PLAN COMMISSION

August 20, 2015

Applicant

FR/Cal I-80 Tinley Park, LLC – represented by Dan Shapiro

Property Location

South of I-80 between Oak Park Avenue and Ridgeland/ 18801 S. Oak Park Avenue & 18604 S. Ridgeland Ave

Parcel Size

3,943,096 (90.315 acres)

Zoning

M1 – PUD (First Industrial Realty Trust PUD)

Approval Sought

To recommend that the Village Board grant a Special Use (Substantial Deviation) to the existing PUD to allow for a rephrasing of improvements and an amendment to the Final PUD Plat to correct a scrivener's error.

Requested Action

Assign Commissioners to meet with the petitioners in a work session.

Tinley Park Corporate Center, formerly First Industrial South of I-80 between Oak Park Avenue and Ridgeland



LOCATION MAP

PROJECT DESCRIPTION

The Tinley Park Corporate Center appeared before the Plan Commission in 2007 for a rezoning from R-1 to M1-PUD and site plan approval. The 915,000 s.f. building at 18801 S. Oak Park Avenue (Lot 1) was built in 2008. Soon after, economic conditions changed and the leasing of the building was not accomplished until 2012. As a result of the economic climate, the property owner has opted to wait to build the proposed 300,000 s.f. building and the related public and private improvements at 18604 S.Ridgeland Avenue (Lot 2).

The Village Plan Commission held a public hearing on August 16, 2012 to consider a Special Use (Substantial Deviation) to the existing PUD to allow a rephrasing of improvements. The Plan Commission voted in favor of the Special Use and recommended approval to the Village Board.

Once the project reached the Village Board phase in 2012, the project stalled because the Village and the owner could not agree on a method of security for the remaining public improvements in Phase II. The Village requires a letter of credit and the owner was not able, due to their unique structure, to secure a letter of credit.

The project is reappearing before you now because the Village and the owner have come to resolution on the security issue - which will be resolved by an

PROJECT STATS

Proposed Phase I Improvements

- Prosperi Drive built and dedicated
- Lot 1 building and parking lot
- Street lights
- Landscape
- Sign
- Storm water retention/detention
- Cross parking and cross access agreements
- Water and sewers

Proposed Phase II improvements

- Lot 2 building and parking lot
- Road connection to Ridgeland
- Water and sewers
- Lot 2 landscape

escrow and an escrow agreement, which is being drafted by the attorneys at this point.

Many of the public and private improvements for both lots 1 and 2 have been completed by the developer, including storm water detention/retention and landscape. The developer wishes to postpone some improvements to Lot 2 to a future point in time when they can sell or lease the property at 18604 Ridgeland (Lot 2). This change in phasing constitutes a major deviation from the PUD in the form of a special use-amendment to the existing PUD because the original PUD anticipated that the two building and all improvements would be completed in one phase. The Village's Engineer and Public Works Department have agreed to the rephrasing of the project and the postponing of certain improvements and the developer is currently working on punch-list items to close out all the public improvements required for Lot 1 (18801 S. Oak Park Avenue).

Once the property owner wishes to build the 300,000 building and commence in implementing Phase II, the project will be required to appear before the Plan Commission for site plan approval and will need to meet all the conditions as spelled out in the amendment to the PUD.

EXISTING ZONING

The site is located within the M-1 PUD First Industrial Realty Trust Planned Unit Development.

The property is designated as Office and Restricted Industrial on the Village's Comprehensive Land Use Plan.

The 900,000 s.f. building is currently occupied by M-Block, which is a distribution company that does light manufacturing and distribution of beverage pods for the Keurig-type coffee makers (single-cup coffee makers).

SUMMARY

Petitioner requests the following:

- 1. Re-phasing the project from one phase to two phases (requires major deviation/special use/amendment to the PUD); and
- 2. New final PUD plat in order to include a .672 acre piece that was unincorporated in the original PUD plat. This un-incoporated piece was Annexed into Tinley Park by the Village Board in 2012.

OPEN ITEMS

Staff has identified a few one open item to discuss with the petitioner and resolve prior to the public hearing.

Naturalized detention areas have suffered somewhat during this long period of negotiation over the phasing. Currently, the detention basins are not being managed for establishment of native plant materials and are now compromised with invasive species and reeds. We would require the petitioner to put together a management plan for the detention areas and hire a consultant to re-establish the natural areas as they were originally planned.

The Landscape Architect reports:

Main Invasive Species Issues

- Cattails. There are cattails taking over the emergent areas on both basins. Cattail is an aggressive native that was not something they planted. Ideally, it would have been controlled throughout the establishment period and beyond. Google earth images show it has really started to establish in the last 2 years.
- Phragmites- In the NE corner of the south basin, there is a huge patch that is right along the border of the project area. If the Phrag has not already reached the project area, then it is as close as it can possibly be and it will probably be in there this season.
- Cottonwood seedlings- It has clearly been a couple years since these were controlled, as many of them are now 12' high or taller. Those would have definitely been controlled during the establishment period.
- Teasel & thistles- these are much more prevalent in the south basin but are present in both, sometimes in large patches.
- Sweetclover- mostly a concern in the south basin, there is a ton of it.

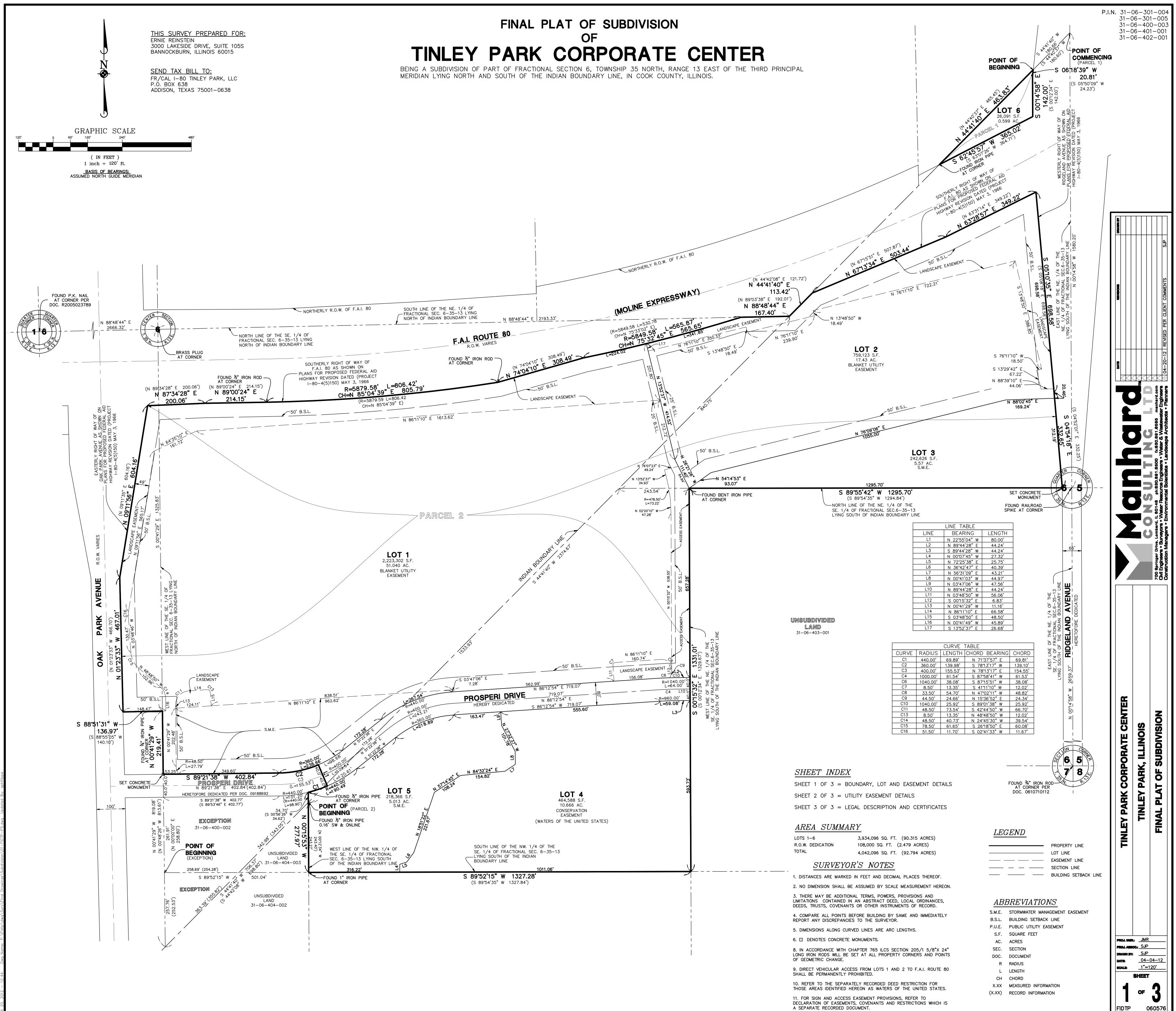
Native establishment

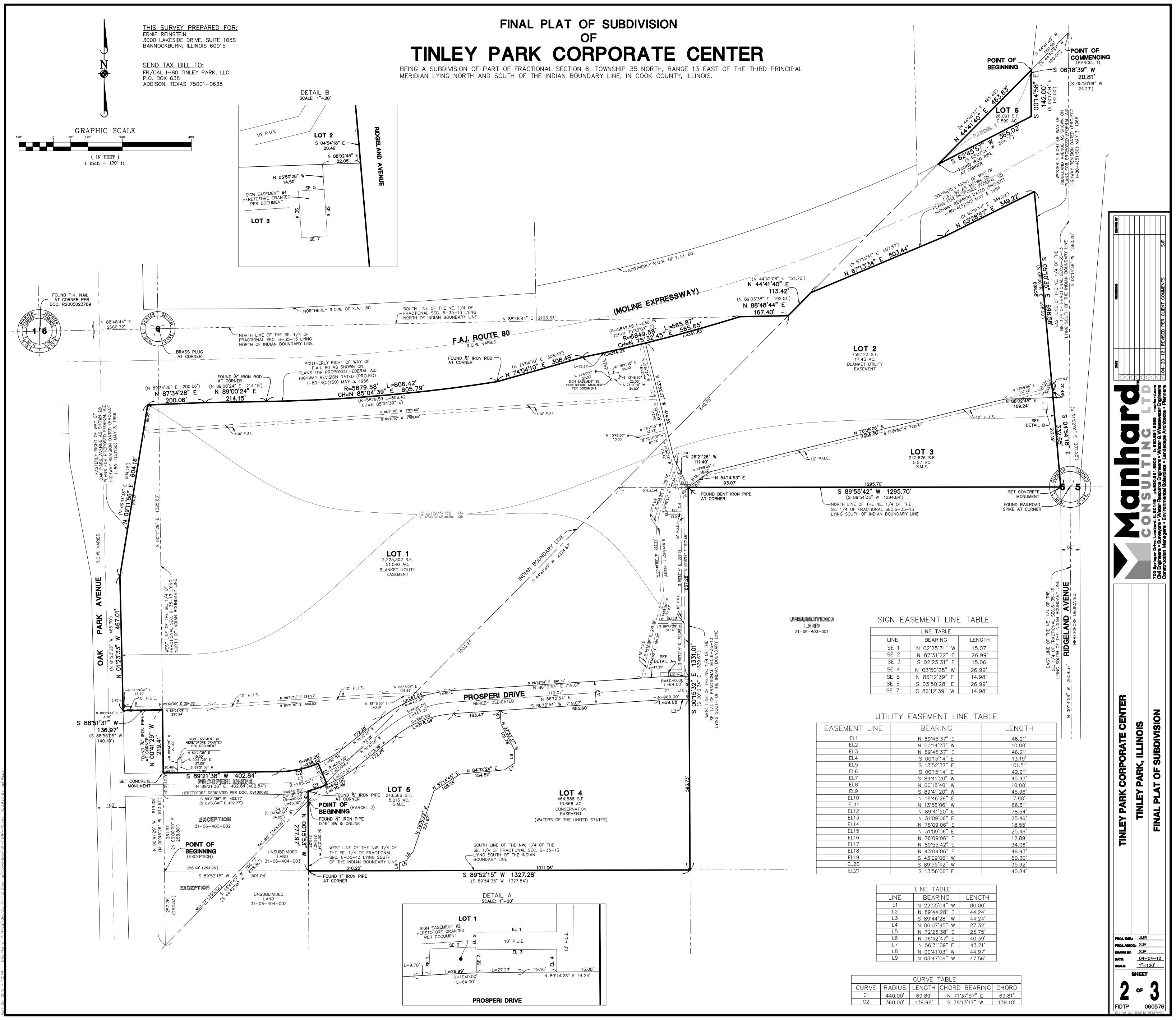
- North basin- it's actually very good in terms of native establishment. This area is just in need of some invasive control before the weeds in there get a better foothold.
- South basin- from the road, there is not a lot of desirable native species coverage visible in this area at all, it is overrun with invasive plant material and undesirable, aggressive natives (cattails).

There is also a list of punch list items that the Village Engineer has provided to the consulting engineer for this project. They punch list items are mostly completed for Phase I items. Phase II items would not be completed until the development of the 2nd building. Public improvements under Phase II would be accepted by the Village Engineer and secured by the escrow account and agreement.

RECOMMENDATION

Staff recommends that we do not assign commissioners to this project, but continue to work through the escrow and escrow agreement with the attorneys. Additionally, we will direct the improvement of the detention basins through our Village Landscape Architect. We feel confident that we can hold a public hearing on the Special Use and recommend approval of the final plat at our next meeting.







FINAL PLAT OF SUBDIVISION OF TINLEY PARK CORPORATE CENTER

BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

WRITTEN REQUEST.

TO TIME.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON COMPANY

AND AT&T ILLINOIS, A.K.A. SBC, AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM

TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS,

LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "BLANKET UTILITY EASEMENT", "B.U.E." (OR SIMILAR

OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON

EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT". "BLANKET UTILITY EASEMENT", "B.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT O ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED

DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA

DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "BLANKET UTILITY EASEMENT" (B.U.E.). THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "BLANKET UTILITY EASEMENT" (B.U.E.) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS,

BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D., 2012.

BY: ______ PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

PERMISSION TO RECORD STATE OF ILLINOIS

COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ___

TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699 LICENSE EXPIRES NOVEMBER 30, 2012

SURVEYORS CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

``3699´´ PROFESSIONAL LAND SURVEYOR STATE ØF ILLINOIS

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

THAT PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 44 DEGREES 40 MINUTES 37 SECONDS WEST, 180.60 FEET ALONG THE INDIAN BOUNDARY LINE TO A PLACE OF BEGINNING, BEING THE WEST LINE OF RIDGELAND AVENUE; THENCE SOUTH 05 DEGREES 50 MINUTES 09 SECONDS WEST, 24.23 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 34 SECONDS EAST, 142.00 FEET ALONG LAST SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF MOLINE EXPRESSWAY; THENCE SOUTH 63 DEGREES 07 MINUTES 26 SECONDS WEST, 364.71 FEET ALONG LAST SAID RIGHT OF WAY LINE TO THE INDIAN BOUNDARY LINE: THENCE NORTH 44 DEGREES 40 MINUTES 37 SECONDS EAST. 465.45 FEET ALONG THE INDIAN BOUNDARY LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO INCLUDING,

THAT PART OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE INDIAN BOUNDARY LINE WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE: THENCE SOUTH 44 DEGREES 42 MINUTES 08 SECONDS WEST 698.80 FEET ALONG THE INDIAN BOUNDARY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 00 DEGREES 48 MINUTES 26 SECONDS WEST, 813.61 FEET ALONG LAST SAID WEST LINE: THENCE SOUTH 88 DEGREES 55 MINUTES 05 SECONDS WEST. 140.10 FEET TO THE EAST LINE OF OAK PARK AVENUE AS DEDICATED: THENCE NORTH 01 DEGREE 23 MINUTES 33 SECONDS WEST, 466.70 FEET: THENCE NORTH 09 DEGREES 11 MINUTES 35 SECONDS EAST, 604.16 FEET ALONG LAST SAID EAST LINE TO THE SOUTH RIGHT-OF-WAY OF THE MOLINE EXPRESSWAY (1-80): THENCE NORTH 89 DEGREES 34 MINUTES 28 SECONDS EAST. 200.06 FEET ALONG LAST SAID SOUTH RIGHT-OF-WAY: THENCE CONTINUING NORTH 89 DEGREES 00 MINUTES 24 SECONDS EAST, 214.15 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 5879.59 FEET. AN ARC DISTANCE OF 806.42 FEET. AND A CHORD BEARING OF NORTH 85 DEGREES 04 MINUTES 39 SECONDS EAST TO A POINT OF TANGENT: THENCE NORTH 74 DEGREES 04 MINUTES 10 SECONDS EAST, 308.49 FEET TO A POINT ON CURVE; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 5849.58 FEET, AN ARC DISTANCE OF 530.78 FEET, AND A CHORD BEARING NORTH 75 DEGREES 33 MINUTES 02 SECONDS EAST TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 89 DEGREES 03 MINUTES 38 SECONDS EAST. 192.01 FEET ALONG LAST SAID SOUTH LINE TO THE INDIAN BOUNDARY LINE; THENCE NORTH 44 DEGREES 42 MINUTES 08 SECONDS EAST, 121.72 FEET ALONG SAID INDIAN BOUNDARY; THENCE NORTH 67 DEGREES 15 MINUTES 51 SECONDS EAST, 507.87 FEET; THENCE NORTH 63 DEGREES 31 MINUTES 14 SECONDS EAST, 349.22 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE MOLINE EXPRESSWAY TO THE WESTERLY LINE OF RIDGELAND AVENUE: THENCE SOUTH 05 DEGREES 08 MINUTES 18 SECONDS EAST, 698.58 FEET ALONG LAST SAID WESTERLY LINE; THENCE SOUTH 04 DEGREES 52 MINUTES 01 SECONDS EAST, 332.25 FEET ALONG SAID WESTERLY LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 1294.84 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE: THENCE SOUTH 00 DEGREES 12 MINUTES 34 SECONDS EAST, 1329.67 FEET ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6,

TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 1327.84 FEET ALONG LAST SAID SOUTH LINE TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 6: THENCE NORTH OD DEGREES 12 MINUTES 34 SECONDS WEST, 243.40 FEET ALONG LAST SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY. ILLINOIS.

EXCEPTING THAT PART OF THE SAID FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6; TOWNSHIP 35 NORTH. RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN. SOUTH OF THE INDIAN BOUNDARY LINE WITH THE WEST LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH OO DEGREES OO MINUTES OO SECONDS EAST ON SAID WEST LINE, A DISTANCE OF 258.80 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 402.77 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 43 SECONDS, A RADIUS OF 440.00 FEET, A LENGTH OF 98.90 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 83 DEGREES 39 MINUTES 53 SECONDS EAST TO THE NORTHERLY PROLONGATION OF WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH OO DEGREES 56 MINUTES 26 SECONDS WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 34.62 FEET TO THE INDIAN BOUNDARY LINE; THENCE SOUTH 45 DEGREES 49 MINUTES 38 SECONDS WEST ALONG SAID INDIAN BOUNDARY LINE A DISTANCE OF 343.05 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6. TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN SOUTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 88 DEGREES 56 MINUTES 25 SECONDS WEST ON SAID WESTERLY PROLONGATION, A DISTANCE OF 254.28 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6. TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS:

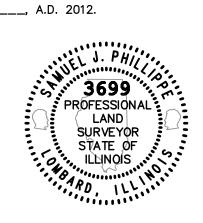
BEGINNING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 6 WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 6: THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS EAST, 254.28 FEET ALONG SAID WESTERLY PROLONGATION TO THE INDIAN BOUNDARY LINE: THENCE SOUTH 44 DEGREES 42 MINUTES 08 SECONDS WEST, 355.82 FEET ALONG SAID INDIAN BOUNDARY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 6: THENCE NORTH 00 DEGREES 48 MINUTES 26 SECONDS WEST, 252.53 FEET ALONG LAST SAID LINE TO THE POINT OF BEGINNING. AND EXCEPTING THAT PART DEDICATED FOR PROSPERI DRIVE PER DOCUMENT NO. 09188692.

I, FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE VILLAGE OF TINI FY PARK, ILLINOIS, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED AND THAT THE SUBDIVISION LIES WITHIN ZONE X, ZONE X (HATCHED) AND ZONE AE (HATCHED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON ITS FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERS 17031C0716 J & 17031C0717 J, BOTH HAVING AN

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 2012. FOR REVIEW ONLY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699 LICENSE EXPIRES: NOVEMBER 30, 2012

EFFECTIVE DATES OF AUGUST 19, 2008.

DESIGN FIRM LICENSE NO. 184003350 LICENSE EXPIRES: APRIL 30, 2013 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



FIDTP

060576

