

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

LOT WIDTH AND SETBACK VARIATIONS – 352 N. BROADVIEW AVENUE

AUGUST 17, 2026

Title

PC 26-14

Petitioner /Property Owner

Manco Home Builders, Inc
723 N. Addison Rd. Suite 1
Villa Park, IL 60181

Property Location

352 N. Broadview Avenue
06-06-300-006
Trustee District #1

Zoning

R2 Single-Family Residence

Existing Land Use

Single-Family Home

Comprehensive Plan

Low Density Residential

Approval Sought

Approval of a plat of resubdivision with a variation from Section 155.407 (E) of the Lombard Zoning Ordinance for a lot width variation for one proposed lot and Section 155.407(F)(2) to reduce the required corner side yard setback of 20 feet to 6 feet.

Prepared By

Tami Urish
Planner I



LOCATION MAP

DESCRIPTION

The petitioner proposes to resubdivide the existing 31,032 square foot lot of the Wendt's Subdivision creating two (2) buildable lots. Lot 1 is the northern lot that requires the lot width and corner side yard variations. Lot 2, the southern lot, meets the required zoning code. As the requested zoning relief for Lot 1 is associated with the division of land, the proposed resubdivision is deemed a minor plat of subdivision and subject to Plan Commission review.

APPROVAL(S) REQUIRED

Both of the new proposed lots far exceed the 7,500 square foot minimum lot area required by the Lombard Zoning Ordinance. However, the existing lots combined are 117 feet wide and hence the lots are not wide enough to resubdivide into two (2) lots that both meet the minimum required sixty-foot (60') lot width.

Therefore, pursuant to Section 154.203 (E) of the Lombard Subdivision and Development Ordinance, the petitioner requests that the Village grant approval of a plat of resubdivision with a variation from Section 155.407 (E) of the Lombard Zoning Ordinance to reduce the required minimum lot width from sixty feet (60') to fifty-seven feet (57') for proposed Lot 1 and Section 155.407(F)(2) of Village Code, approve a variation to reduce the required corner side yard setback for a detached single-family dwelling for proposed Lot 1 in the proposed resubdivision from twenty feet (20') to six feet (6') within the R2 Single-Family Residence Zoning District.

PROJECT STATS

Lot & Bulk

(red = nonconforming)

Existing

Lot Size
(sq. ft.): 31,029

Lot Width
(ft.): 117

Proposed	Lot 1	Lot 2
Lot Size (sq. ft.):	15,130.34	15,898.78
Lot Width (ft.):	57.10	60

Setback

Existing/Lot 1	Req.	Proposed
Corner Side Yard (north)	(20')	(6')

Submittals

1. Petition for a public hearing, submitted 7/14/2026;
2. Response to Standards for Variations, 7/14/2026; and
3. Plat of resubdivision, prepared by Gentile & Associates, Inc., dated 8/3/2026; and
4. Boundary and Topographic Survey prepared by Gentile & Associates, Inc., dated 6/3/2026.

EXISTING CONDITIONS

The existing lot was platted in 1954. The property is currently improved with a single-family home. There is no record of when the house was built. A detached garage is also located on the subject property. The petitioner has indicated that the existing structures will be removed.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the proposed plat of resubdivision with lot width variation. Should the petition be approved, additional comments will be forthcoming during the permit review.

Fire Department:

The Fire Department has no issues or concerns regarding the proposed plat of resubdivision with lot width variation.

Private Engineering Services (PES):

Private Engineering Services has no comments on this petition. Should the petition be approved, additional comments will be forthcoming during the permit review.

Public Works:

The Department of Public Works has no issues or concerns regarding the proposed plat of resubdivision with lot width variation.

Planning Services Division (PSD):

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Single Family Residence
South		
East		
West	R3	Two-family Residence

Lot Width – Lot 1

As proposed the lot would maintain its R2 zoning status, planning staff finds the proposed plat of resubdivision with lot width variation for one of the lots would result in a use similar and compatible to the surrounding zoning and land uses. Some of the surrounding properties within the neighborhood along Pleasant Lane adjacent to the subject property have a lot width less than sixty feet (60'). Four lots zoned R3 are 58' wide and taper to 56' wide.

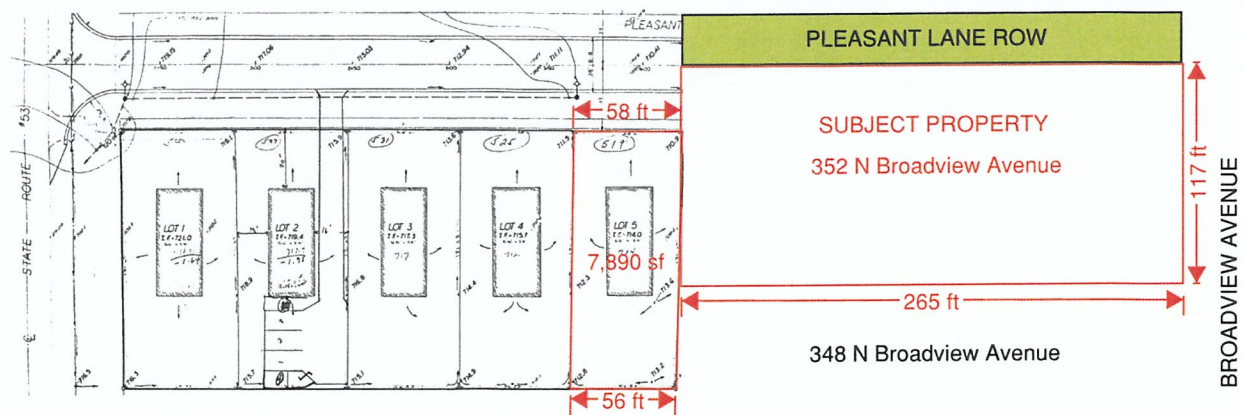


Figure 1 - R3 lot width comparison

The five lots that are zoned R3 to the west of the subject property appeared before the Plan Commission as PC 77-14 on August 31, 1977 for rezoning from R2. The Village Board amended the zoning classification of the property from R-2 Single Family Residence District to R-2A Two-Family Residence District on October 13, 1977. Note, in 1978 a new zoning ordinance (2151) was adopted. The R-2A zoning district was replaced with the R3 zoning district. Under the previous zoning code (842), the R-2A zoning district is not listed. Further evidence reveals that the project appeared before the Plan Commission several times with the density debated. A lot width variance for four of the five lots was not found. The five buildings were built in 1981.

Corner Side Yard Setback—Lot 1

The property north of the subject property is owned by the Village of Lombard. It is a missing section that would have connected West Pleasant Lane. However there is no evidence that it was ever developed with a street. The vacant section of land is only thirty-three feet (33') wide and is not wide enough for a complete street. Public Works staff indicated that there are utilities including above ground power lines located on the property. Therefore it is not feasible for the petitioner to purchase three feet from this public right of way.

Since the zoning code defines public way as any sidewalk, street, alley, highway or other public thoroughfare, the existing subject property is considered a corner lot. The petitioner is requesting a variance from the required corner side yard setback of twenty feet (20') for a setback of six feet (6') comparable to an interior side yard setback since there is no plan for an actual street. The vacant section of land owned by the Village is essentially functioning as a public utility easement. Staff find this circumstance unique and the requested zoning relief would not negatively impact this neighboring property owner.

2. Comprehensive Plan Compatibility

Staff finds that the proposed lots are consistent with the Comprehensive Plan's recommendation of low density residential.

3. Zoning Ordinance Compatibility

Aside from the previously identified non-conforming lot width, the site can comply with area standards established by the Zoning Ordinance R2 Single-Family Residence District. A variance for lot size (minimum 7,500 square feet) or lot coverage is not being sought by the petitioner.

The lot is not proposed to be rezoned but would remain zoned R2 matching the surrounding zoning. Staff notes that the sequence of the development would impact the front yard setback of Lot 2 at 30 feet if constructed after Lot 1 or 40 feet if constructed before Lot 1. The house located at 348 N. Broadview has a front yard setback of 50 feet.

The setback variance is addressing a unique situation.

4. *Consistency with the Subdivision and Development Ordinance*

It is the policy of the Village of Lombard to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the village pursuant to the official comprehensive plan for the orderly, planned efficient and economical development of the village.

Typically, the division of a lot similar to the subject property (less than one acre), is done administratively by staff. Proposals are reviewed for compliance with the standards per zoning district. The subject property is a minor plat of subdivision since variances are needed for the lot width and corner side yard setback but does not rise to the level of a major plat due to its size or any other criteria listed below in category #3. A public hearing is required for the lot width variance component only as all other standards are met.

Plats of subdivision. The designation of land as subdivided lots in compliance with 765 ILCS 205. Plats of Subdivision include the following types and categories of plats and is a partial list:

1. Administrative plat. The division of a lot or block of less than one acre in any recorded subdivision into four or less lots, or the consolidation of lots or any size into a single lot of record, which subdivision or consolidation does not involve any new streets, extensions of existing streets, or easements of access and complies with all provisions of this and all other applicable ordinances.
2. Major plat. The division (or consolidation) of a lot or block which does not meet the criteria for an administrative or minor plat of subdivision.
3. **Minor plat.** The division (or consolidation) of a lot or block of less than one acre which does not meet the criteria for an administrative plat but which does not include any new streets, extensions of existing streets, or easements of access and which consists of the division of land into four or less lots.
4. Resubdivision, plat of. A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plat legally recorded prior to the adoption of any regulations controlling subdivisions.

5. *Standards for a Variation*

A variation may only be granted if there is a demonstrated hardship that distinguishes the subject property from other properties in the area. In regards to Standards One, Two, Three, and Four, staff finds that there is a hardship due to the particular physical surroundings and lot shapes and dimensions that are unique to this neighborhood. This hardship is the result of lots in the surrounding area being created in a piecemeal fashion over a period of time, rather than if the lots were created as part of a unified development.

Based on the overall character of lots within the surrounding neighborhood, staff also finds that the petitioner has fully affirmed Standards Five, Six, and Seven. In consideration that the granting of such variations would not be detrimental to the public welfare or injurious to other property or improvements

in the neighborhood, provided both proposed lots remain compliant in all other matters pertaining to Village Code, staff can support the request. Furthermore, based on evidence that the petitioner's neighborhood was developed and has evolved with residential lots similar in width, it can be argued the proposed variation would actually make the proposal more consistent with the essential character of the neighborhood.

SITE HISTORY

Prior to this petition, the subject property has not appeared before the Plan Commission or Zoning Board of Appeals.

FINDINGS & RECOMMENDATIONS

Staff finds the proposed amendment to be consistent with the surrounding neighborhood and land uses, objectives of the Zoning Ordinance, and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested variation **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 26-14, subject to the following condition(s).

1. That a permit will be obtained for the demolition of the existing structures and then removed before the plat of resubdivision is recorded if approved
2. The residence on Lot 1 of the subject property will be developed in compliance with the Village Code and/or the variances approved as part of this petition, to encompass the side yard setback variance; and
3. The residence developed on Lot 2 of the subject property shall comply with Village Code.

Inter-Departmental Review Committee Report approved by:



c. Petitioner

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07/21/2026 rev

REQUEST FOR VARIANCE FOR A 2-LOT SUBDIVISION IN THE R2 DISTRICT

352 N. Broadview Avenue, Lombard, Illinois 60148

PIN: 06-06-300-006

Zoning: R2 Single-Family Residence District

Requested Action and Controlling Zoning Facts

The petitioner proposes to subdivide the existing approximately 117.1-foot-wide by 265-foot-deep parcel into two single-family residential lots.

Lot requirements/standards for R2 District: Section 155.407 (E) minimum lot width of 60 feet, (D) minimum lot area of 7,500 square feet, and (F) (2) Corner side yards -20 ft setback

The proposed south lot would be approximately 60.0 feet wide by 265 feet deep and contain approximately 15,900 square feet. The proposed north lot would be approximately 57.1 feet wide by 265 feet deep and contain approximately 15,131.5 square feet. The requested zoning relief is limited to a variation allowing the north lot to be approximately 2.9 feet narrower than the 60-foot standard, a reduction of approximately 4.8 percent.

Threshold fact: First, it has been determined that the public ROW to the north is not a street according to section 155.802 of the Village's Zoning Code definitions and therefore not a corner lot. Section 155.802 defines a public street as a paved area within a dedicated right-of-way established to provide vehicular access to abutting properties, and Corner lots are defined as a lot situated at the intersection of two streets, the interior angle of such intersection not exceeding 135 degrees

The north-side area is not paved and is not being used or relied upon for vehicular access. and given the proposed north lot is NOT bordered by two streets the subject property is not considered a corner lot, and corner-lot requirements, including any secondary-frontage 155.407 (F)(2) 20 ft corner side yards, do not apply to the norther lot of the proposed 2-lot subdivision.

Although the north-side area is not a street, it remains a permanent open utility easement and right-of-way corridor that uniquely provides substantial physical and visual separation along the north side of the proposed 57.1-foot lot. Locating the slightly narrower lot next to this open grassy area makes the dimensional variation nearly imperceptible from Broadview Avenue and from adjoining residential properties. The south lot remains fully conforming at 60 feet, while both proposed lots contain more than twice the R2 minimum lot area.

We believe that the 2-lot subdivision and lot width variation is in keeping with both the intent and spirit of the Villages zoning codes.

This arrangement is therefore not a request to avoid corner-lot standards, as that standard is not applicable in this case. It is a conventional two-lot subdivision fronting exclusively on Broadview Avenue, with a minor width variation on the lot most effectively buffered by adjoining open land.

Proposed Lot	Approx. Width	Approx. Depth	Approx. Area	Relief
South lot	60.0 feet	265 feet	15,900 sq. ft.	Conforming width
North lot	57.1 feet	265 feet	15,131.5 sq. ft.	2.9-foot width variation

Variation Standards - Section 155.103(C)(7)

1. Particular physical surroundings, shape, or topographical conditions create a particular hardship if the strict letter of the regulations is applied.

The existing parcel contains approximately 31,031 square feet and has an exceptional depth of approximately 265 feet. It is physically capable of accommodating two detached single-family homes with ample front, rear, and side-yard areas. Its total frontage of approximately 117.1 feet is only about 2.9 feet short of the 120 feet needed to create two 60-foot-wide lots.

Strict application would therefore prevent a logical two-lot subdivision even though each resulting lot would contain more than twice the 7,500-square-foot minimum lot area. The hardship arises from the parcel's long-established dimensions, not from a preference for a more profitable layout.

The hardship is further reduced in practical effect by the open grassy utility/right-of-way corridor immediately north of the property. Because that corridor is not a public street under Section 155.802, the property is not a corner lot and no corner-lot restrictions apply. At the same time, the open corridor visually supplements the narrower north lot and makes it function more like a wider parcel than its numerical frontage alone suggests.

2. The conditions supporting the variation are unique to this property and are not generally applicable to other R2 property.

The subject parcel combines approximately 117.1 feet of frontage, approximately 265 feet of depth, more than 31,000 square feet of area, two potential lots exceeding 15,000 square feet each, a frontage deficiency of only 2.9 feet, and an adjoining open utility/right-of-way corridor along the narrower lot.

That north-side corridor is not a street and does not create a corner lot, yet its permanent openness substantially eliminates the visual effect of the 57.1-foot width. This combination of exceptional depth, substantial area, minimal width deficiency, and adjoining open land is specific to this property. It provides a narrow, fact-based basis for approval without creating a general entitlement for other undersized lots.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

The proposal does not seek multifamily density, attached housing, reduced lot area, reduced setbacks, increased height, or a change in zoning classification. It would create only two detached single-family lots, each containing more than 15,000 square feet.

The layout uses the least intrusive configuration: a fully conforming 60-foot south lot and a 57.1-foot north lot adjoining the open grassy utility/right-of-way corridor. This arrangement prioritizes neighborhood compatibility and minimizes the visibility of the requested relief. Any economic benefit is incidental to the legitimate planning objective of placing two appropriately sized single-family lots on an exceptionally large R2 parcel.

4. The difficulty is caused by the ordinance and has not been created by a person presently having an interest in the property.

The parcel's approximately 117.1-foot frontage, 265-foot depth, existing boundaries, and adjoining north-side utility/right-of-way condition predate the proposed subdivision. The petitioner did not reduce the frontage, create the right-of-way, or otherwise manufacture the need for relief.

The ordinance requires 120 feet of combined frontage for two 60-foot lots, while the established parcel contains approximately 117.1 feet. The subdivision has been designed to minimize relief by keeping the south lot fully conforming and limiting the variation to only 2.9 feet on the buffered north lot.

5. Granting the variation will not be detrimental to the public welfare or injurious to neighboring property or improvements.

Both lots will remain large residential parcels with approximately 265 feet of depth and more than 15,000 square feet of area. The variation affects only 2.9 feet of width on the north lot. It does not authorize a different use, an additional dwelling beyond one home per lot, reduced setbacks, increased height, excessive lot coverage, or encroachment on adjoining property.

The north-side corridor is not a public street and will not provide driveway access, so corner-lot traffic or access issues do not arise. Its open grassy condition instead provides added separation and makes the narrower lot visually unobtrusive.

Final engineering and subdivision review can require proper utility service, positive drainage, compliant driveway access from Broadview Avenue, and construction consistent with all applicable Village codes. Ordinance 8452 further requires subdivision lots to provide public-street frontage and coordinated positive drainage that avoids concentrating stormwater onto adjoining property.

6. Granting the variation will not alter the essential character of the neighborhood.

The resulting development will remain detached single-family residential, consistent with the R2 District and the surrounding neighborhood. Both lots will front Broadview Avenue and will be long, generously sized residential parcels capable of supporting substantial front and rear yards and appropriate spacing between homes.

The proposal introduces no new land-use classification, attached housing, multifamily density, commercial activity, or incompatible building form. The north-side utility/right-of-way corridor is not a street, so the site will not function or appear as a corner-lot development. Rather, the open corridor visually supplements the 57.1-foot north lot, while the south lot preserves the full 60-foot width.

7. The variation will not impair light and air, increase congestion or fire danger, impair drainage, endanger public safety, or diminish neighborhood property values.

Light and air: Each lot will exceed 15,000 square feet and remain approximately 265 feet deep. Future homes must comply with all required setbacks, height limits, and lot-coverage standards. A 2.9-foot reduction in lot width does not eliminate required building separation or materially affect light and air.

Traffic and congestion: The subdivision creates only one additional single-family residence. Both lots will have direct frontage and independent access on Broadview Avenue. The north-side right-of-way is not a public street under Section 155.802 and will not be used for vehicular access; therefore, no corner-lot access pattern or additional street conflict is created.

Fire protection and public safety: Future construction must comply with building, fire, zoning, driveway, and utility requirements. The requested width variation does not reduce required setbacks or authorize unsafe spacing between structures.

Drainage: The substantial lot depth and area provide ample room for engineered grading and stormwater management. Compliance with the positive-drainage and non-concentration requirements of Ordinance 8452 may be confirmed through final engineering and permit review.

Property values: Two code-compliant detached homes on lots exceeding 15,000 square feet will maintain the established residential pattern and encourage reinvestment. The minor variation will be difficult to perceive because the narrower lot adjoins the open grassy utility/right-of-way corridor.

Conclusion and Requested Finding

The proposed two-lot subdivision is a reasonable and context-sensitive use of an exceptionally large R2 parcel. The property contains sufficient land to create two lots of approximately 15,900 square feet and 15,131.5 square feet, each more than twice the R2 minimum lot area.

The northern lot is not a corner lot by Zoning Code definition and does not require a 20 ft corner side yard setback. The only requested zoning relief is a 2.9-foot reduction in the width of the north lot.

The north-side public right-of-way and grassy utility corridor is not a public street under Section 155.802 because it is not a paved area established to provide vehicular access to abutting properties. The subject property is therefore not a corner lot, and no corner-lot rules apply to the subdivision. The corridor nevertheless provides permanent open separation that makes the narrower north lot's visual impact nearly nonexistent.

The Village's online code was stated to be codified through March 19, 2026. Ordinance 8452, approved May 21, 2026, and published May 22, 2026, amended subdivision and zoning provisions concerning lot width. The proposed rectangular lots appear capable of satisfying the requirement that the front lot line equals at least 75 percent of the lot width, subject to confirmation on the final plat of survey.

Based on the property's unique dimensions, exceptional depth, substantial lot area, non-corner-lot status, and adjacency to an open utility/right-of-way corridor, the petitioner respectfully requests that the Zoning Board of Appeals recommend approval and that the Village Board approve the requested lot-width variation and associated two-lot subdivision, subject to final engineering, plat, utility, drainage, and building-code review.

Respectfully

Arthur Woods

General Manager
Manco Home Builders, Inc.
725 N Addison Rd.
Villa Park, Illinois 60181
artwoods@mancohomebuilders.com
C:630-886-5163

P.I.N.: 06-06-300-006

COMMONLY KNOWN AS: 352 N. BROADVIEW AVENUE, IOMBARD, ILLINOIS 60148



of the Village of Lombard.

Equipment are hereby reserved for and granted to the Village of Lombard and other governmental authorities having jurisdiction of the land subdivided and zoned for residential use, for the purpose of maintaining, improving, and enhancing the public health, safety, and general welfare of the Village of Lombard, including water, sewer, storm, and sanitary sewer service and maintenance.

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD.

COMMUNITY DEVELOPMENT

STATE OF ILLINOIS } ss
COUNTY OF Du Page }

COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORECLOSED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE DESCRIBED PARCELS. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE RATED PLAN.

33.
COUNTY OF DU PAGE }

THIS _____ DAY OF _____ A.D. 20____

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

NOTE:
BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.



GENTILE & ASSOCIATES, INC.

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

SUBMITTED BY AND RETURN TO:

550 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 PHONE (815) 916-6262

SHEET	OF	NO.	DATE	DESCRIPTION	BY
FIRM LICENSE NO. 184.002870					

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE: (630) 916-6262

(In Feet)

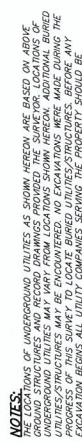
GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LOT 3, IN WENDT'S SUBDIVISION, OF PART OF BLOCK 2 IN E.W. ZANDER AND CO.'S. ADDITION TO LOMBARD, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN THE SOUTHEAST 1/4 OF SECTION 1 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1954 AS DOCUMENT 717189, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 352 N. BROADVIEW AVENUE, LOMBARD, ILLINOIS 60148

CONTAINING: 31,029.12 SQ FT., 0.71 AC. (MORE OR LESS)



BENCHMARK: DUPAGE COUNTY RM. # 0102

BENCHMARK, DUPAGE COUNTY B.M. # 0102
STATION IS LOCATED AT THE NORTHEAST CORNER OF
53 WITH THE ILLINOIS PRAIRIE PATH. STATION IS 140.5 FEET EAST OF A WOODEN SOUND
BARRIER WALL BETWEEN ILLINOIS ROUTE 53 AND INTERSTATE 355. STATION IS 8.0 FEET
NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH. MONUMENT IS A 3.5 INCH
BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5
FEET ABOVE PAVEMENT GRADE.

ELEVATION = 714.51 (NAVD 88 DATUM)

SITE BENCHMARK:
CROSS CUT IN NORTH-SOUTH CONCRETE WALK, WEST SIDE OF BROADVIEW AVENUE, NEAR
NORTHEAST CORNER OF SUBJECT PROPERTY.

ELEVATION = 20312 (NAVD 88 DATUM)

BASE OF READINGS. ILLINOIS STATE OF ANE COORDINATE SYSTEM EAST ZONE

BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.

BASE SCALE = 1" = 20' FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY: MANCO HOME BUILDERS, INC.
DRAWN BY: VAF/MMG
CHECKED BY: JFG
SURVEYED BY: LR-RG
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT
ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOTING
ANY DIFFERENCE. REFER TO YOUR ABSTRACT DEED, CONTRACTIONS AND ZONING
ORDINANCE.

ORDER NO 26-23081 TOPO

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

JUNE 3 1966

BY : Joseph P. Nettek
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002870

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870