

**CITY OF HARVEY  
COOK COUNTY, ILLINOIS**

**ORDINANCE**  
NO. 3499

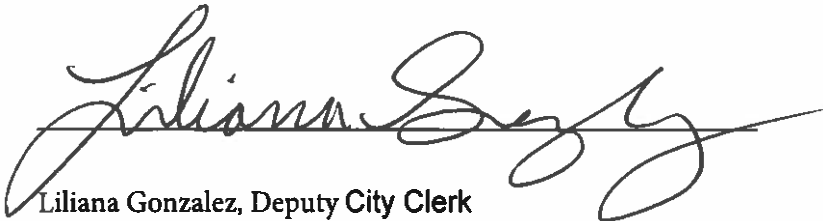
**AN ORDINANCE APPROVING A MAP AMENDMENT FOR THE  
PROPERTY LOCATED AT 17010 SOUTH HALSTED STREET**

**(METRA – COMMUTER RAIL DIVISION OF RTA)**

Passed and Approved by the City Council, October 28, 2024  
Printed and Published, October 28, 2024

Printed and Published in Pamphlet Form  
By Authority of the City Council

I hereby certify that this document  
was properly published on the date  
stated above.

  
Liliana Gonzalez, Deputy City Clerk

ORDINANCE NO. 3499

**BE IT ORDAINED** by the Mayor and City Council of the City of Harvey, Cook County, Illinois, pursuant to its home rule powers, THAT:

**AN ORDINANCE APPROVING A MAP AMENDMENT FOR THE PROPERTY  
LOCATED AT 17010 SOUTH HALSTED STREET**

**(METRA – COMMUTER RAIL DIVISION OF RTA)**

shall be, and is hereby, adopted as follows:

**Section 1. BACKGROUND.**

METRA, ("**Applicant**"), the commuter rail division of the Regional Transportation Authority, a government agency ("**Owner**"), is the legal title owner of the property located 17010 South Halsted Street, which property is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**").

The Property is currently split into two zoning districts—LM-Light Manufacturing (top 1/3) and HC-Highway Commercial (bottom 2/3) as shown in **Exhibit B**. The Applicant/Owner, has filed an application with the City to seek a map amendment that proposes to change the portion of the Property zoned HC to LM. Approval of the map amendment is required for Metra to utilize the property as a warehouse operation as a permitted use.

The City Council finds that it is in the best interests of the City and its residents to amend the City of Harvey Official Zoning Map, reclassifying the Property from the HC Highway Commercial District to the LM Light Manufacturing District.

**Section 2. PUBLIC HEARING.**

A public hearing was advertised in the *Daily Southtown* on August 15, 2024 and convened by the Planning & Zoning Commission ("**PZC**") on August 21, 2024, on which date the PZC recommended approval of the petition.

**Section 3. AMENDMENT.**

Pursuant to Section 16-04-300 of the Zoning Ordinance of the City of Harvey, as amended ("**Zoning Ordinance**"), the zoning designation for the Property on the Official Zoning Map will be and is hereby amended from the HC Highway Commercial District to the LM Light Manufacturing District, and the future development and use of the Property will be regulated pursuant to and in accordance with the LM Light Manufacturing District regulations set forth in Chapter 16-36 of the Zoning Ordinance.

**Section 4. AUTHORIZATION.**

The City Clerk, or the Clerk's designee, is hereby directed to amend, or cause to be amended, the Official Zoning Map to reflect the amendment approved in Section 3 of

this Ordinance and to record, or cause to be recorded, a certified original of this Ordinance in the Office of the Cook County Recorder of Deeds.

**Section 5. EFFECTIVE DATE.**

This Ordinance will be in full force and effect upon each of the following:

- a. Passage, approval and publication in pamphlet form in the manner provided by law; and
- b. Recordation in the Office of the Cook County Clerk. The Applicant will pay the full cost of recording.

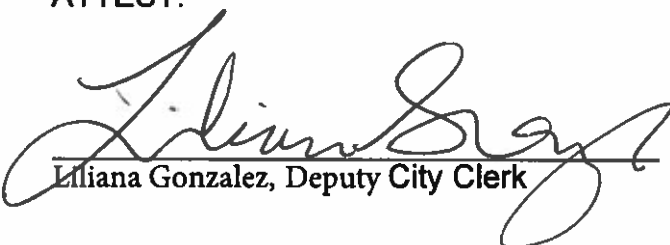
**PASSED** by the Mayor and City Council of the City of Harvey, Cook County, Illinois on the 28th day of October, 2024 by the following roll call vote:

	Yes	NO	ABSENT	PRESENT
Drewenski	X			
Chapman		X		
Smith	X			
Key	X			
Randle-EI	X			
Rogers				
Mayor Clark				

Approved by the Mayor on this 28th day of October, 2024.

  
\_\_\_\_\_  
Christopher J. Clark, Mayor

ATTEST:

  
\_\_\_\_\_  
Liliana Gonzalez, Deputy City Clerk

**EXHIBIT A**

**Property Legal Description**

THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFORM THE SOUTH 839.45 FEET AND EXCEPT THE NORTH 161.6 FEET OF THE EAST 399.00 FEET AND EXCEPT THE PART LYING EASTERLY OF WESTERLY LINE OF TOLL ROAD AS CONVEYED BY DOCUMENT 16931952) AND (EXCEPT THE WEST 300.00 FEET, LYING SOUTH OF THE NORTH 161.6 FEET) AND (EXCEPT THE SOUTH 10.00 FEET OF THE NORTH 482.55 FEET OF THE WEST 10.00 FEET OF THE EAST 180.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 17010 S. Halsted St., Harvey, IL 60426

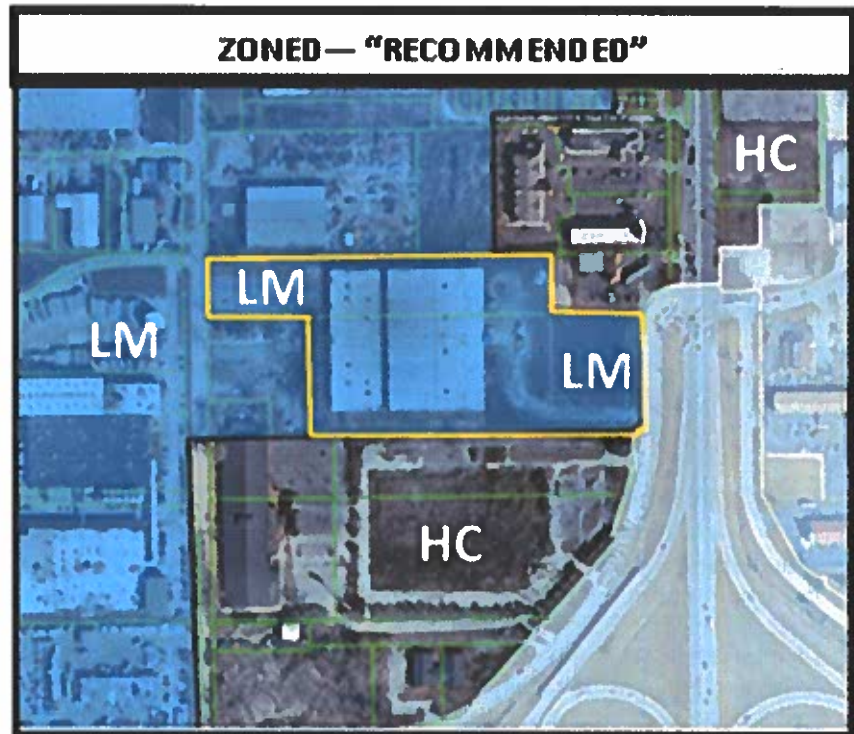
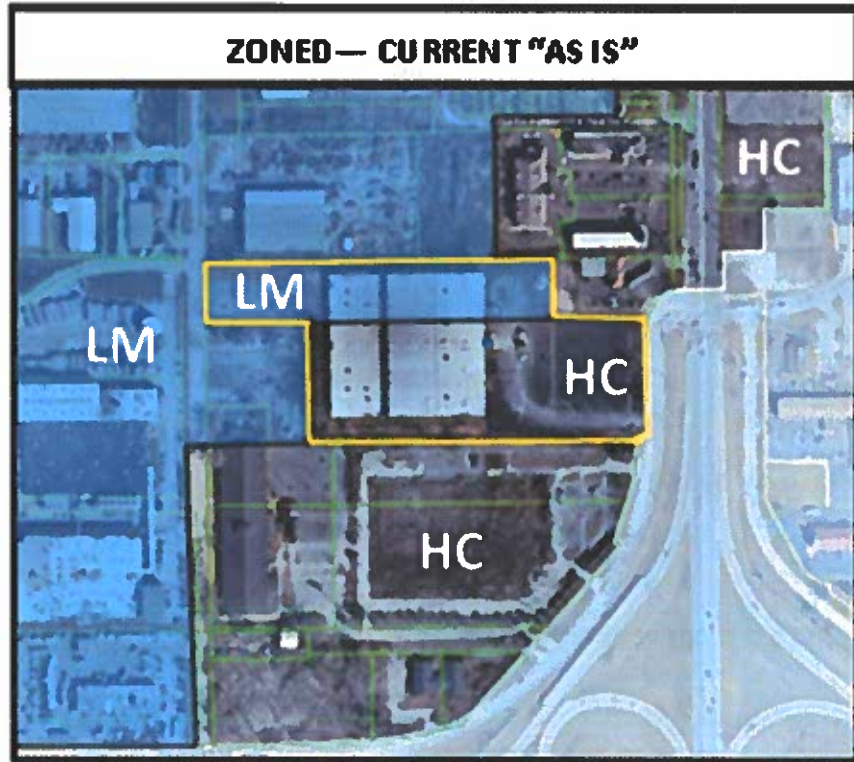
PIN: 29-29-206-012-0000

29-29-206-015-0000

*Handwritten signature or initials*

**EXHIBIT B**

**Zoning District Map**





AUGUST 21, 2024 - 6:00 PM MINUTES

PZC Members:

- Antonia McBride (Chair -in attendance)
David Clay (in attendance)
Livia Dean (absent)
Alice McDowell (absent)
Salim Vahora (in attendance)

Petitioners:

- Metra – Janice Thompson
D’Lopez – John Mavrakis
Carter Care 2 Day Care – Maxine Dabbs

Others:

- See Signup Sheet

Staff:

- Cesar Suarez, City Staff
Rich Piccolo, Zoning Consultant

I. CALL TO ORDER

The meeting was called to order at 6:09 P.M.

II. ROLL CALL

The roll call was taken, and a quorum was reached based on the PZC Members listed (in attendance) above.

III. APPROVAL OF MINUTES

The minutes of the February 15, 2023, PZC Meeting were unanimously approved after a motion by Clay and second by Vahora.

IV. OLD BUSINESS – (none)

V. NEW BUSINESS

Suarez noted, the City posted the meeting notice at City Hall and advertised the public hearings in accordance with statute. The clerk’s office did not receive any public comment as of August 21, 2024 - noon.

a. PUBLIC HEARING #1

Case No: 2024- 01
Applicant: Metra (RTA-Commuter Rail Division)
Location: 17010 South Halsted
Action: Map & Text Amendment
Scope: Rezone from HC to a LM District

- (Public hearing started at 6:15)

Petitioner Presentation - Chair McBride indicated she would recuse from voting on this matter since she is a Metra employee. Janice Thompson, Eric Bales and Pheil Paterack were sworn in as representatives of Metra. Thompson shared Metra’s interest in working with the City to convert the empty warehouse for a regional warehouse operation. Eric Bales mentione the facility would serve a six county region and shared the benefits of utilizing one centrally located facility as compared to six separate facilities they are now operating from.

Public Testimony & Petitioner Response – Members of the audience expressed appreciation for Metra’s investment and asked if there is any current activity. Thomas indicated there have been repairs to building including



roof, lights, parking lot and fencing but no operations. Another member of the audience (Ryan Sinwelski) asked for an explanation on the expenses made. Thomas indicated she was here only to discuss the Special Use Permit and not construction. Piccolo shared a permit was requested and issued for the repair.

**PZC Deliberation & Recommendation** – Clay asked questions about trucking activity and the employment of Harvey residents and Vahora asked about property tax and incentives. Bales responded that Metra Staff follow all trucking regulations of the State and City and would drive only on designated trucking routes and not in residential areas. Bales anticipated there would be 10 employees on site and Metra would follow union contract in placing employees at location which he believed would come from the South Suburban communities. Also since Metra is a government agency their property is exempt from taxation and no incentives are involved.

A Staff Report was presented to the PZC and referenced the Standards for Amendment (pg7) which conveys the following: a) the building was split by two zones – LM and HC (pg 14) thus the need for a map amendment; b) the property could be rezoned to place the building fully in the HC which would permit warehousing, but the frontage could be either LM or HC (pg 15, 16); and c). Both Suarez and Piccolo recommended approval.

*After a brief discussion, Metra requested to rezone the lower two thirds of their property from HC to LM as shown on pg 15. Motion made by Clay and seconded by Vahora to recommend approval to rezone their property from HC to LM. The motion passed with 2 in favor and with McBride abstaining.*

- (Public hearing closed at 6:45)

b. PUBLIC HEARING #2

Case No: 2024- 02  
Applicant: D'Lopez Tire Shop  
Location: 16302 Halsted Street  
Request: Special Use Permit  
Scope: Operate a Tire Shop

- (Public hearing started at 6:47)

**Petitioner Presentation** - John Mavrakis (propertyowner) and two reps from D-Lopez Tire Shop were sworn in. Mavrakis presented additional items to include a) internal drawings of the smaller unit for lease to the tire shop, b) standards for review of special use permit, and c) an article showing vacant buildings bring down property value. Mavrakis indicated the following: a) the property was redeveloped as an auto-related user, especially the 1,750 sf unit to the south because it has six drive-in doors. b) D'Lopez is an excellent operator, has operated over 13 years in Pheonix; c) that a special use permit would serve the City to control the quality and operations of the tire shop, d) that a good tire shop performing at a higher standard would compete with other tire shops, and f) that an empty building would be the cause of lowering property values according to the article from the Center for Community Progress. The business owners stated they would run a clean operation and employ four people.

**Public Testimony & Petitioner Response** – A member of the audience (Ryan Sinwelski) stated the City should welcome such businesses to Harvey and denying them would send the wrong message to other businesses seeking a Harvey location.

**PZC Deliberation & Recommendation** – Clay asked the business owner if they have received any violations while operating in Pheonix. The business owner said they received no City violations.

A Staff Report was presented to the PZC and referenced the Standards for Special Use Permit (pg7) which conveys the following: a) that a tire shop is not harmonious with the orderly development of the district as it should transition away from tire-oriented businesses, b) that the City passed Ordinance 3445 to control and limit the number of auto-related businesses which have been the source of many citizens complaints; c) the tire shop may obstruct the development of other adjacent properties/users, for example the building has two units and placing the tire shop in the smaller unit of 1,750 sf will likely prevent the leasing of the larger unit of 3,300 sf to the north (pg 6); and d) the tire shop will contribute to the reduction of property value. Both Suarez and Piccolo recommended denial.

*After a brief discussion, a motion made by Clay and seconded by Vahora to recommend approval to of the Special Use Permit. The motion passed with 3-0.*

- (Public hearing closed at 7:37)





**c. PUBLIC HEARING #3**

Case No: 2024- 03  
 Applicant: Carter's Care 2 Daycare  
 Location: 16423-25 Halsted Street  
 Action: Special Use Permit  
 Scope: Operate a Day Care Center

- (Public hearing opened at 7:39)

Petitioner Presentation - Maxine Dabbs (business owner) was sworn in. Dabbs indicated she operates a home day care center and would like to grow the business and move on to Halsted Street. She would lease two units of a six unit retail strip building and estimated she may have the capacity for 50 children; however, the final number of children she can serve at the location would be determined by DCFS.

Public Testimony & Petitioner Response – There was no commentary from the public.

PZC Deliberation & Recommendation – Clay asked if there would be a designated area for "pickup and dropoff" and how many employees she would hire. She said she would get the landlord to designate parking spots for pick-up/drop-off and shared the other business would not be open in the morning. She was not sure about the number of employees needed and said there a sign for free parking on the adjacent property.

A Staff Report was presented to the PZC and referenced the Standards for Special Use Permit (pg7) which conveys the following: a) that the day care would not be harmonious with the orderly development of the district as it would increase the intensity of use and affect the tenant's use of the parking lot, b) that the intensity of use would impact traffic safety given there is one ingress/egress, 16 parking spots, and the operation is on a busy street with 19,200 vehicles per day. Both Suarez and Piccolo recommended denial. In addition Piccolo cautioned Dabbs that a sprinkler system would likely be needed and a letter from the landlord was requested.

*After a brief discussion, a motion made by Clay and seconded by Vahora to recommend the application be tabled for a next meeting to obtain additional information. The motion passed with 3-0.*

- (Public hearing closed at 8:04)

**d. OTHER**

1. Comprehensive Plan project – Suarez shared a preliminary copy of the Comp Plan is under staff review and we are awaiting directions from our grantors (CMAP/Metra) to conduct public hearings.

2. PZC Member Terms – Suarez shared we have a seven-member board, each serving 3-year terms. To maintain consistency and avoid the roll-out of all members at one time the new membership should serve staggered terms of 1, 2, or 3 years. Clay and Vahora agreed to serve two- year terms. McBride will inform Suarez which term she will choose. Suarez will speak with other members about their term selection.

3. PZC Monthly Meetings – After a brief discussion, the members agreed to meet either the 2<sup>nd</sup> or 4<sup>th</sup> Wednesdays of the month. The final schedule will be determined after Suarez checks on the availability of the other members and the availability of the Council Chambers.

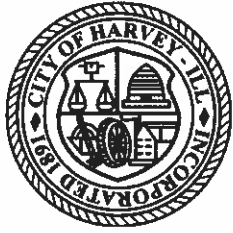
**VI. PUBLIC COMMENT**

A member of the audience (Ryan Sinwelski) stated the City should have posted the agenda on-line. Suarez shared the PZC Meeting Notice was posted in the Southtown paper 15 days prior and the agenda was posted at City Hall entrances. Suarez said in the future he will place the Agenda on the website. Ryan Sinwelski asked about how members are placed on the PZC and Suarez shared, per code, they are appointee by the Mayor and approved by Council. He also inquired about the bricks being removed as p/o the 154<sup>th</sup> Street reconstructions. He was told be the chair this was not a matter of the PZC. Another membef or the audience was concerned about cars and truck/trailer on the northside of 159<sup>th</sup> Stree between Ashland and Marshfield. Suarez shared he would visit the site and alert Buildings and Inspection if this is a violation.

**VII. ADJOURNMENT**

The meeting was adjourned at 8:20 P.M.





# CITY OF **HARVEY** ILLINOIS

## **PLANNING & ZONING COMMISSION**

### **Staff Report & Application**

**Case #:** 2024-01  
**Applicant:** Metra (RTA - Commuter Rail Division)  
**Location:** 17010 S. Halsted  
**Request:** Map Amendment

Prepared by:

Cesar Suarez

Economic Development Director & Planning Official

[planningandzoning@cityofharveyil.gov](mailto:planningandzoning@cityofharveyil.gov)

708-210-5346

August 15, 2024

# Staff Report to the City of Harvey Planning & Zoning Commission

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Meeting Date: August 21, 2024  
Subject: Map Amendment  
Applicant: **Metra (RTA-Commuter Rail Division)**  
PZC Case: 2024-01  
Location: 17010 S. Halsted

This report is based on an application received and the research conducted by staff. The application is provided as a separate document and has been filed with the Planning Department in conformance with the required public notice.

**Request:**

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Applicant has requested a Map Amendment to convert part of their property/building from Highway Commercial (HC) to Light Manufacturing (LM). If granted, the entire building/property at 17010 S. Halsted (currently split between the two zones) would reside in the LM Zoning District and their "warehousing" operation would be a permitted use.

**Property Information:**

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Existing/Surrounding Zoning: Light Manufacturing (LM) and Highway Commercial (HC)  
For Surrounding Zoning see Exhibit

Existing/Surrounding Land Use: Vacant Building, formerly Showroom/Warehouse  
For Surrounding Uses see Exhibit

Property/Building Size: 154,000 sf building on 9.8 acres

PIN/s: 29-29-206-012 and 29-29-206-015

**Applicable Regulations:**

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Section 16-04-300 - Amendments to title.  
Chapter 16-36 - LM LIGHT MANUFACTURING DISTRICT  
Chapter 16-32 - HC HIGHWAY COMMERCIAL DISTRICT

# Staff Report to the City of Harvey Planning & Zoning Commission

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## Analysis:

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### 1. HISTORY / BACKGROUND

Metra acquired the property in 2020 (special warranty deed of 9/4/2020). The most recent user was Summit Laboratories (per google). The property was under the ownership and operation of Wickes Furniture Store which ceased operation prior to 1993 (warranty deed of 3/30/1993).

### 2. DISCUSSION

The building/property is split between two zoning districts (LM and HC), which is not an appropriate zoning boundary, or demarcation. Zoning boundaries should not split a building/property into two different zones.

The property is located on a frontage road, just off a major arterial street (Halsted) which feeds into Interstate I-80.

### 3. STANDARDS FOR REVIEW/APPROVAL

The City of Harvey Zoning Code does not designate specific conditions or criteria for approval of zoning map amendments or text amendments (whereas the zoning code has specific conditions for variances, PUDs, and special use permits). Hence, staff has assembled a list of standards (6) gathered from other municipalities as a basis for review and referenced in the Exhibit.

## Staff Recommendation:

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Staff advises the Planning & Zoning Commission make a recommendation to the City Council to approve the Map Amendment as requested to convert HC to LM, subject to the following conditions:

- Landscape Plan Approval – In order to preserve and maintain the value of neighboring properties, the City requires that a landscape plan be reviewed and approved by staff.
- Site Plan & Floor Plan Approval – Showing the type and amount of storage.
- Code Compliance – Compliance with all municipal codes.

## Exhibits Presented:

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Exhibit 1 - Area Road Map

Exhibit 4 – Site Plan / Floor Plan

Exhibit 2 – Property & Area - Overview

Exhibit 5 – Standards Review

Exhibit 3 – Zoning District & Use - Overview

Exhibit 6 – Application



# Area/Road Map

**Applicant:** Metra (Commuter Rail Div. RTA)

*Comments: Property is located on the frontage road on the northwest corner of the Halsted and I-80 intersection.*

**Location:** 17010 S. Halsted



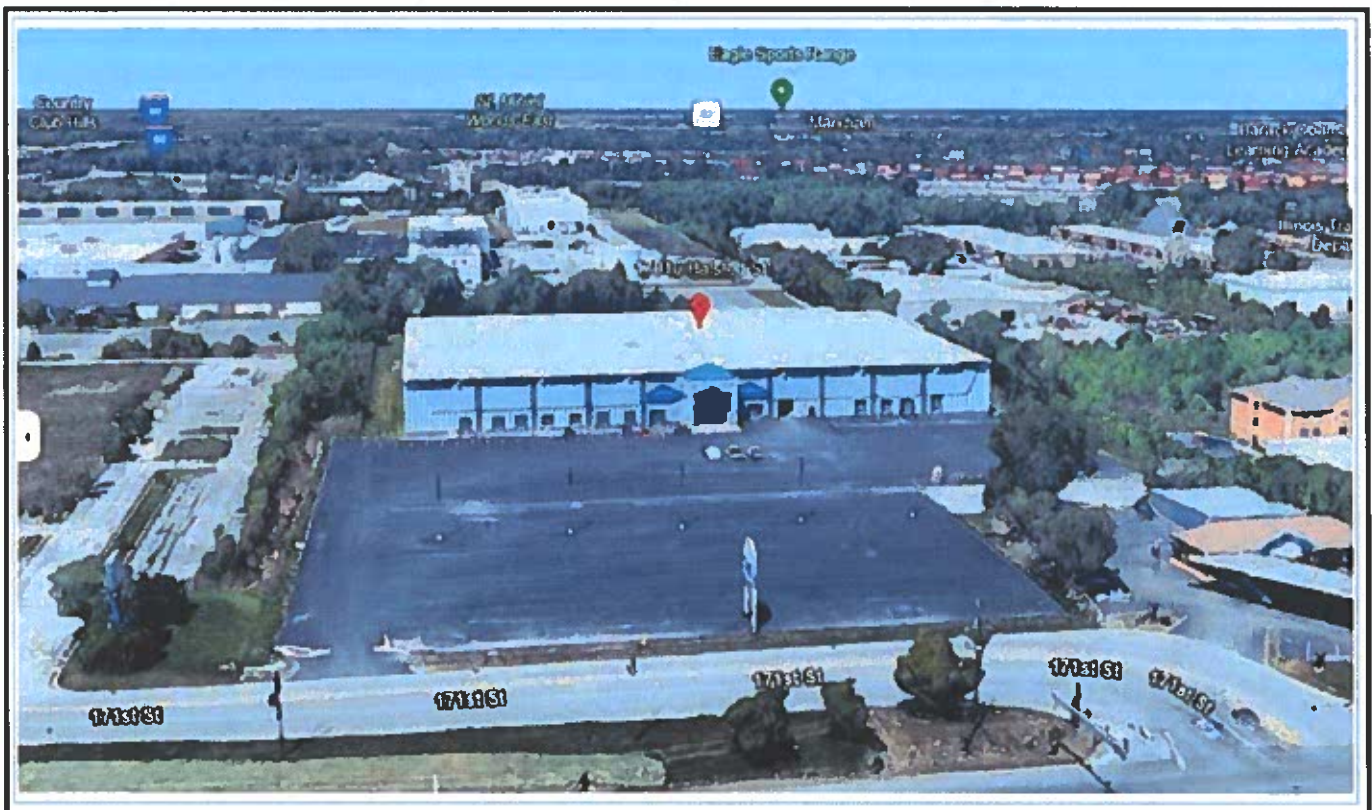


# Property & Area - Overview

**Applicant:** Metra (Commuter Rail Div. RTA)

**Location:** 17010 S. Halsted

*Comments: The property is vacant and there is an 8.0 acre empty lot adjacent and to the South.*





# Zoning District & Use - Overview

**Applicant:** Metra (Commuter Rail Div. RTA)

**Location:** 17010 S. Halsted

**PIN/s:** 29-29-206-012 and 29-29-206-015  
154,000 sf on 9.8 acres  
Building split between two Districts

**Zoning District:**

**HC - Highway Commercial**

North: LM - Light Manufacturing

East: HC - Highway Commercial

South: HC - Highway Commercial

West: LM - Light Manufacturing

**Current Uses:**

**Vacant**

Knicker-bocker Roofing & Hotels

Frontage on Halsted - Hotel

Vacant Lot

Residential/Commercial Users



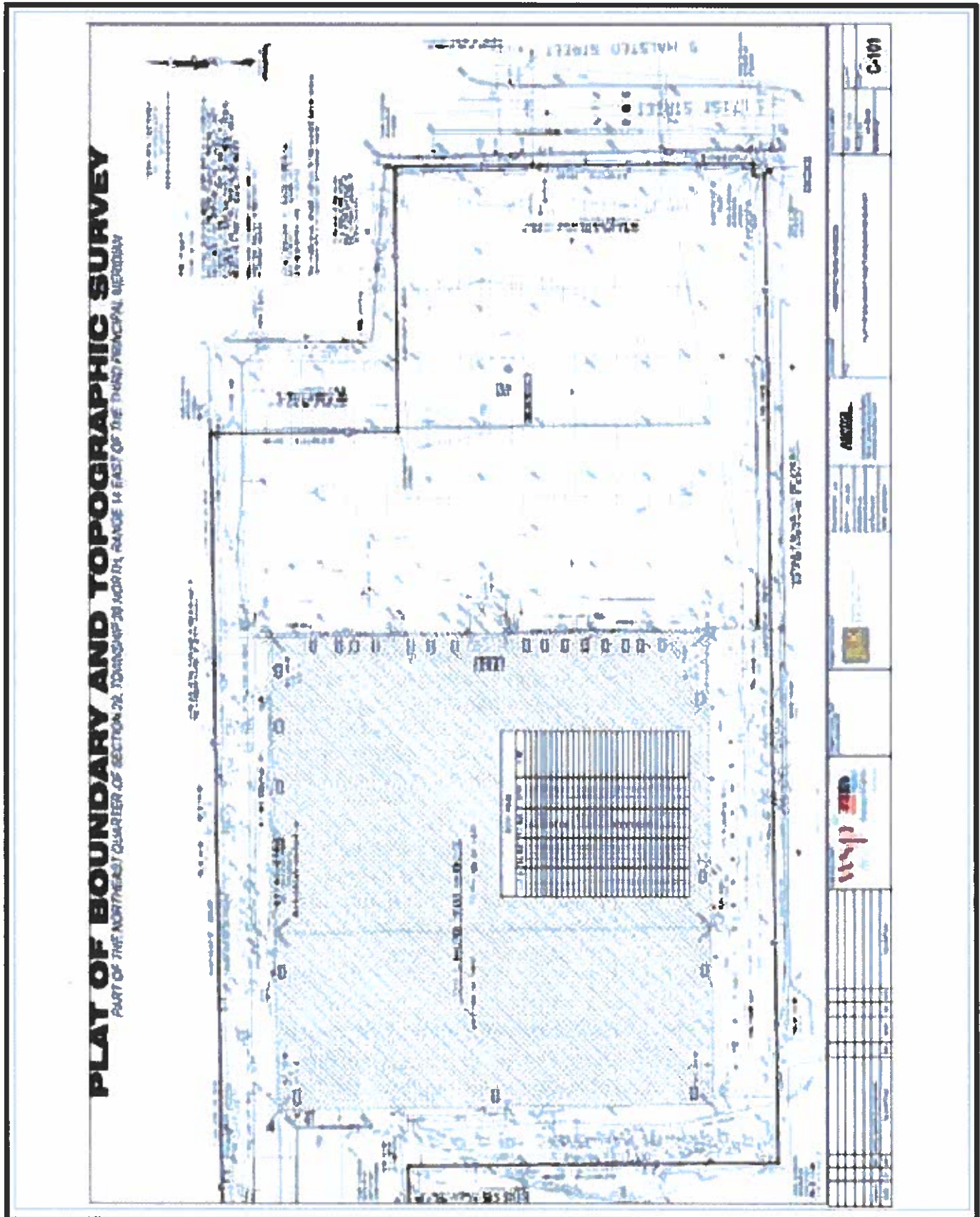


# Site Plan/Floor Plan

Applicant: Metra (Commuter Rail Div. RTA)

Comments: *Building is 154,000 sf on 9.8 acres.*

Location: 17010 S. Halsted



# Text/Map Amendment – Standards Review

**Applicant:** Metra (Commuter Rail Div. RTA)  
**Location:** 17010 S. Halsted

**Comments:** It is believed that an LM rather than a HC Zoning Districts provides for a higher and better use.

Harvey Code 16-04-300 does not state any standards but the standards are implied:

Standard (Goal)	Evidence to Support Meeting Standard (Goal)
<p>1. Well-Being? - Would the proposed amendment preserve and not endanger the health, safety, comfort, convenience, and general welfare of the public?</p>	<p>Yes - The proposed use (warehousing) will occupy a vacant space and will not endanger the welfare of the community. The utilization of the facility will perhaps encourage the future development of a vacant lot to the south.</p>
<p>2. Compatible? - Would the proposed amendment be compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment?</p>	<p>Yes - The proposed use (warehousing) is already permitted on a portion of the subject property that is zoned LM. It is also compatible with the surrounding zones (LM and HC) and uses (Roofing Warehouse) in the immediate vicinity.</p>
<p>3. Public Good? - Would the proposed amendment provide a relative gain to the public, as compared to any hardship imposed upon an individual property owner? or address the community need for a specific use?</p>	<p>Yes - The proposed rezoning will allow for occupancy of space and avoid a vacancy of a 154,000 sf space.</p>
<p>4. Feasibility? - Would the proposed amendment make it more feasible to develop property relative to the present zoning classification of the property?</p>	<p>Yes - The rezoning would make the property more marketable and usable for occupancy, fully as an LM zone, rather than remaining vacant for a potential retailer as an HC zone. The property is located on a frontage road, and not easily accessible to Halsted, on a major arterial street. Thus, it likely the property may not be a suitable sight for a large retailer.</p>
<p>5. Rectify? - Would the proposed amendment correct an error, adds clarification, reflects a change in policy, or rectifies existing nonconformities?</p>	<p>Yes - The property and building are split between two separate zones. This causes confusion as to what zone should be used and what are the permitted uses. Designating the property under one zone, would clarify the use of the property.</p>
<p>6. Consistent? - Would the proposed amendment be consistent with the intent of the elements of the Future Land Use Map, the Comprehensive Plan, the overall Development Ordinance, and other land use policies of the City?</p>	<p>Yes - The amendment to rezone a portion of the property from HC to LM, follows the continued development trend of logistics, distribution, and transportation companies seeking warehouse space in Harvey. The City is in the process of adopting a Comprehensive Plan, which would serve as a policy guide.</p>

# EXHIBIT 6

# APPLICATION



**CITY OF HARVEY ZONING TEXT/MAP AMENDMENT APPLICATION**

PLANNING & ZONING COMMISSION  
15320 Broadway Avenue  
Harvey, IL 60426  
Phone: 708-210-5300

**PART 1: INTRODUCTION**

Please complete this Zoning Text/Map Amendment Application in its entirety and return to the City of Harvey. Please include a copy of a plat of survey along with the application. Upon submittal of a complete application, you will be invoiced for the application processing fee.

**PART 2: APPLICANT INFORMATION**

Applicant Name: The Commuter Rail Division of the Regional Transportation Authority unit of local government, body politic, political subdivision and municipal corporation  
Email: wbenz@metrarr.com  
Address/City: 547 W. Jackson Blvd., Chicago , IL 60661  
Phone Number(s): 312-322-7446

Owner of Record Name: The Commuter Rail Division of the Regional Transportation Authority  
Email: wbenz@metrarr.com  
Address/City: 547 W. Jackson Blvd., Chicago , IL 60661  
Phone Number(s): 312-322-7446

**PART 3: PROPERTY INFORMATION**

Street Address: 17010 South Halsted, Harvey, IL 60426  
Tax Parcel Number (PIN): 29-29-206-012 and 29-29-206-015  
Legal Description: See Exhibit "A"  
When did the owner acquire said property? October 8, 2020

Is the applicant in the process of purchasing the property?  Yes  No  
If so, is the purchase/lease contingent on approval of the zoning amendment?  Yes  No

**PART 4: ZONING DETAIL**

What is the zoning classification of the subject property? Light Manufacturing district (LM) and Highway Commercial district (HC)



**EXHIBIT A**

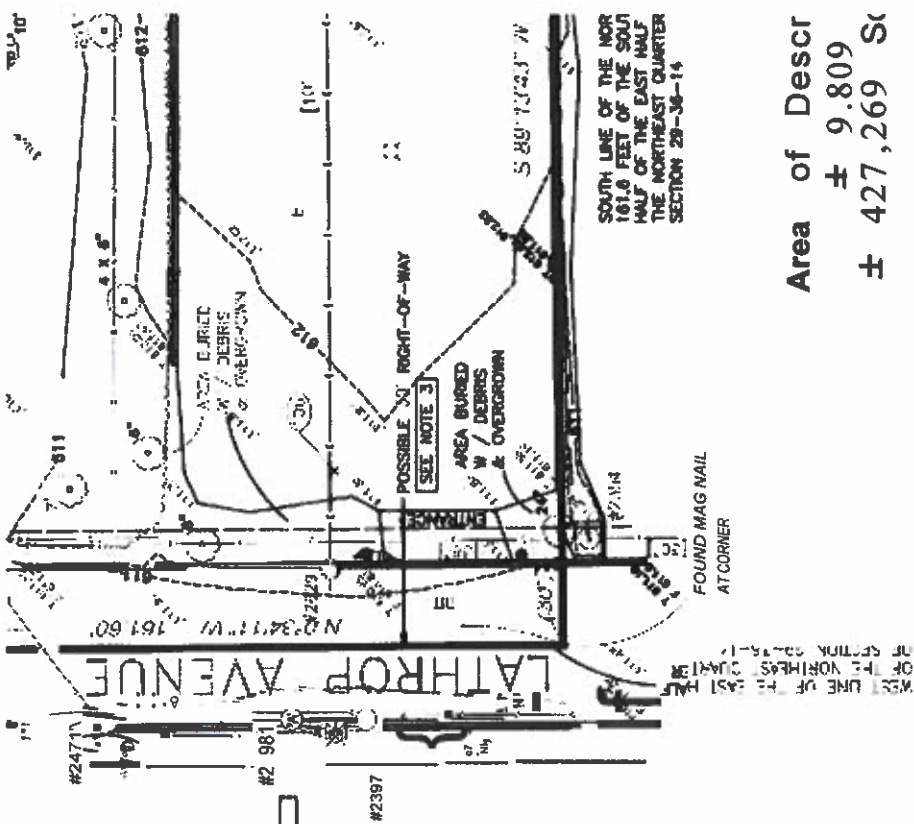
**Legal Descriptton**

THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFORM THE SOUTH 839.45 FEET AND EXCEPT THE NORTH 161.6 FEET OF THE EAST 399.00 FEET AND EXCEPT THE PART LYING EASTERLY OF WESTERLY LINE OF TOLL ROAD AS CONVEYED BY DOCUMENT 16931952) AND (EXCEPT THE WEST 300.00 FEET, LYING SOUTH OF THE NORTH 161.6 FEET) AND (EXCEPT THE SOUTH 10.00 FEET OF THE NORTH 482.55 FEET OF THE WEST 10.00 FEET OF THE EAST 180.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 17010 S. Halsted St., Harvey, IL 60426

PIN: 29-29-206-012-0000  
29-29-206-015-0000





EASTERLY OF THE WESTERLY LINE OF TOLL ROAD AS CONVEYED BY DOCUMENT 1 693 1952) AND (EXCEPT THE WEST 300.00 FEET LYING SOUTH OF THE NORTH 161.6 FEET) AND (EXCEPT THE SOUTH 10.00 FEET OF THE NORTH 482.55 FEET OF THE WEST 10.00 FEET OF THE EAST 180.00 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL MONITOR DESCRIBED CONTAINS 9.809 ACRES OR 427,269 SQUARE FEET.

188 1/2 LATHROP AVENUE, HARVEY, ILLINOIS

29-29-208-013-0000

# UTILITY STRUCTURE DATA TABLE

CB#	2397	2629	2651	2652	2654	2655
RIM	610.39	610.51	606.65	610.51	604.95	603.39
STANDING WATER	607.09	609.82	606.65	605.51	611.16	604.91
NO PIPES VISIBLE						
TOP OF DEBRIS	606.79	602.67	605.21	605.36	604.91	603.89
MH (SAN) #	2473	2572	2354	2474	2654	2655
STANDING WATER	602.01	595.45	602.02	601.92	603.50	604.91
E INV	601.86 (10" VCP)	595.05 (27" VCP)	602.02 (10" VCP)	601.92 (10" VCP)	603.50 (36" RCP)	604.91 (±15" RCP)
W INV	601.76 (10" VCP)	595.05 (27" VCP)	602.02 (10" VCP)	601.92 (10" VCP)	603.50 (36" RCP)	604.91 (±15" RCP)
FLOW TOWARD	WEST	WEST	WEST	WEST	WEST	WEST
TOP OF BENCH	602.41	596.75 (12" VCP)	602.02 (10" VCP)	601.92 (10" VCP)	603.50 (36" RCP)	604.91 (±15" RCP)
MH (SAN) #	2474	2572	2354	2474	2654	2655
RIM	610.95	610.51	606.65	610.51	604.95	603.39
STANDING WATER	595.45	609.82	606.65	605.51	611.16	604.91
N INV	595.05 (27" VCP)	602.67 (8" PVC)	605.21 (10" RCP)	605.36	604.91	603.89
NE INV	596.75 (12" VCP)	602.67 (8" PVC)	605.21 (10" RCP)	605.36	604.91	603.89
SE INV	600.55 (10" VCP)	602.67 (8" PVC)	605.21 (10" RCP)	605.36	604.91	603.89
FLOW TOWARD	NORTH	NORTH	WEST	WEST	WEST	WEST
TOP OF BENCH	596.75	602.67	605.21	605.36	604.91	603.89
MH (SAN) #	2572	2629	2651	2652	2654	2655
RIM	609.82	610.51	606.65	610.51	604.95	603.39
STANDING WATER	602.12	610.51	606.65	605.51	611.16	604.91
N INV	602.67 (8" PVC)	610.51 (10" RCP)	605.21 (10" RCP)	605.36	604.91	603.89
E INV	602.02 (10" VCP)	610.51 (10" RCP)	605.21 (10" RCP)	605.36	604.91	603.89
W INV	601.92 (10" VCP)	610.51 (10" RCP)	605.21 (10" RCP)	605.36	604.91	603.89
FLOW TOWARD	WEST	WEST	WEST	WEST	WEST	WEST
TOP OF BENCH	602.62	607.13	605.21	605.36	604.91	603.89
MH #	2629	2651	2652	2654	2655	2655
RIM	610.51	606.65	610.51	604.95	603.39	603.39
E INV	605.51 (10" RCP)	606.65	605.51 (10" RCP)	605.36	604.91	603.89
W INV	605.21 (10" RCP)	606.65	605.36 (24" RCP)	605.36	604.91	603.89
TOP OF DEBRIS	605.36	607.13	605.36	605.36	604.91	603.89
MH #	2651	2652	2654	2655	2655	2655
RIM	610.51	610.51	604.95	603.39	603.39	603.39
S OF CB #	2354	2354	2354	2354	2354	2354
RIM	612.48	612.48	604.95	603.39	603.39	603.39
N INV	606.38 (24" RCP)	606.38 (24" RCP)	604.95	603.39	603.39	603.39
S INV	606.38 (15" RCP)	606.38 (15" RCP)	604.95	603.39	603.39	603.39
TOP OF BENCH	607.13	607.13	604.95	603.39	603.39	603.39
MH (SAN) #	2652	2654	2655	2655	2655	2655
293' S OF MH (SAN) #	2474	2474	2474	2474	2474	2474
RIM	611.83	611.83	604.95	603.39	603.39	603.39
N INV	595.63 (27" UNK)	595.63 (27" UNK)	604.95	603.39	603.39	603.39
S INV	595.63 (27" UNK)	595.63 (27" UNK)	604.95	603.39	603.39	603.39
TOP OF BENCH	596.93	596.93	604.95	603.39	603.39	603.39
MH #	2654	2654	2654	2654	2654	2654
465' N OF CB #	2354	2354	2354	2354	2354	2354
RIM	609.40	609.40	604.95	603.39	603.39	603.39
N INV	603.50 (42" RCP)	603.50 (42" RCP)	604.95	603.39	603.39	603.39
S INV	603.50 (36" RCP)	603.50 (36" RCP)	604.95	603.39	603.39	603.39
SE INV	604.35 (12" PVC)	604.35 (12" PVC)	604.95	603.39	603.39	603.39
CB#	2655	2655	2655	2655	2655	2655
8' NW OF MH #	2654	2654	2654	2654	2654	2654
RIM	611.16	611.16	604.95	603.39	603.39	603.39
STANDING WATER	604.91	604.91	604.91	603.39	603.39	603.39
SE INV	604.91 (±15" RCP)	604.91 (±15" RCP)	604.91 (±15" RCP)	603.39	603.39	603.39
W INV	605.06 (±15" RCP)	605.06 (±15" RCP)	605.06 (±15" RCP)	603.39	603.39	603.39

DESIGN FIRM REGISTRATION NO. 180630000000000000

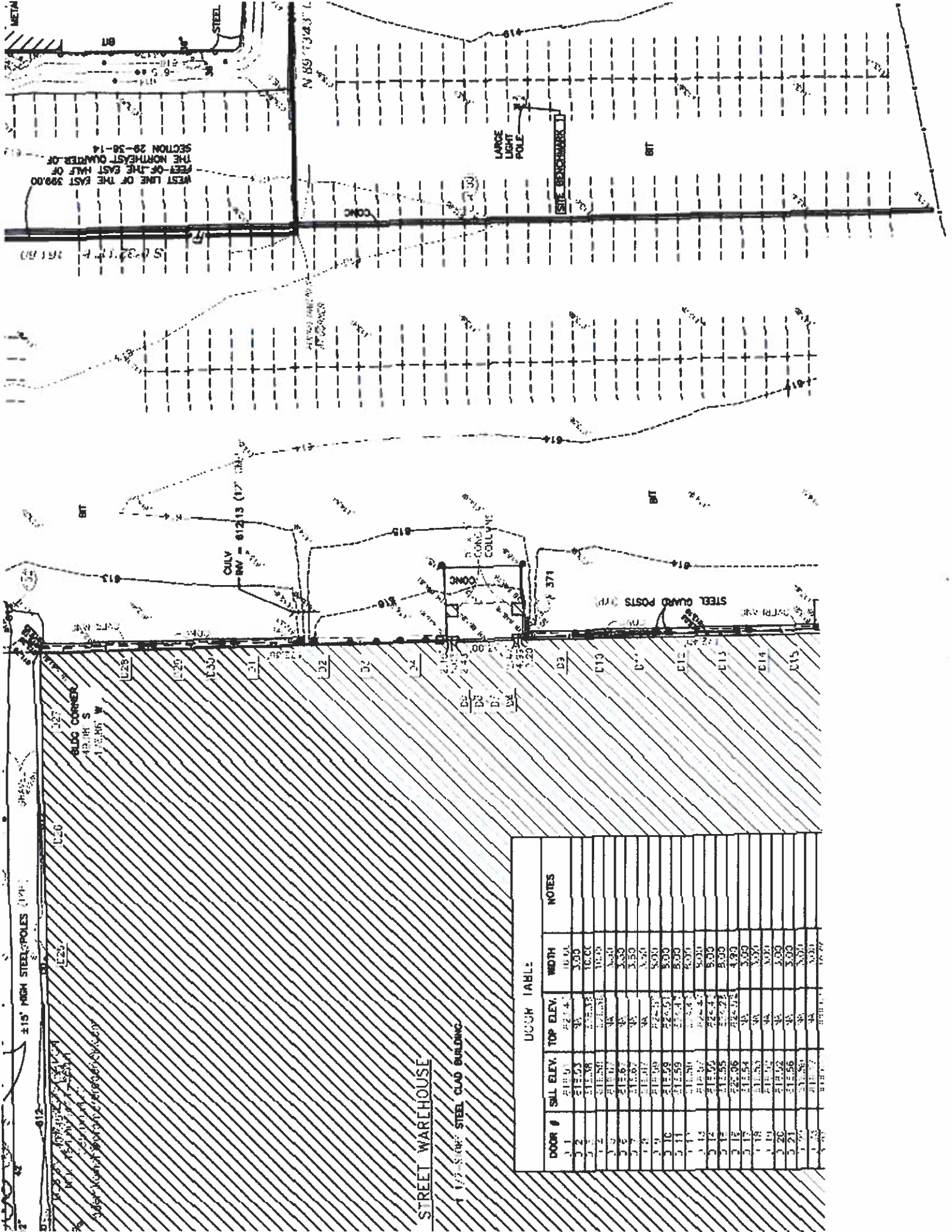
dd em kovac hi@a rd mo re rode rick.com

Area of Descr ± 9,809 ± 427,269 Sq

DATUM NOTES: BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST NORTH AMERICAN DATUM OF 1983 (NAD83), ADJ. 21. PROJECT VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARK NOTES: SITE BENCHMARK 1: CHURCHFIELD SQUARE SECTION 29-29-208-013-0000, 60' E OF E. OF ROAD OF LOT, ELEV. = 614.5 81. SITE BENCHMARK 2: ARROW BOLT ON FIRE HYDRANT ON WEST SIDE OF LATHROP AVENUE ACROSS FROM WE ST PARKING LOT, ELEV. = 613.067.

SURVEY CONTROL POINT INFORMATION



**DOOR TABLE**

DOOR #	SILL ELEV.	TOP ELEV.	WIDTH	NOTES
1-1	212.91	212.41	10.00	
1-2	212.53	212.03	5.00	
1-3	212.38	211.88	16.00	
1-4	212.50	212.00	10.00	
1-5	212.07	211.57	3.00	
1-6	212.67	212.17	3.50	
1-7	212.67	212.17	3.50	
1-8	212.07	211.57	3.50	
1-9	212.09	211.59	5.00	
1-10	212.59	212.09	5.00	
1-11	212.59	212.09	5.00	
1-12	212.59	212.09	5.00	
1-13	212.59	212.09	5.00	
1-14	212.59	212.09	5.00	
1-15	212.59	212.09	5.00	
1-16	212.59	212.09	5.00	
1-17	212.59	212.09	5.00	
1-18	212.59	212.09	5.00	
1-19	212.59	212.09	5.00	
1-20	212.59	212.09	5.00	
1-21	212.59	212.09	5.00	
1-22	212.59	212.09	5.00	
1-23	212.59	212.09	5.00	
1-24	212.59	212.09	5.00	
1-25	212.59	212.09	5.00	
1-26	212.59	212.09	5.00	
1-27	212.59	212.09	5.00	
1-28	212.59	212.09	5.00	
1-29	212.59	212.09	5.00	
1-30	212.59	212.09	5.00	

STREET WAREHOUSE

1 1/2 STORY STEEL CLAD BUILDING

±15' HIGH STEEL POLES (174)

BLDG CORNER  
49.14' S  
115.86' W

STEEL GUARD POSTS (24)

CULV INV = 81213 (17' DIA)

LINE BENCHMARK

LARGE LIGHT POLE

N 89° 13' 43" E

WEST LINE OF THE EAST 399.00 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29-38-14

S 63° 31' 44" E 161.70

META

BT

STEEL

CONC

BT

BT

BT

CONC

CONC COLLAR

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC



# ZONING MAP - Current









# ZONING MAP - Option B

