

Submitted By

Bill McKenna, Village Engineer

Reviewed By

[Click here to enter text.](#)

Agenda Item Title**A Resolution Approving the Purchase of Temporary and Permanent Sidewalk Easements on Lake Street and Authorizing Execution of the Required Documents****Overview**

Sidewalk easements are necessary to construct sidewalk improvements in Downtown Oak Park as the property line extends into the sidewalk areas. There are nine properties where the owners requested compensation for the temporary or permanent easements. The required appraisals have been completed and approved by IDOT. The Village's consultants can now negotiate acquiring these easements. In order to comply with Federal laws and IDOT policies the Village is required to fairly compensate property owners based on the fair market value of the easement areas.

Recommendation

Approve the Resolution

Fiscal Impact

There are available funds to acquire the necessary easements in the FY2019 Budget in the Capital Improvement Fund, Public Works – Engineering, Streetscaping account no. 3095-43780-101-570959.

Background

The proposed Lake Street Improvement project includes sidewalk replacement for much of the length of the project from Harlem Avenue to Euclid Avenue. In the Downtown Oak Park area (DTOP) from Harlem to Forest the buildings are typically set back approximately six feet from the property line. In most locations there are not existing sidewalk easements recorded against the private properties in this section. In the area east of DTOP to Euclid Avenue the private property line gets closer to the building line but there are still many locations where the main sidewalk extends into private property. In addition to these main sidewalk areas, construction of sidewalk ramps at corners sometimes requires replacing sidewalks on private properties in order to make the elevations and slopes meet American with Disabilities Act requirements. Easements are required in order to perform this sidewalk replacement work on the private properties.

The Village has been requesting property owners donate the sidewalk easements since the Village will be replacing the sidewalks at no cost to the property owners. The owners of nine properties are requesting compensation for the easement areas. The required appraisals have been completed and approved by IDOT. The Village's consultants can now negotiate acquiring these easements. In order to comply with Federal laws and IDOT policies the Village is required to fairly compensate property owners based on the fair market value of the easement areas.

Alternatives

The alternative to this recommendation could be to delay action to gain additional information.

Previous Board Action

At the July 8, 2019 regular meeting the Village Board had a discussion and a presentation regarding the business district coordination and website development for the upcoming Lake Street Improvement projects.

At the May 20, 2019 regular meeting the Village Board approved a Contract with Electric Conduit Construction Co. for Project 19-13, Lake Street and Forest Avenue Traffic Signal Improvements in an amount not to exceed \$426,660.

At the November 19, 2018 regular meeting the Village Board approved a Resolution Authorizing Temporary Construction Easements and Permanent Sidewalk Easements on Lake Street for the Lake Street Streetscape Project, Section 16-00264-00-PV.

At the November 5, 2018 regular meeting the Village Board approved a Resolution Authorizing Local Funding and a Local Public Agency Agreement for Federal Participation with the State Of Illinois for Construction of the Lake Street Streetscape Project, Section 16-00264-00-PV.

At the November 5, 2018 regular meeting the Village Board approved a Professional Services Agreement with TranSystems Corporation for Phase III Construction Engineering for the Lake Street Improvement Projects in an amount not to exceed \$1,464,930.

At the November 5, 2018 regular meeting the Village Board approved a Resolution Approving a Contract with Trine Construction Corp. for Project 19-1, Lake Street Sewer and Water Main Improvements, in an amount not to exceed \$1,862,000.

At the September 4, 2018 regular meeting the Village Board Approved a Highways Land Acquisition Contract for Negotiation services with Swanson and Brown, Ltd. for Right-of-Way Acquisition for the Lake Street Improvement Project in an amount not to exceed \$103,900.

At the July 9, 2018 regular meeting the Village Board Approved a Third Amendment to the Professional Services Agreement with Thomas Engineering Group LLC for the Design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects to include Coordination with Developments and Revisions to Projects' Scope for an additional \$179,440.

At the March 5, 2018 regular meeting the Village Board approved the Lake Street Improvement projects' scope and limits and provided direction to staff to modify the limits and scope to reduce the overall budget for construction of the projects to \$15 million.

At the March 5, 2018 regular meeting the Village Board Approved a Second Amendment to the Professional Services Agreement with Thomas Engineering Group LLC for the Design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects to include Design Modifications to existing Sidewalk Vaults for an additional \$80,648.

At the March 5, 2018 regular meeting the Village Board Approved an Agreement with Tetra Tech, Inc., for an Environmental Preliminary Site Investigation for the Lake Street Improvement Projects in an amount not to exceed \$36,511.

At the February 26, 2018 regular meeting the Village Board Approved the Lake Street Improvement Project's Scope, Including the Projects' Limits, Decorative Materials, and Specialty Features with a budgeted amount of \$15 million.

At the October 16, 2017 regular meeting the Village Board approved a Professional Services Agreement with The Lakota Group, Inc., for Phase 2 Professional Landscape Architecture and Planning Services for the Lake Street Streetscape Project in an amount not to exceed \$131,370.

At the January 17, 2017 regular meeting the Village Board Approved an Amendment to the Professional Services Agreement with The Lakota Group, Inc., for Phase 1 Professional Landscape Architecture and Planning Services for the Lake Street Streetscape Project for an additional \$24,780

At the January 17, 2017 regular meeting the Village Board Approved an Amendment to the Professional Services Agreement with Thomas Engineering Group, LLC., for Professional Engineering Services for the design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects for an additional \$117,560.

On October 4, 2016, the Village Board authorized an agreement with The Lakota Group, Inc., for Phase 1 Professional Landscape Architecture and Planning Services for the Lake Street Streetscape Project in an amount not to exceed \$99,000.

On August 1, 2016, the Village Board authorized an agreement with Thomas Engineering Group, LLC., for Professional Engineering Services for the design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects in an amount not to exceed \$1,080,000.

At the July 18, 2016 regular meeting the Village Board approved a Resolution Authorizing the Submission of a 2016 Federal Surface Transportation Program Grant Application for the Lake Street Streetscape and Resurfacing Project.

At the June 6, 2016 regular meeting the Village Board approved a Resolution Authorizing the Submission of a 2016 Illinois Transportation Enhancement Program (ITEP) Grant Application for the Lake Street Streetscape Project.

At the June 6, 2016 regular meeting the Village Board approved a Resolution Requesting the Illinois Department of Transportation Repurpose Federal Funds Earmarked for the I-290 Cap the Ike Projects, IL456 and IL478, to the proposed Lake Street Resurfacing and Streetscape Project according to the Consolidate Appropriations Act, 2016.

On February 8, 2016 the Village Board was given a presentation related to Construction, Parking and Mobility Services along the Lake Street Corridor from Harlem to Austin and directed staff to Request Proposals for the Preliminary and Design Engineering of the Lake Street Streetscape and Resurfacing Project.

On November 2, 2015 the Village Board was given a presentation on the Lake Street Streetscape Enhancement project which included a recommended project scope and material selections based on Board comments.

On May 11, 2015 the Village Board was given a presentation on the Lake Street Streetscape Enhancement project.

On August 20, 2014 the Disability Access Commission met at their regular open public meeting to review the proposed streetscape project and provided comments.

On January 7, 2013 Lakota Group and staff presented the recommendations of the Streetscape Committee for the Lake Street Streetscape project to the Village Board which included four options for scope and materials. The results of the surveys and walking tours were also presented.

On June 4, 2012 the Village Board the Village Board directed staff to form the Downtown District Streetscape Committee who would help in the development of various streetscape scenarios for Board consideration.

On March 15, 2012 the Village Board authorized an agreement with Lakota Group for design services related to the Lake Street Corridor from Harlem Ave to Euclid Ave.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

None at this time.

Intergovernmental Cooperation Opportunities

None at this time.



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

LAND ACQUISITION

LPA : Village of Oak Park
Route : Lake Street
Limits : from Harlem Avenue to Euclid Avenue
Section : 16-00264-00-PV
Job No. : R-55-001-97

VIA ELECTRONIC DELIVERY

August 22, 2019

Mr. Bill McKenna
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60602

Dear Mr. McKenna:

The appraisals and review appraisals for parcels 0004, 0006, 0008, 0009, 0010, 0012, 0013 0014 and 0023 have been reviewed and approved. Commencement of negotiations is appropriate at this time.

If you have any questions or need additional information, please contact Ms. Joy Gustafson at (847) 705-4334.

Very truly yours,

Anthony J. Quigley, P.E.
Region One Engineer

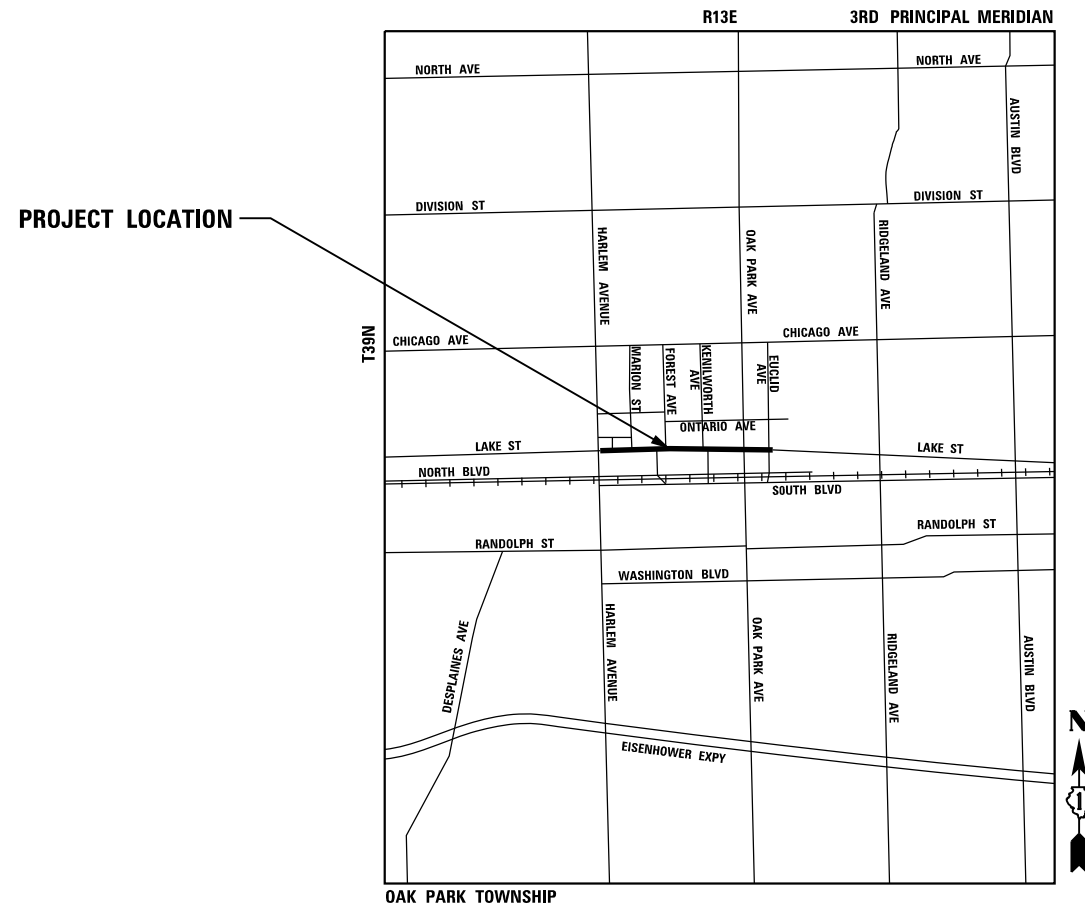
A handwritten signature in cursive script, reading 'Omolara Johnson', followed by a circular stamp containing the number '61'.

Omolara Johnson
Bureau Chief of Land Acquisition

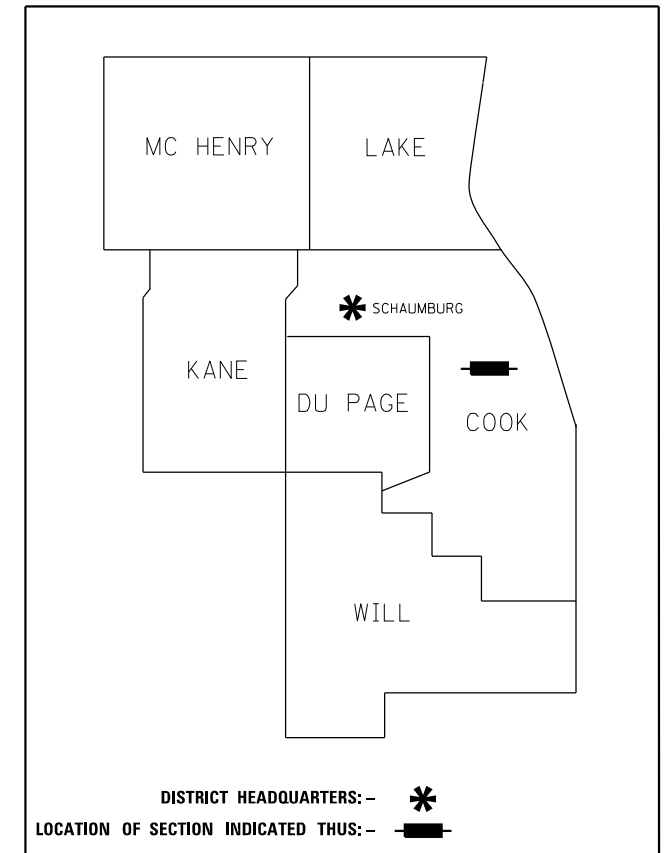
Cc: Tom Brown, Swanson & Brown, Ltd.
Dave White, Civiltech Engineering, Inc.

STATE OF ILLINOIS
COUNTY OF COOK
DIVISION OF TRANSPORTATION
PLAT OF HIGHWAYS

ROUTE: F.A.U. 1405 (LAKE STREET)
SECTION: 16-000264-00-PV
COUNTY: COOK
LIMITS: IL ROUTE 43 (HARLEM AVENUE) TO EUCLID AVENUE
FEDERAL PROJECT NO.: JCKZ(724)
STATE JOB NO.: C-91-100-17



LOCATION MAP



**PRINTED BY THE AUTHORITY
OF THE STATE OF ILLINOIS**

PLAT OF HIGHWAYS INDEX SHEET

PARCEL NUMBER	OWNER	SHEET NUMBER	PROPERTY ACQUIRED BY
0001PE	1144 LAKE STREET LLC, AN ILLINOIS LIMITED LIABILITY COMPANY	3	
0002PE	1140 LAKE STREET LLC, AN ILLINOIS LIMITED LIABILITY COMPANY		
0003TE	SDOP CORP., A DELAWARE CORPORATION		
0002PE	1140 LAKE STREET LLC, AN ILLINOIS LIMITED LIABILITY COMPANY	4	
0003TE	SDOP CORP., A DELAWARE CORPORATION		
0004PE	1132 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY		
0005PE	1120 CLUB CONDOMINIUM ASSOCIATION ON BEHALF OF THE UNIT OWNERS AS THEIR INTERESTS MAY APPEAR	5	
0005PE	1120 CLUB CONDOMINIUM ASSOCIATION ON BEHALF OF THE UNIT OWNERS AS THEIR INTERESTS MAY APPEAR		
0006PE	CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1980, KNOWN AS TRUST NO. 10-37468-09		
0007PE	GWT SERIES LAKE LLC		
0008PE	1115 LAKE OAK PARK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY		
0009PE	THIRTEENTH INVESTMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY		
0010PE	ALBERT MANCINI		
0011PE	RE STIER, LLC		
0012PE	ES INVESTMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY	6	
0032PE	DRECHSLER BUILDING CONDOMINIUM ASSOCIATION ON BEHALF OF THE UNIT OWNERS AS THEIR INTERESTS MAY APPEAR		
0006PE	CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1980, KNOWN AS TRUST NO. 10-37468-09		
0013PE	CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TO LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 21, 1991 KNOWN AS TRUST NO. 116315		
0014PE	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION		
0015PE	BIG PAPA PROJECT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY		
0016PE	CHICAGO TITLE LAND TRUST COMPANY SUCCESSOR TO FOREST PARK NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 27, 2009 KNOWN AS TRUST NO. 091788	7	
0017PE	SASHET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY		
0017PE	SASHET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY		
0018PE	JAMES SIDERIS AS TRUSTEE OF THE JAMES SIDERIS 2007 DECLARATION OF TRUST AS TO AN UNDIVIDED 50% INTEREST AND STAVROULA SIDERIS AS TRUSTEE OF THE STAVROULA SIDERIS 2007 DECLARATION OF TRUST AS TO AN UNDIVIDED 50% INTEREST		
0019PE	603-605 ROGERS, LLC, 1018-1030 LAKE STREET		
0020PE	RP FOX 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY	8	
0022PE	RP FOX 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY		
0023PE	OP OFFICE PARTNERS, LLC, AN OHIO LIMITED LIABILITY COMPANY	10	
0024PE	FORSYTH BUILDING, L.L.C.	11	
0025TE	CALVARY MEMORIAL CHURCH OF OAK PARK, A RELIGIOUS CORPORARTION		
0025TE	CALVARY MEMORIAL CHURCH OF OAK PARK, A RELIGIOUS CORPORARTION	12	
0026TE	THE RECTOR, WARDENS AND VESTRYMEN OF GRACE CHURCH, OAK PARK, A RELIGIOUS CORPORATION		
0025TE	CALVARY MEMORIAL CHURCH OF OAK PARK, A RELIGIOUS CORPORARTION		
0026TE	THE RECTOR, WARDENS AND VESTRYMEN OF GRACE CHURCH, OAK PARK, A RELIGIOUS CORPORATION		
0027TE	151 NORTH KENILWORTH CONDOMINIUM ASSOCIATION ON BEHALF OF THE UNIT OWNERS AS THEIR INTERESTS MAY APPEAR	13	
0028TE	THE UNITED STATES OF AMERICA		
0027TE	151 NORTH KENILWORTH CONDOMINIUM ASSOCIATION ON BEHALF OF THE UNIT OWNERS AS THEIR INTERESTS MAY APPEAR	15	
0029PE	THE PARK DISTRICT OF OAK PARK	16	
0029PE	THE PARK DISTRICT OF OAK PARK		
0029PE	THE PARK DISTRICT OF OAK PARK	17	
0030PE	CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TO COLE TAYLOR BANK, SUCCESSOR TO RIVER FOREST STATE BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 23, 1994 KNOWN AS TRUST NO. 4063		
0031PE	CHICAGO TITLE LAND TRUST COMPANY SUCCESSOR TO NORTH START TRUST COMPANY AS SUCCESSOR TO U.S. BANK, N.A., FKA AVENUE BANK AND TRUST COMPANY OF OAK PARK UNDER TRUST AGREEMENT DATED MAY 17, 1983 KNOWN AS TRUST NO. 3702		

NOTES:

1. THE NGS MONUMENT REFERENCED IN THE PREPARATION OF THIS PLAT IS NGS PID: AJ2805 ALSO KNOWN AS C0064 1B.
2. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
4. ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY THE COMBINATION FACTOR OF 0.99997094.
5. AREAS SHOWN ON THIS PLAT ARE "GROUND".
6. DUE TO THE DOWNTOWN ASPECT OF BUILDINGS BEING ADJACENT TO EACH OTHER OR LOT LINES CROSSING THROUGH BUILDINGS, ONLY THE PROJECT FACE OF BUILDINGS WERE MEASURED.



Parcels Requesting Appraisals



thomas engineering group, llc
238 south kenilworth avenue
suite 100
oak park, il 60302
phone: 855-533-1700

PLAT OF HIGHWAYS

VILLAGE OF OAK PARK
(LAKE STREET)

CONTRACT NO. 61F36
SHEET 134 OF 344

IDOT USE ONLY

LIMITS: HARLEM TO EUCLID
SECTION: 16-000264-00-PV
STA. TO STA.
SCALE: N/A

COUNTY: COOK
JOB NO.: C-91-100-17
SHEET 02 OF 23 SHEETS

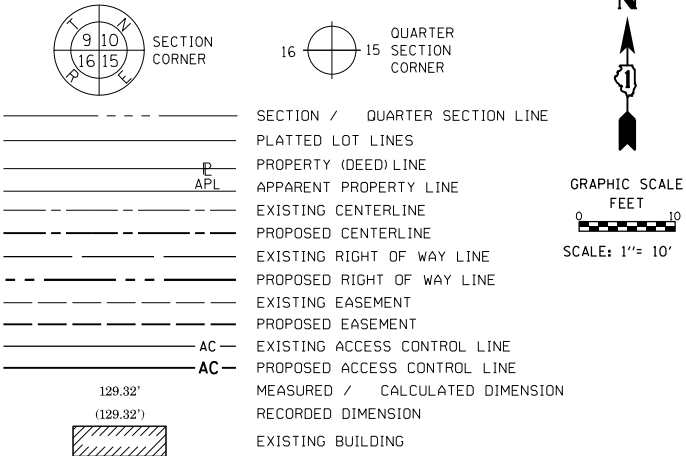
201 SOUTH BLVD
OAK PARK, IL 60302

REVISION DATE:

REVISION MADE BY:

PART OF THE NORTHWEST QUARTER OF SECTION 7, TWP. 39 N., R. 13 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

LEGEND



BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

- IRON PIPE OR ROD FOUND
- + CUT CROSS FOUND OR SET
- STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET
- "MAG" NAIL SET
- 5 / 8" REBAR SET

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, THOMAS ENGINEERING GROUP AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-005183,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____ 20__ A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3817
LICENSE EXPIRATION DATE: NOV. 30, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

thomas
engineering group
service at the highest grade.

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PLAT OF HIGHWAYS

VILLAGE OF OAK PARK
(LAKE STREET)

CONTRACT NO. 61F36
SHEET 135 OF 344

IDOT USE ONLY

LIMITS: HARLEM TO EUCLID COUNTY: COOK
SECTION: 16-000264-00-PV JOB NO.: C-91-100-17
STA. 10+00.00 TO STA. 12+00
SCALE: 1"=10' SHEET 3 OF 23 SHEETS

201 SOUTH BLVD
OAK PARK, IL 60302

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT ACRES	AREA SQUARE FEET	PARCEL INDEX NUMBER
0001PE	0.447	N/A	N/A	0.447	0.014	N/A	16-07-119-012 16-07-119-013
0002PE	0.441	N/A	N/A	0.441	0.013	N/A	16-07-119-014
0003TE	1.009	N/A	N/A	1.009	0.016	N/A	16-07-124-032 16-07-124-033 16-07-124-034 16-07-124-035 16-07-124-036

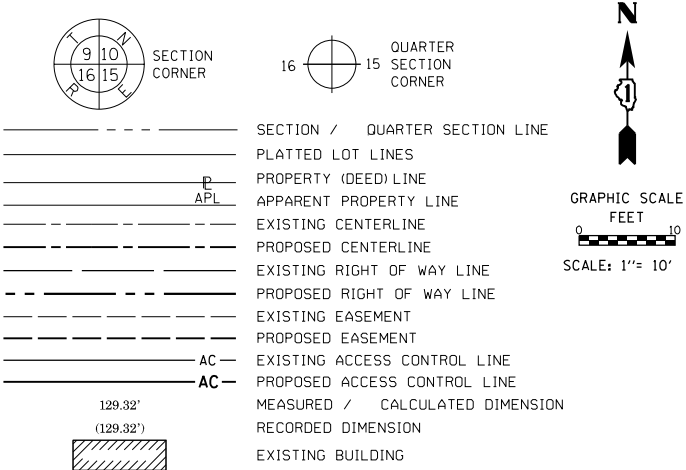
PROJECT COORDINATES							
ILLINOIS STATE PLANE, EAST ZONE, NAD 83 (2011)							
IC	STATION	OFFSET	NORTHING	EASTING	ID	STATION	OFFSET
0001PE	10+33.09	33.00' LT	1902464.01	1128128.28	0003TE	10+32.79	73.78' RT
	10+33.15	53.64' LT	1902486.64	1128127.58		10+32.83	58.00' RT
	10+35.38	53.64' LT	1902484.72	1128129.80		10+43.12	73.92' RT
	10+35.43	38.97' LT	1902470.07	1128130.39		10+45.27	57.22' RT
	11+34.36	38.59' LT	1902473.30	1128229.27		10+52.91	33.00' RT
	11+37.33	33.00' LT	1902467.71	1128229.44		10+54.93	56.87' RT
0002PE	11+34.33	33.00' LT	1902467.71	1128229.44		10+60.69	51.28' RT
	11+34.36	38.59' LT	1902473.30	1128229.27		10+60.53	41.78' RT
	12+34.36	38.69' RT	1902477.05	1128329.20		10+77.97	39.63' RT
	12+34.33	33.00' LT	1902471.37	1128329.37		12+08.11	40.33' RT
						12+08.16	45.94' RT
						12+30.21	46.20' RT
						12+30.10	55.94' RT
						12+59.95	56.38' RT
						12+60.05	33.00' RT

REVISION DATE:

REVISION MADE BY:

PART OF THE NORTHWEST QUARTER OF SECTION 7, TWP. 39 N., R. 13 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

LEGEND



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- IRON PIPE OR ROD FOUND
+ CUT CROSS FOUND OR SET
■ STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
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● 5 / 8" REBAR SET

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COUNTY OF COOK)

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PLAT OF HIGHWAYS
VILLAGE OF OAK PARK
(LAKE STREET)

CONTRACT NO. 61F36
SHEET 136 OF 344

IDOT USE ONLY

LIMITS: HARLEM TO EUCLID
SECTION: 16-000264-00-PV
STA. 12+00.00 TO STA. 14+00
SCALE: 1"=10'

COUNTY: COOK
JOB NO.: C-91-100-17
SHEET 4 OF 23 SHEETS

201 SOUTH BLVD
OAK PARK, IL 60302

LOT 1 IN
1120 CLUB CONSOLIDATION
REC. JAN. 12, 2006 AS DOC.
NO. 060120113

SEE PAGE 20 FOR
TOTAL HOLDINGS DETAIL

SEE PAGE 20 FOR
TOTAL HOLDINGS DETAIL

SEE PAGE 20 FOR
TOTAL HOLDINGS DETAIL

HOLLEY'S SUBDIVISION
REC. DEC. 19, 1930 AS
DOC. NO. 20813099

30' EASEMENT FOR PUBLIC
PASSAGE OF VEHICLES AND
PEDESTRIANS PER DOC.
NO. 060120113

15' X 10' EASEMENT
FOR SPRINKLER VAULT
PER DOC. NO. 060120113

PROPOSED PERMANENT EASEMENT

4.35' N01°21'11"W

BUILDING FACE

RETAIL SHOPPING & CONDOS

LOT 19

LOT 18

LOT 17

RETAIL SHOPPING

POB 0004PE

POB 0005PE

POB 0005PE

BLDG CORNER
1.8' EAST
5.8' NORTH

CL STA. 12+77.21

LAKE STREET

CENTERLINE OF RIGHT OF WAY
AS MONUMENTED AND OCCUPIED

14

MATCHLINE 14+00

33.00

33.00

33.00

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PT LOT 6

LOT 7

BLQCK 1
WHAPLE'S SUBDIVISION
REC. JULY 30, 1856 AS
DOC. NO. 74132

LOT 2

LOT 1

1121-1123 LAKE
STREET BLDG
PARTNERSHIP SUBDIVISION

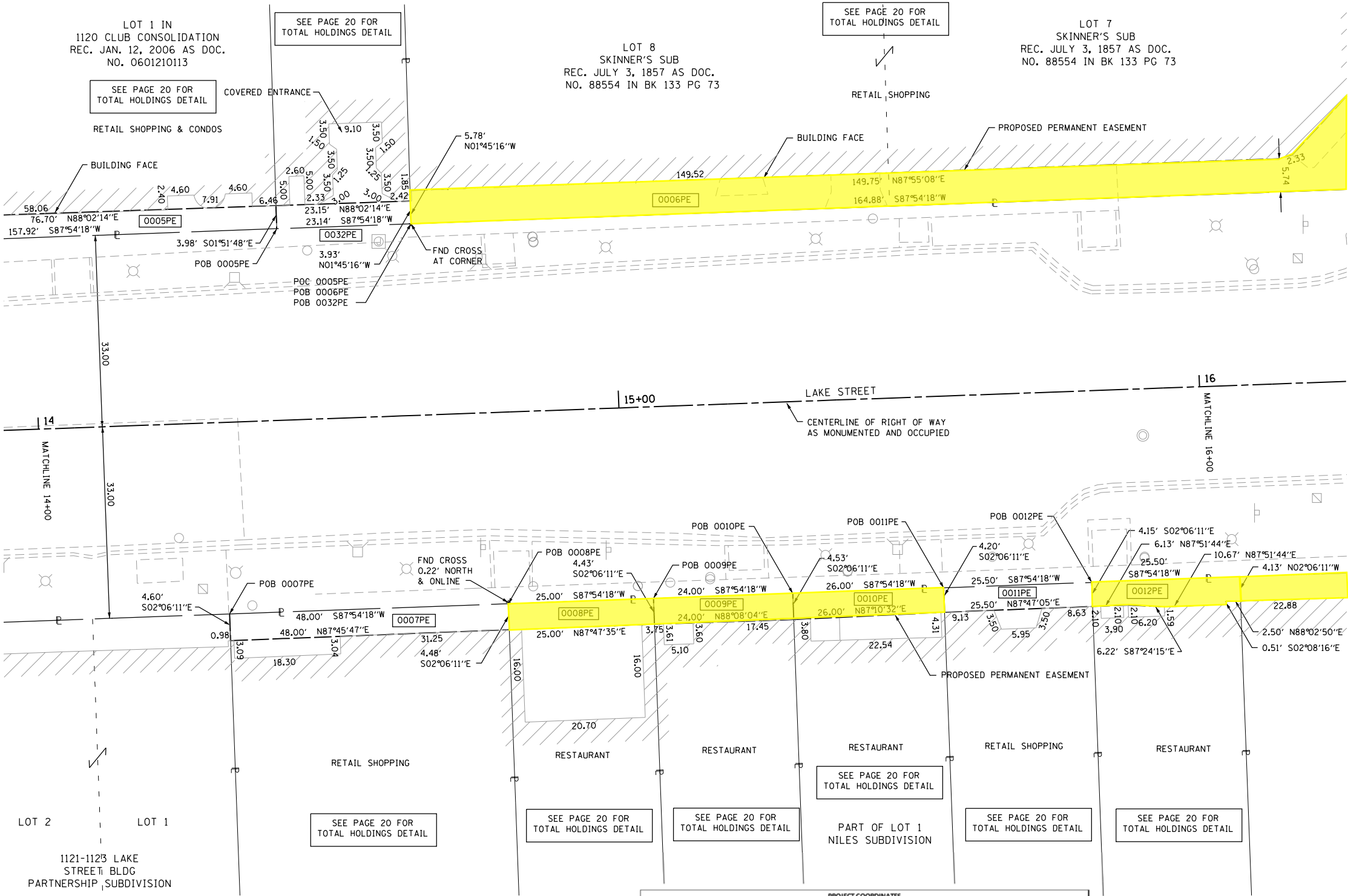
PROJECT COORDINATES							
ILLINOIS STATE PLANE, EAST ZONE, NAD 83 (2011)							
ID	STATION	OFFSET	NORTHING	EASTING	ID	STATION	OFFSET
0002PE	11+34.33	33.00' LT	1902467.71	1128229.44	00049E	12+34.33	33.00' LT
	11+34.36	38.59' LT	1902473.30	1128229.27		12+34.36	38.69' LT
	12+34.36	38.69' LT	1902477.05	1128329.20		12+84.33	33.00' LT
	12+34.33	33.00' LT	1902471.37	1128329.37		12+84.36	38.78' LT
0003TE	10+32.79	73.78' RT	1902357.30	1128131.87	0005PE	12+84.33	33.00' LT
	10+32.83	58.00' RT	1902373.06	1128131.34		12+84.36	38.78' LT
	10+43.12	73.92' RT	1902357.53	1128142.20		13+20.57	34.37' LT
	10+45.27	57.22' RT	1902374.29	1128143.75		13+20.63	38.72' LT
	10+52.91	33.00' RT	1902398.78	1128150.49		13+65.55	34.15' LT
	10+54.93	56.87' RT	1902375.00	1128153.38		13+65.56	37.16' LT
	10+60.69	51.28' RT	1902380.80	1128158.93		14+42.24	36.98' LT
	10+60.53	41.78' RT	1902390.29	1128158.43		14+42.25	33.00' LT
	10+77.97	39.63' RT	1902393.07	1128175.78			
	12+08.11	40.33' RT	1902397.13	1128305.85			
	12+08.16	45.96' RT	1902391.50	1128306.11			
	12+30.21	46.20' RT	1902392.07	1128328.15			
	12+30.10	55.94' RT	1902382.33	1128328.40			
	12+59.95	56.38' RT	1902382.98	1128358.24			
	12+60.05	33.00' RT	1902406.35	1128357.50			

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT ACRES	AREA SQUARE FEET	PARCEL INDEX NUMBER
0002PE	0.441	N/A	N/A	0.441	0.013	N/A	16-07-119-014
0003TE	1.009	N/A	N/A	1.009	0.016	N/A	16-07-124-032 16-07-124-033 16-07-124-002 16-07-124-003 16-07-124-004
0004PE	0.220	N/A	N/A	0.220	0.007	287	16-07-119-015
0005PE	0.748	N/A	N/A	0.748	0.013	N/A	16-07-119-033-1001 THROUGH 1110

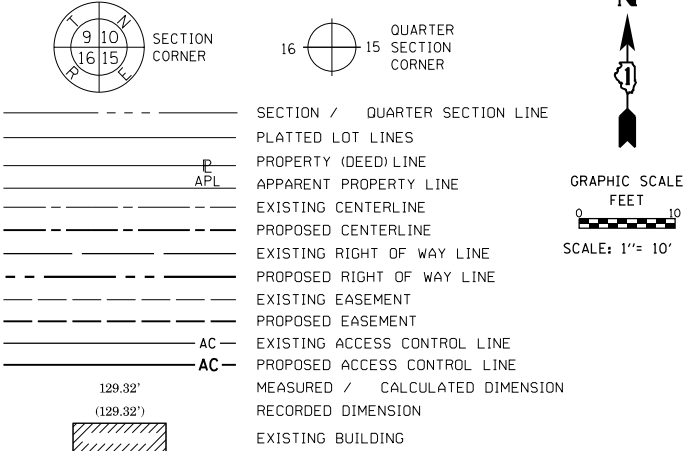
REVISION DATE: REVISION MADE BY:

FILE NAME = shd4-LakeStreet PCH 18.dgn

PART OF THE NORTHWEST QUARTER OF SECTION 7, TWP. 39 N., R. 13 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.



LEGEND



BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

- IRON PIPE OR ROD FOUND
- + CUT CROSS FOUND OR SET
- STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET
- "MAG" NAIL SET
- 5 / 8" REBAR SET

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, THOMAS ENGINEERING GROUP AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-005183,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____ 20__ A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3817
LICENSE EXPIRATION DATE: NOV. 30, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

thomas
engineering group
service at the highest grade

thomas engineering group, llc
238 south kenilworth avenue
suite 100
oak park, il 60302
phone: 855-533-1700

PLAT OF HIGHWAYS

VILLAGE OF OAK PARK
(LAKE STREET)

CONTRACT NO. 61F36
SHEET 137 OF 344

IDOT USE ONLY

LIMITS: HARLEM TO EUCLID COUNTY: COOK
SECTION: 16-000264-00-PV JOB NO.: C-91-100-17
STA. 14+00.00 TO STA. 16+00
SCALE: 1"=10' SHEET 5 OF 23 SHEETS

201 SOUTH BLVD
OAK PARK, IL 60302

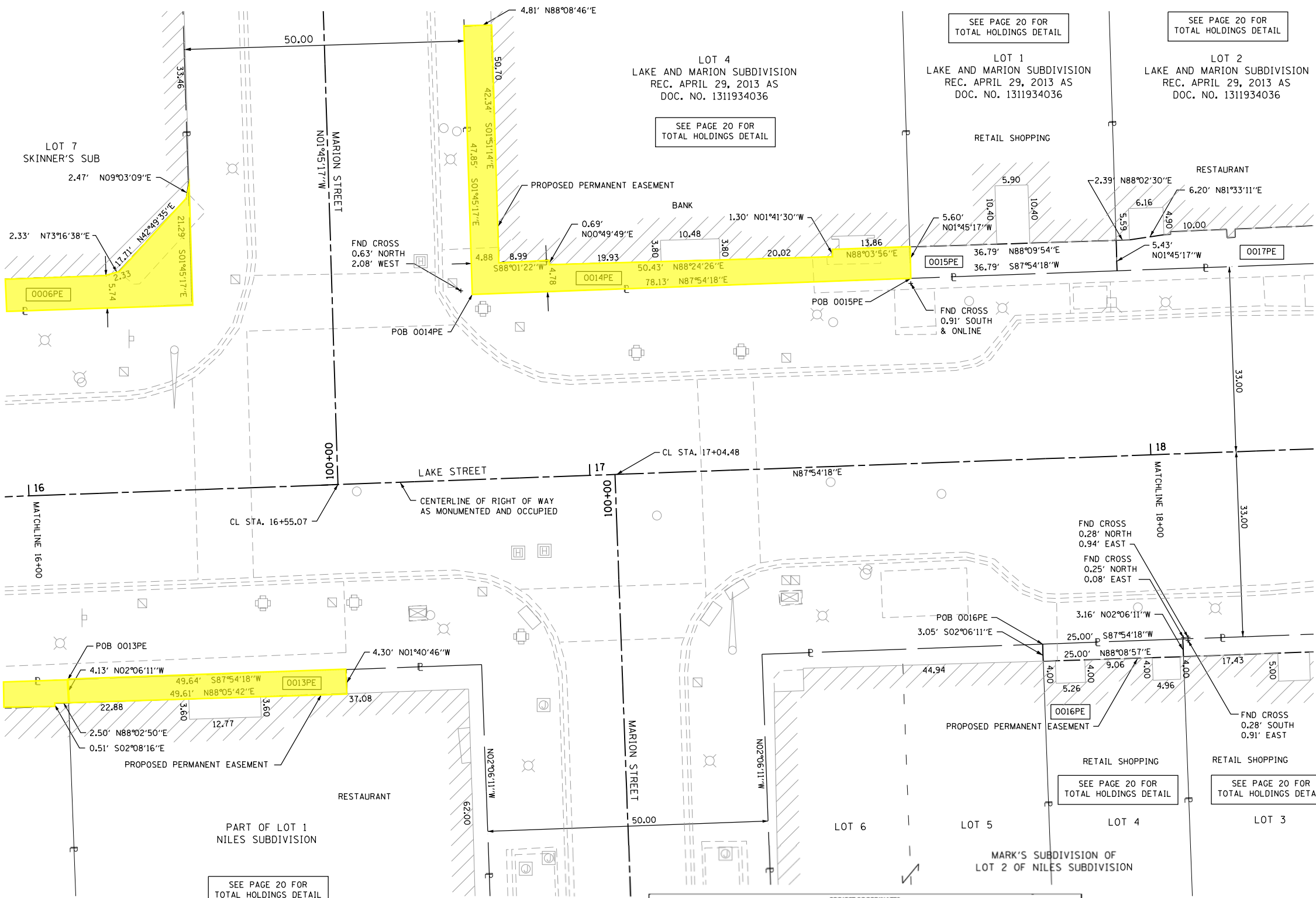
PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT ACRES	AREA SQUARE FEET	PARCEL INDEX NUMBER
0005PE	0.748	N/A	N/A	0.748	0.013	N/A	16-07-119-033-1001 THROUGH 1110
0006PE	0.787	N/A	N/A	0.787	0.024	N/A	16-07-119-020-16-07-119-021
0007PE	0.110	N/A	N/A	0.110	0.005	218	16-07-124-010
0008PE	0.057	N/A	N/A	0.057	0.003	111	16-07-124-011
0009PE	0.055	N/A	N/A	0.055	0.003	108	16-07-124-012
0010PE	0.060	N/A	N/A	0.060	0.003	113	16-07-124-013
0011PE	0.059	N/A	N/A	0.059	0.002	106	16-07-124-014
0012PE	0.059	N/A	N/A	0.059	0.003	113	16-07-124-015
0032PE	0.050	N/A	N/A	0.050	0.002	92	16-07-119-035-1001 THROUGH 1005

PROJECT COORDINATES							
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)							
ID	STATION	OFFSET	NORTHING	EASTING	ID	STATION	OFFSET
0005PE	12+84.33	33.00' LT	1902473.20	1128379.34	0008PE	14+79.72	33.00' RT
	12+84.36	38.78' LT	1902478.97	1128379.16		14+79.72	37.48' RT
	13+20.57	34.37' LT	1902475.89	1128415.51		15+04.72	33.00' RT
	13+20.63	38.72' LT	1902480.24	1128415.41		15+04.72	37.43' RT
	13+65.55	34.15' LT	1902477.31	1128460.47	0009PE	15+04.72	33.00' RT
	13+65.56	37.16' LT	1902480.32	1128460.37		15+04.72	37.43' RT
	14+42.24	36.98' LT	1902482.95	1128537.02		15+28.72	33.00' RT
	14+42.25	33.00' LT	1902478.97	1128537.15		15+28.72	37.53' RT
0006PE	14+65.39	33.00' LT	1902479.81	1128560.28	0010PE	15+28.72	33.00' RT
	14+65.42	38.78' LT	1902485.59	1128560.10		15+28.72	37.53' RT
	16+15.16	38.74' LT	1902491.03	1128709.74		15+54.72	33.00' RT
	16+17.41	39.33' LT	1902491.70	1128711.97		15+54.72	37.20' RT
	16+29.92	51.87' LT	1902504.69	1128724.01	0011PE	15+54.72	33.00' RT
	16+30.27	33.00' LT	1902485.84	1128725.05		15+54.72	37.20' RT
	16+30.40	54.29' LT	1902507.13	1128724.40		15+80.22	33.00' RT
0007PE	14+31.72	33.00' RT	1902412.63	1128529.05		15+80.22	37.15' RT
	14+31.72	37.60' RT	1902408.03	1128529.22	0012PE	15+80.22	33.00' RT
	14+79.72	33.00' RT	1902414.38	1128577.02		15+80.22	37.15' RT
	14+79.72	37.48' RT	1902409.90	1128577.18		15+86.95	37.14' RT
0032PE	14+42.24	36.98' LT	1902482.95	1128537.02		15+92.55	37.65' RT
	14+42.25	33.00' LT	1902478.97	1128537.15		16+03.22	37.64' RT
	14+65.39	33.00' LT	1902479.81	1128560.28		16+05.72	33.00' RT
	14+65.41	36.99' LT	1902483.74	1128560.16		16+05.72	37.13' RT

REVISION DATE:

REVISION MADE BY:

PART OF THE NORTHWEST QUARTER OF SECTION 7, TWP. 39 N., R. 13 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.



LEGEND

9101516

SECTION CORNER

1615

QUARTER SECTION CORNER

0 10

GRAPHIC SCALE FEET

SCALE: 1"= 10'

SECTION / QUARTER SECTION LINE

PLATTED LOT LINES

PROPERTY (DEED) LINE

APPL APPARENT PROPERTY LINE

EXISTING CENTERLINE

PROPOSED CENTERLINE

EXISTING RIGHT OF WAY LINE

PROPOSED RIGHT OF WAY LINE

EXISTING EASEMENT

PROPOSED EASEMENT

AC EXISTING ACCESS CONTROL LINE

AC PROPOSED ACCESS CONTROL LINE

MEASURED / CALCULATED DIMENSION

RECORDED DIMENSION

EXISTING BUILDING

BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

○ IRON PIPE OR ROD FOUND

+ CUT CROSS FOUND OR SET

■ STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.

■ M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.

● PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)

□ RIGHT OF WAY STAKING PROPOSED TO BE SET

● *MAG* NAIL SET

● 5 / 8" REBAR SET

STATE OF ILLINOIS)
COUNTY OF COOK)SS

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, THOMAS ENGINEERING GROUP AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-005183,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____ 20__ A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3817
LICENSE EXPIRATION DATE: NOV. 30, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
					ACRES	SQUARE FEET	
0006PE	0.787	N/A	N/A	0.787	0.024	N/A	16-07-119-020 16-07-119-021
0013PE	0.169	N/A	N/A	0.169	0.005	209	16-07-124-016
0014PE	0.320	N/A	N/A	0.320	0.014	N/A	16-07-120-063
0015PE	0.143	N/A	N/A	0.143	0.005	203	16-07-120-059
0016PE	0.046	N/A	N/A	0.046	0.002	78	16-07-126-002

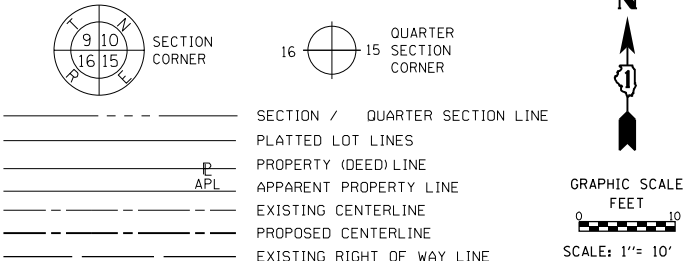
PROJECT COORDINATES							
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)							
ID	STATION	OFFSET	NORTHING	EASTING	ID	STATION	OFFSET
0006PE	14+65.39	33.00' LT	1902479.81	1128560.28	0015PE	17+58.40	33.00' LT
	14+65.42	38.78' LT	1902485.59	1128560.10		17+58.44	38.60' LT
	16+15.16	38.74' LT	1902491.03	1128709.74		17+95.19	33.00' LT
	16+17.41	39.33' LT	1902491.70	1128711.97		17+95.22	38.43' LT
	16+29.92	51.87' LT	1902504.69	1128724.01	0016PE	17+79.50	33.00' RT
	16+30.27	33.00' LT	1902485.84	1128725.05		17+79.50	36.05' RT
	16+30.40	54.29' LT	1902507.13	1128724.40		18+04.51	33.00' RT
0013PE	16+05.72	33.00' RT	1902418.99	1128702.93		18+04.51	36.16' RT
	16+05.72	37.13' RT	1902414.86	1128703.09	0017PE	17+95.19	33.00' LT
	16+55.33	37.30' RT	1902416.51	1128752.66		17+95.22	38.43' LT
	16+55.36	33.00' RT	1902420.80	1128752.54		17+97.61	38.42' LT
0014PE	16+80.27	33.00' LT	1902487.67	1128775.02		17+03.78	39.11' LT
	16+80.55	80.84' LT	1902535.49	1128773.55		18+04.96	39.12' LT
	16+85.19	38.48' LT	1902493.33	1128779.73		18+04.96	39.62' LT
	16+85.36	80.82' LT	1902535.64	1128778.36		18+14.96	39.67' LT
	16+94.14	37.78' LT	1902492.95	1128788.70		18+14.96	38.17' LT
	16+94.17	38.47' LT	1902493.64	1128788.71		18+16.46	38.17' LT
	17+44.56	37.34' LT	1902494.35	1128839.11		18+16.46	39.68' LT
	17+44.57	38.64' LT	1902495.65	1128839.07		18+33.48	39.77' LT
	17+58.40	33.00' LT	1902495.65	1128839.07		18+33.48	38.33' LT
	17+58.44	38.60' LT	1902496.12	1128852.93		18+35.19	33.00' LT
						18+35.22	38.33' LT

REVISION DATE: REVISION MADE BY:

FILE NAME = sh6-LakeStreet PDH 18.dgn

PART OF THE NORTHWEST QUARTER OF SECTION 7, TWP. 39 N., R. 13 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

LEGEND



BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

- IRON PIPE OR ROD FOUND
- CUT CROSS FOUND OR SET
- STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET
- "MAG" NAIL SET
- 5 / 8" REBAR SET

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, THOMAS ENGINEERING GROUP AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-005183,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____ 20__ A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3817
LICENSE EXPIRATION DATE: NOV. 30, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

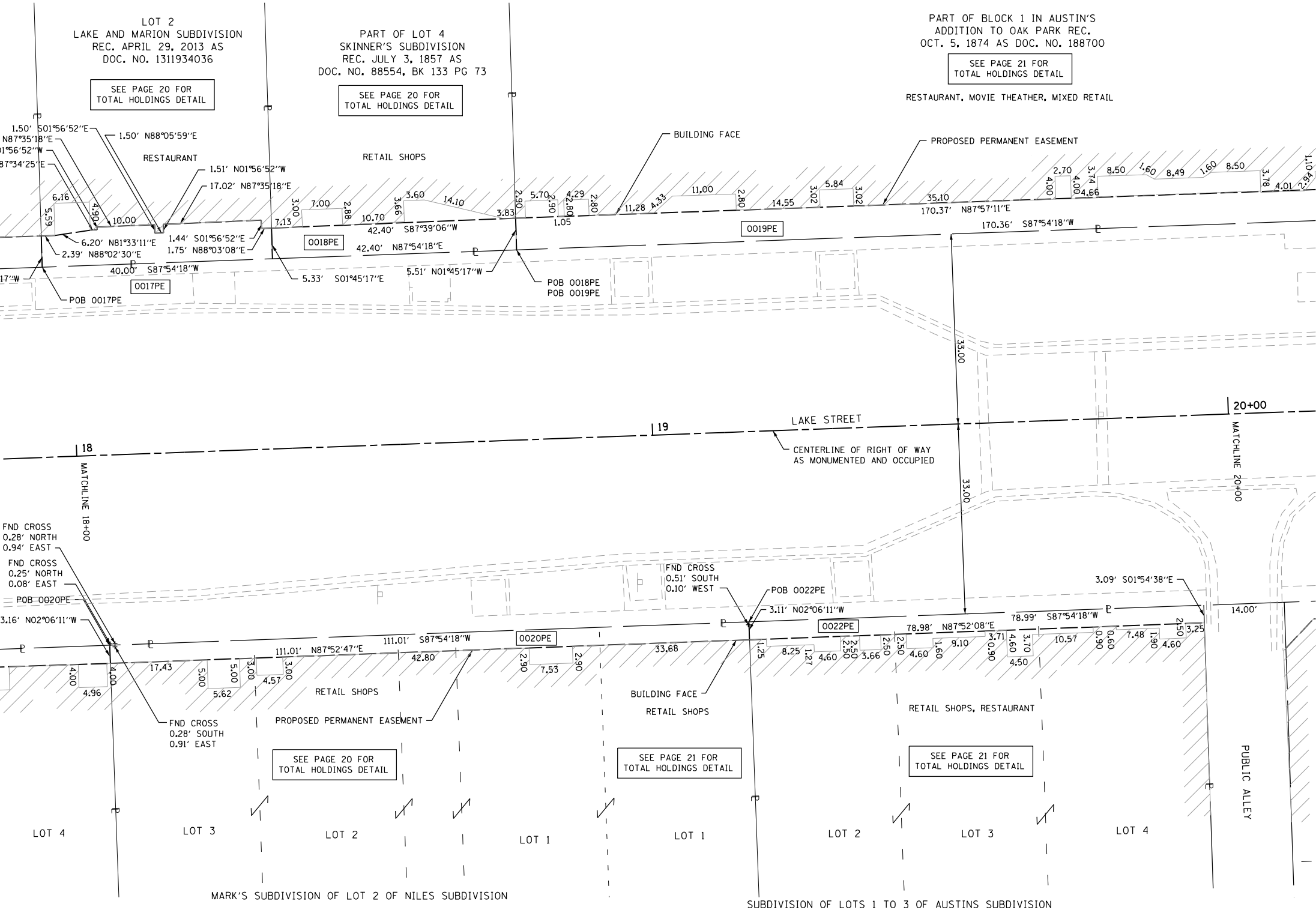
thomas engineering group, llc
238 south kenilworth avenue
suite 100
oak park, il 60302
phone: 855-533-1700

PLAT OF HIGHWAYS
VILLAGE OF OAK PARK
(LAKE STREET)

LIMITS: HARLEM TO EUCLID COUNTY: COOK
SECTION: 16-000264-00-PV JOB NO.: C-91-100-17
STA. 18+00.00 TO STA. 20+00
SCALE: 1"=10' SHEET 7 OF 23 SHEETS

201 SOUTH BLVD
OAK PARK, IL 60302

CONTRACT NO. 61F36
SHEET 139 OF 344
IDOT USE ONLY

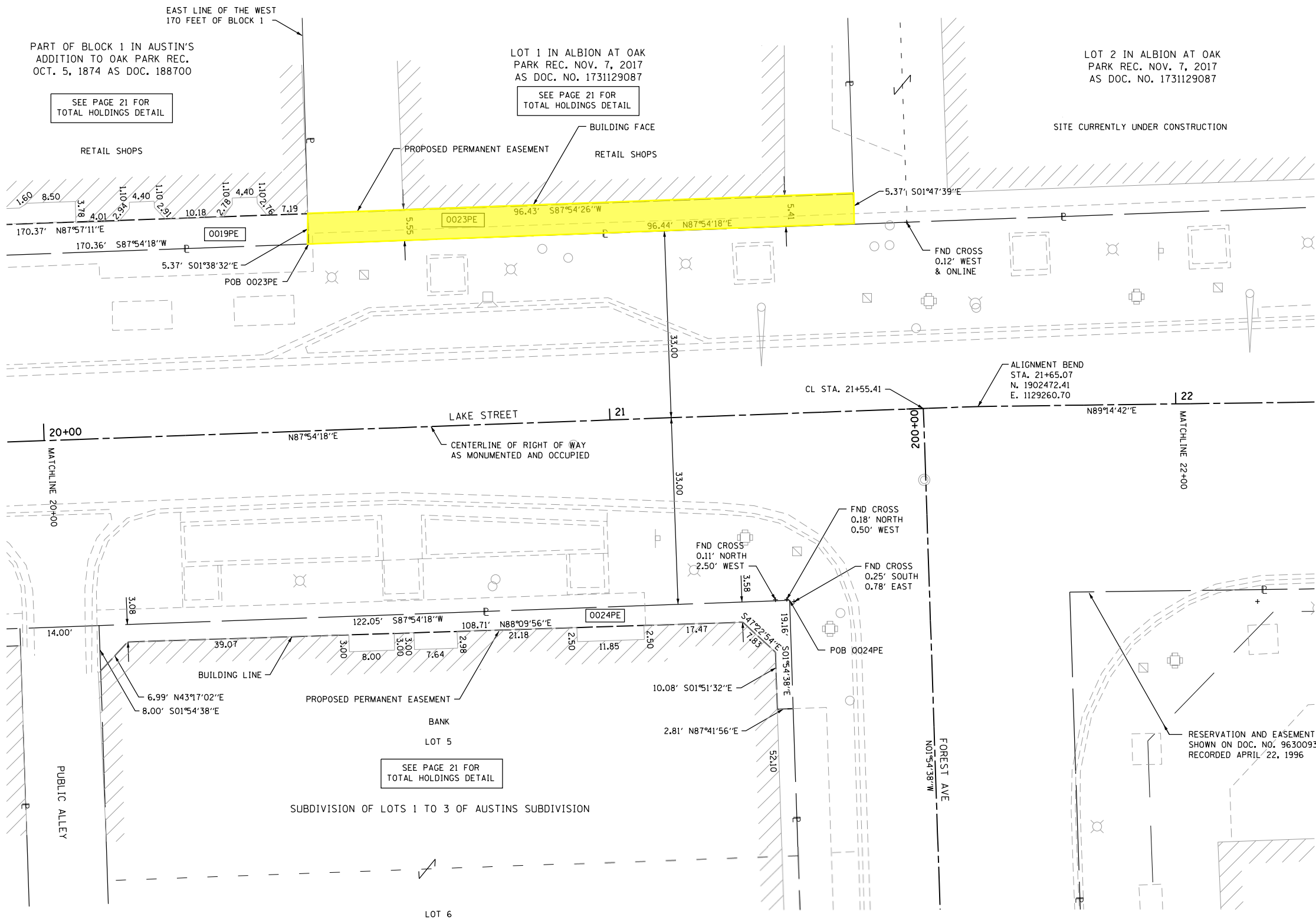


PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
					ACRES	SQUARE FEET	
0017PE	0.193	N/A	N/A	0.193	0.006	254	16-07-120-060
0018PE	0.204	N/A	N/A	0.204	0.005	230	16-07-120-025
0019PE	0.783	N/A	N/A	0.783	0.021	N/A	16-07-120-033
0020PE	0.204	N/A	N/A	0.204	0.008	348	16-07-126-003 16-07-126-004
0022PE	0.144	N/A	N/A	0.144	0.006	244	16-07-126-005

PROJECT COORDINATES ILLINOIS STATE PLANE, EAST ZONE, NAD 83 (2011)									
ID	STATION	OFFSET	NORTHING	EASTING	ID	STATION	OFFSET	NORTHING	EASTING
0017PE	17+95.19	33.00' LT	1902491.87	1128889.86	0019PE	18+77.59	33.00' LT	1902494.88	1128972.21
	17+95.22	38.43' LT	1902497.30	1128889.70		18+77.63	38.51' LT	1902500.39	1128972.04
	17+97.61	38.42' LT	1902497.38	1128892.09		20+47.95	33.00' LT	1902501.11	112912.46
	17+03.78	39.11' LT	1902498.29	1128898.22		20+48.00	38.37' LT	1902506.48	112912.30
	18+04.96	39.12' LT	1902498.34	1128899.40	0020PE	18+04.51	33.00' RT	1902426.25	112891.58
0018PE	18+04.96	39.62' LT	1902498.84	1128899.38		18+04.51	36.16' RT	1902423.10	112891.70
	18+14.96	39.67' LT	1902499.26	1128909.37		19+15.52	33.00' RT	1902430.31	1129012.52
	18+14.96	38.17' LT	1902497.76	1128909.43		19+15.52	36.11' RT	1902427.20	1129012.64
	18+16.46	38.17' LT	1902497.81	1128910.92		19+15.52	33.00' RT	1902430.31	1129012.52
0019PE	18+16.46	39.68' LT	1902499.32	1128910.87	0022PE	19+15.52	36.11' RT	1902427.20	1129012.64
	18+33.48	39.77' LT	1902500.04	1128927.88		19+94.50	36.06' RT	1902430.14	112901.56
	18+33.48	38.33' LT	1902498.60	1128927.93		19+94.51	32.98' RT	1902433.22	112901.46
	18+35.19	33.00' LT	1902493.33	1128929.84					
	18+35.22	38.33' LT	1902498.66	1128929.67					
0020PE	18+35.19	33.00' LT	1902493.33	1128929.84	0022PE	18+77.59	33.00' LT	1902494.88	1128972.21
	18+35.22	38.33' LT	1902498.66	1128929.67		18+77.63	38.51' LT	1902500.39	1128972.04
	18+35.19	33.00' LT	1902493.33	1128929.84					
	18+35.22	38.33' LT	1902498.66	1128929.67					
	18+77.59	33.00' LT	1902494.88	1128972.21					

REVISION DATE: REVISION MADE BY:

PART OF THE NORTHWEST QUARTER OF SECTION 7, TWP. 39 N., R. 13 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.



LEGEND

SECTION CORNER, QUARTER CORNER, SECTION / QUARTER SECTION LINE, PLATTED LOT LINES, PROPERTY (DEED) LINE, APPARENT PROPERTY LINE, EXISTING CENTERLINE, PROPOSED CENTERLINE, EXISTING RIGHT OF WAY LINE, PROPOSED RIGHT OF WAY LINE, EXISTING EASEMENT, PROPOSED EASEMENT, EXISTING ACCESS CONTROL LINE, PROPOSED ACCESS CONTROL LINE, MEASURED / CALCULATED DIMENSION, RECORDED DIMENSION, EXISTING BUILDING.

BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

IRON PIPE OR ROD FOUND, CUT CROSS FOUND OR SET, STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER, STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER, PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS), RIGHT OF WAY STAKING PROPOSED TO BE SET.

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, THOMAS ENGINEERING GROUP AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-005183,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____ 20__ A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3817
LICENSE EXPIRATION DATE: NOV. 30, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

thomas engineering group, llc
238 south kenilworth avenue
suite 100
oak park, il 60302
phone: 855-533-1700

PLAT OF HIGHWAYS

VILLAGE OF OAK PARK
(LAKE STREET)

CONTRACT NO. 61F36
SHEET 140 OF 344

IDOT USE ONLY

LIMITS: HARLEM TO EUCLID COUNTY: COOK
SECTION: 16-000264-00-PV JOB NO.: C-91-100-17
STA. 20+00 TO STA. 22+00
SCALE: 1"=10' SHEET 8 OF 23 SHEETS

201 SOUTH BLVD
OAK PARK, IL 60302

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
					ACRES	SQUARE FEET	
0019PE	0.783	N/A	N/A	0.783	0.021	N/A	16-07-120-033
0023PE	0.442	N/A	N/A	0.442	0.012	N/A	16-07-120-064
0024PE	1.123	N/A	N/A	1.123	0.011	N/A	16-07-126-012

PROJECT COORDINATES				
ILLINOIS STATE PLANE, EAST ZONE, NAD 83 (2011)				
ID	STATION	OFFSET	NORTHING	EASTING
0019PE	18+77.59	33.00' LT	1902494.88	1128972.21
	18+77.63	38.51' LT	1902500.39	1128972.04
	20+47.95	33.00' LT	1902501.11	1129142.46
	20+48.00	38.37' LT	1902506.48	1129142.30
0023PE	20+47.95	33.00' LT	1902501.11	1129142.46
	20+48.00	38.37' LT	1902506.48	1129142.30
	21+44.39	33.00' LT	1902504.64	1129238.83
	21+44.42	38.37' LT	1902510.00	1129238.66
0024PE	20+08.48	41.00' RT	1902425.72	1129105.72
	20+08.51	33.00' RT	1902433.71	1129105.45
	20+13.46	36.08' RT	1902430.81	1129110.51
	21+22.16	36.58' RT	1902434.29	1129219.16
	21+27.68	52.17' RT	1902418.91	1129225.25
	21+27.73	42.09' RT	1902428.99	1129224.92
	21+30.49	52.16' RT	1902419.02	1129228.05
	21+30.56	33.00' RT	1902438.17	1129227.42
	21+30.56	33.00' RT	1902438.17	1129227.42

REVISION DATE: REVISION MADE BY:



Appraisal Review Certification

Route: FAU 1405 (Lake Street) Project: --
Section: 16-000264-00PV Job No.: C-91-100-17
County: Cook Parcel: 0004PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

Is the Remainder property an Uneconomic Remnant? ☐ Yes ☒ No

The attached ☒ Appraisal Report ☐ Restricted Appraisal Report submitted by David White has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:

- ☐ Not Accepted – Provide reasoning for non-acceptance
☐ Rejected Value – Meets all requirements, but is not selected
☒ Approved Value - Meets all requirements and is selected as basis for acquisition purposes

The conclusions of value for the subject property as of May 16, 2019, are as follows:

Fair Market Value of Whole Property	\$ <u>N/A</u>
Fair Market Value of Property Taken (including improvements) as a Part of the Whole	\$ <u>N/A</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>5,700</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>5,700</u>



Review Appraiser – Keith T. Tadrowski

7/26/19

Date

Certified General Real Estate Appraiser
Type of License

553.001238
License Number

9/30/2019
Expiration Date

Approved: Bill McKenna - Village Engineer



8/20/19
Date



Appraisal Review Certification

Route: FAU 1405 (Lake Street) Project: --
Section: 16-000264-00PV Job No.: C-91-100-17
County: Cook Parcel: 0006PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

Is the Remainder property an Uneconomic Remnant? ☐ Yes ☒ No

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Fair Market Value of Whole Property	\$ <u>N/A</u>
Fair Market Value of Property Taken (including improvements) as a Part of the Whole	\$ <u>N/A</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>26,100</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>26,100</u>

Keith T. Tadrowski 7/26/19
Review Appraiser – Keith T. Tadrowski Date

Certified General Real Estate Appraiser 553.001238
Type of License License Number

9/30/2019
Expiration Date

Approved: Bill McKenna - Village Engineer [Signature]

8/20/19
Date



Appraisal Review Certification

Route: FAU 1405 (Lake Street) Project: --
Section: 16-000264-00PV Job No.: C-91-100-17
County: Cook Parcel: 0008PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

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Fair Market Value of Whole Property	\$ <u>N/A</u>
Fair Market Value of Property Taken (including improvements) as a Part of the Whole	\$ <u>N/A</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>2,200</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>2,200</u>

Keith T. Tadrowski 7/26/19
Review Appraiser – Keith T. Tadrowski Date

Certified General Real Estate Appraiser 553.001238 9/30/2019
Type of License License Number Expiration Date

Approved: Bill McKenna - Village Engineer WVH 8/20/19
Date



Appraisal Review Certification

Route: FAU 1405 (Lake Street) Project: --
Section: 16-000264-00PV Job No.: C-91-100-17
County: Cook Parcel: 0009PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

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Fair Market Value of Property Taken (including improvements) as a Part of the Whole	\$ <u>N/A</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>2,200</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>2,200</u>

Keith T. Tadrowski 7/26/19
Review Appraiser – Keith T. Tadrowski Date

Certified General Real Estate Appraiser 553.001238
Type of License License Number

9/30/2019
Expiration Date

Approved: Bill McKenna - Village Engineer [Signature]

8/20/19
Date



Appraisal Review Certification

Route: FAU 1405 (Lake Street) Project: --
Section: 16-000264-00PV Job No.: C-91-100-17
County: Cook Parcel: 0010PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

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Fair Market Value of Property Taken (including improvements) as a Part of the Whole	\$ <u>N/A</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>2,300</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>2,300</u>

Keith T. Tadrowski 7/26/19
Review Appraiser – Keith T. Tadrowski Date

Certified General Real Estate Appraiser 553.001238 9/30/2019
Type of License License Number Expiration Date

Approved: Bill McKenna - Village Engineer WMM 8/20/19
Date



Appraisal Review Certification

Route: FAU 1405 (Lake Street)
Section: 16-000264-00PV
County: Cook

Project: --
Job No.: C-91-100-17
Parcel: 0012PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

Is the Remainder property an Uneconomic Remnant? ☐ Yes ☒ No

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Fair Market Value of Property Taken (including improvements) as a Part of the Whole	\$ <u>N/A</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>2,300</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>2,300</u>

Keith T. Tadrowski
Review Appraiser – Keith T. Tadrowski

7/26/19
Date

Certified General Real Estate Appraiser
Type of License

553.001238
License Number

9/30/2019
Expiration Date

Approved: Bill McKenna - Village Engineer

[Signature]

8/20/19
Date



Appraisal Review Certification

Route: FAU 1405 (Lake Street) Project: --
Section: 16-000264-00PV Job No.: C-91-100-17
County: Cook Parcel: 0013PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

Is the Remainder property an Uneconomic Remnant? ☐ Yes ☒ No

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Fair Market Value of Property Taken (including improvements) as a Part of the Whole	\$ <u>N/A</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>5,200</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>5,200</u>

Keith T. Tadrowski 7/26/19
Review Appraiser – Keith T. Tadrowski Date

Certified General Real Estate Appraiser 553.001238
Type of License License Number

9/30/2019
Expiration Date

Approved: Bill McKenna - Village Engineer [Signature]

8/20/19
Date



Appraisal Review Certification

Route: FAU 1405 (Lake Street) Project: --
Section: 16-000264-00PV Job No.: C-91-100-17
County: Cook Parcel: 0014PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

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Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>14,700</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>14,700</u>



Review Appraiser – Keith T. Tadrowski

7/26/19

Date

Certified General Real Estate Appraiser

Type of License

553.001238

License Number

9/30/2019

Expiration Date

Approved: Bill McKenna - Village Engineer



8/20/19
Date



Appraisal Review Certification

Route: FAU 1405 (Lake Street)
Section: 16-000264-00PV
County: Cook

Project: --
Job No.: C-91-100-17
Parcel: 0023PE Unit: --

☒ Original ☐ Supplemental ☐ Complex ☒ Non-Complex ☐ Value Finding

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Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>N/A</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>N/A</u>
Damage to Remainder	\$ <u>N/A</u>
Compensation for Permanent Easement(s)	\$ <u>13,000</u>
Compensation for Temporary Easement(s)	\$ <u>N/A</u>
Excess Land to be Acquired	\$ <u>N/A</u>
Total Compensation	\$ <u>13,000</u>

Keith T. Tadrowski
Review Appraiser – Keith T. Tadrowski

7/26/19
Date

Certified General Real Estate Appraiser
Type of License

553.001238
License Number

9/30/2019
Expiration Date

Approved: Bill McKenna - Village Engineer

WMC

8/20/19
Date