 63 to 83 incl. in Blk. 3 in Electric Park Sub. (see "C").
Rec. Doc. 9999999999

"F"
WALTER'S RESUB. of Lots 1 to 9, 84 to 91, and 93 in Blk. 3 and Lots 1 to 16 in Blk. 5 in Electric Park Sub. (see "C").
Rec. Doc. 9999999999

"G"
WALTER'S SUB. of Lots 33 to 36 and 42 to 54 in Blk. 3 in Electric Park Sub. (see "C").
Rec. Doc. 9999999999

"H"
R. C. MOORE'S RESUB. of Lots 1 & 2 in Walter's Sub. of Lots 33 to 36 (see "G").
Rec. Doc. 9999999999

"J"
BERNHARD KUKLES RESUB. of Lots 55 to 60 in Blk. 3 in Electric Park Sub. (see "C").
Rec. Doc. 9999999999

CONDOMINIUM: 13-24-316-035
3234 NORTH CALIFORNIA AVE CONDO
Rec. 12/07/2006 Doc. 0634109044

Unit	Unit	Unit	Unit
1N = 1001	1S = 1002	2N = 1003	2S = 1004
3N = 1005	3S = 1006		

CONDOMINIUM: 13-24-316-036
3242 NORTH CALIFORNIA AVE CONDO
Rec. 03/30/2006 Doc. 0608910045

Unit	Unit	Unit	Unit
1N = 1001	1S = 1002	2N = 1003	2S = 1004
3N = 1005	3S = 1006		

CONDOMINIUM: 13-24-316-037
3240 NORTH CALIFORNIA AVE CONDO
Rec. 05/12/2006 Doc. 0613232053

Unit	Unit	Unit	Unit
1N = 1001	1S = 1002	2N = 1003	2S = 1004
3N = 1005	3S = 1006		

CONDOMINIUM: 13-24-316-038
3252 N. CALIFORNIA CONDO
Rec. 08/22/2008 Doc. 0823534075

Unit	Unit	Unit
1 = 1001	2 = 1002	3 = 1003

CONDOMINIUM: 13-24-316-039
3245 NORTH ELSTON AVENUE CONDO
Rec. 03/01/2019 Doc. 1906019347

Unit	Unit	Unit	Unit
1N = 1001	1S = 1002	2N = 1003	2S = 1004
3N = 1005	3S = 1006		

CONDOMINIUM: 13-24-321-023
THE 2946 W. BELMONT CONDO
Rec. 03/26/2007 Doc. 0708515042

Unit	Unit	Unit
1 = 1001	2 = 1002	3 = 1003

CONDOMINIUM: 13-24-323-016
THE FRANCISCO-ELSTON CONDO
Rec. 03/20/2006 Doc. 0607910110

Unit	Unit
3213-GS = 1001	3213-1S = 1002
3213-2S = 1003	3213-3S = 1004
3213-GN = 1005	3213-1N = 1006
3213-2N = 1007	3213-3N = 1008
3213-1/2-1W = 1009	3213-1/2-2W = 1010
3213-1/2-3W = 1011	3213-1/2-1E = 1012
3213-1/2-2E = 1013	3213-1/2-3E = 1014
3217-GW = 1015	3217-1W = 1016
3217-2W = 1017	3217-3W = 1018
3217-1E = 1019	3217-2E = 1020
3217-3E = 1021	3234-G = 1022

Cook County, Illinois
E½ NW¼ Section 25 - 40 - 13
WEST

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"A"
S.E. GROSS' NORTHWEST ADD. TO CHICAGO, a sub. of the N.E.1/4 of the N.W.1/4 of Sec. 25-40-13 (ex. the R. R.)
Rec. 12/30/1887 Doc. 909367

"B"
RESUB. of Lots 15 to 24 of Blk. 5 and Lots 37 to 46 of Blk. 6 in S.E. Gross' Northwest Add. (see "A").
Rec. 10/25/1910 Doc. 4650426

"C"
SUB. of Lots 224 & 225 in Givin's & Gilbert's Sub. (see "E").
Rec. 12/03/1908 Doc. 4297378

"D"
SUB. of Lots 11 to 13 of Blk. 9 in S.E. Gross' Northwest Add. (see "A").
Rec. 03/13/1900 Doc. 2935196

"E"
GIVIN'S & GILBERT'S SUB. of the S.E.1/4 of the N.W.1/4 of Sec. 25-40-13.
Rec. 04/25/1895 Doc. 2207638

"F"
BRANDT'S RESUB. of Lots 33 and 34 in Blk. 4 in S.E. Gross Northwest Add. to Chicago. (see "A").
Rec. 04/23/1957 Doc. 16883859

CONDOMINIUM: 13-25-108-023
THE 3140 N. RICHMOND CONDO DECLARATION
Rec. 12/03/2014 Doc. 1433713082

Unit	Unit
1 = 1001	2 = 1002

CONDOMINIUM: 13-25-109-052
3104 NORTH FRANCISCO CONDO
Rec. 12/04/2006 Doc. 0633817107

Unit	Unit	Unit	Unit
1 = 1001	2 = 1002	3 = 1003	P-1 = 1004
P-2 = 1005			

CONDOMINIUM: 13-25-110-046
CALIFORNIA MANOR CONDOMINIUM
Rec. 03/09/1990 Doc. 90107751
Rec. 06/08/1999 Doc. 99545585

Unit	Unit	Unit
1-N = 1001	1-S = 1002	1-E = 1003
1-W = 1004	2-N = 1005	2-S = 1006
2-E = 1007	2-W = 1008	3-N = 1009
3-S = 1010	3-E = 1011	3-W = 1012

CONDOMINIUM: 13-25-110-047
2017 WEST FLETCHER STREET CONDO
Rec. 03/20/2007 Doc. 0707913101

Unit	Unit	Unit
1 = 1001	2 = 1002	3 = 1003

CONDOMINIUM: 13-25-111-032
3048 N CALIFORNIA CONDO
Rec. 12/13/2018 Doc. 1834718237

Unit	Unit	Unit
100 = 1001	101 = 1002	200 = 1003
201 = 1004	300 = 1005	301 = 1006

CONDOMINIUM: 13-25-117-046
2908 W. WELLINGTON AVENUE CONDO DECLARATION
Rec. 10/01/2014 Doc. 1427422052
Rec. 10/16/2014 Doc. 1428934075

Unit	Unit	Unit	Unit
1 = 1001	2 = 1002	3 = 1003	P-1 = 1004
P-2 = 1005	P-3 = 1006		

CONDOMINIUM: 13-25-125-008
THE 2833 WEST WELLINGTON CONDO
Rec. 08/30/2006 Doc. 0624231001

Unit	Unit
1 = 1001	2 = 1002

CONDOMINIUM: 13-25-133-047
2857 N. SACRAMENTO AVE CONDO
Rec. 11/30/2018 Doc. 1833413069

Unit	Unit
1 = 1001	2 = 1002

2021 Tax Map

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Cook County, Illinois
W½ NE¼ Section 25 - 40 - 13
JEFFERSON & WEST

"A"

RICHON & BAUERMEISTER'S SUB. of the W.1/2 of the N.E.1/4 of Sec. 25-40-13.

Rec. 12/27/1882 Doc. 440509

"B"

RESUB. of part of Lot 1 in Richon & Bauermeister's Sub. (see "A").

Rec. 07/20/1891 Doc. 1507107

"C"

NISSON'S SUB. of part of Lot 1 in Richon & Bauermeister's Sub. (see "A").

Rec. 09/11/1891 Doc. 1534049

"D"

SUB. of part of Lot 1 in Richon & Bauermeister's Sub. (see "A").

Rec. 04/15/1893 Doc. 1849659

"E"

RESUB. of Lots 30 to 34 incl. Lots 35 to 46 incl., Lots 57 to 62 incl., and Lot 63 (ex. the N. 14 ft. of said Lot 63) together with vacated alley lying between said Lots 37 to 46 incl., and 57 to 62 incl., in Sub. of part of Lot 1 (see "D").

Rec. 07/07/1920 Doc. 5877636

"F"

SOFIE BAUERMEISTER'S SUB. of Lot 2 in Richon & Bauermeister's Sub. (see "A").

Rec. 09/15/1890 Doc. 1004396

"G"

SUB. of the N.1/2 of Lot 3 and the N. 45 acs. of the S.1/2 of Lot 3 in Richon & Bauermeister's Sub. (see "A").

Rec. 10/28/1899 Doc. 2886645

"H"

H. B. FARGO'S SUB. of the N. 5 acs. of Lot 4, also that part of the S. 5 acs. of Lot 3 W. of the W. line of Washtenaw Ave. and E. of the W. 158 ft. thereof, also the S. 33 ft. of the W. 158 ft. of said Lot 3 in Richon & Bauermeister's Sub. of the W.1 /2 of the N.E.1/4 (see "A").

Rec. 04/12/1904 Doc. 3522202

"J"

S. T. COOPER'S SUB. of part of the S.1/2 of Lot 3 in Richon & Bauermeister's Sub. (see "A").

Rec. 11/13/1906 Doc. 3953684

"K"

F. C. GEHRKE'S SUB. of part of Lot 6 in Richon & Bauermeister's Sub. (see "A").

Rec. 05/07/1891 Doc. 1464402

"L"

VICTOR WINNEN'S ADD. TO MAPLEWOOD, a sub. of Lots 5 & 6 (S. of the C. & N.W. R. R.) in Richon & Bauermeister's Sub. (see "A").

Rec. 01/16/1891 Doc. 1404039

"M"

M. BAUERLE'S ADD. TO MAPLEWOOD, a sub. of parts of Lots 4 & 6 in Richon & Bauermeister's Sub. (see "A").

Rec. 10/06/1891 Doc. 1547417

"N"

SUB. of part of Lot 4 in Richon & Bauermeister's Sub. (see "A").

Rec. 01/26/1893 Doc. 1806284

"O"

RESUB. of Blk. 7 in M. Bauerle's Add. (see "M").

Rec. 06/06/1894 Doc. 2055054

"P"

EGLOFF'S CONSOLIDATION.

Rec. 10/03/1900 Doc. 3016107

"Q"

WOLFGRAM'S SUB. of the S. 5 acs. E. of the R. R. of Lot 6 in Richon & Bauermeister's Sub. (see "A").

Rec. 07/28/1893 Doc. 1907863

"R"

M. BAUERLE'S SUB. of Lots 12 to 16 of Blk. 6 in M. Bauerle's Add. (see "M").

Rec. 11/16/1899 Doc. 2894127

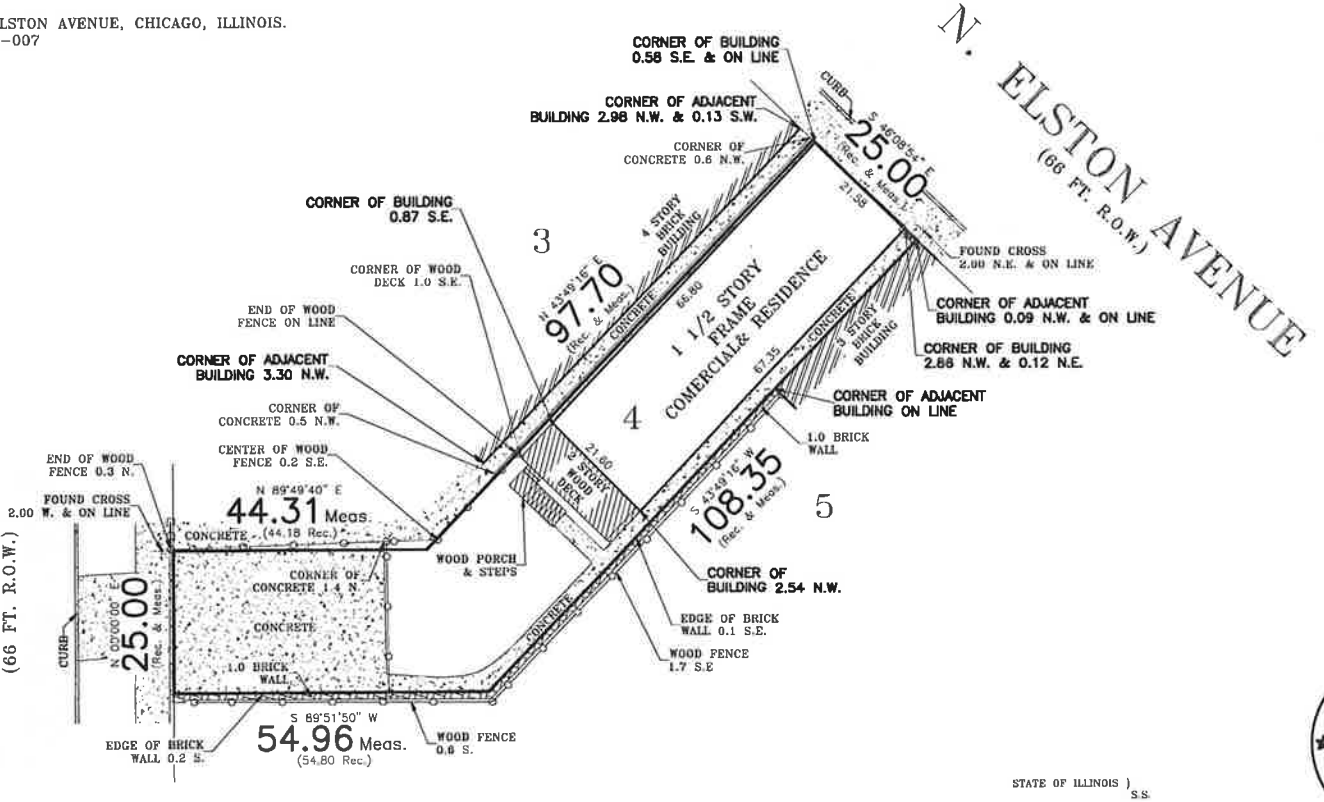


PLAT OF SURVEY

of

LOT 4 IN BLOCK 12 IN S.E. GROSS' UNTER DEN LINDEN ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 3238 N. ELSTON AVENUE, CHICAGO, ILLINOIS.
P.I.N. 13-24-323-007



GENERAL NOTES:

1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.

3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.

4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.

5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.

6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

GARY HOLT 2980 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROCKFORD, IL.

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: JOHN IACONA

I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF FEBRUARY A.D. 2024

GARY HOLT - LIC.# 035-002980 - EXPIRES ON 11/30/24

P.S.I. NO. 240239

PREFERRED SURVEY, INC. PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 STATE OF ILLINOIS FRANKFORT, IL.

Professional Design Registration #184-002795

Preferred SURVEY, INC

10091 W. LINCOLN HWY, FRANKFORT, ILLINOIS 60423
Phone 708-458-7845 / Fax 708-475-4975
www.psisurvey.com

Field Work Completed	02/28/24	FLD CREW:	AM2/TS
Land Area Surveyed	3,817.3 Sq. Ft.	CAD:	RM
Drawing Revised			