



# Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688  
(708) 485-7344 • FAX (708) 485-4971  
www.brookfieldil.gov

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## REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

### AGENDA

September 24<sup>th</sup>, 2020 - 7:00 P.M.

Edward Barcal Hall - 8820 Brookfield Avenue  
Brookfield, IL 60513

- I. **Call to Order**
- II. **Roll Call**
- III. **Public Hearings**  
PZC Case 20-10 – Sign Variance for Johnson-Nosek Funeral Home at 3841-47 Prairie
- IV. **New Business**  
Approval of Minutes
- V. **Old Business**  
PZC Case 20-08 – Curb Cut Text Amendment (Continued to October 22<sup>nd</sup> meeting)
- VI. **Staff Update**
- VII. **Next Meeting**  
October 22<sup>nd</sup>, 2020
- VIII. **Public Comment**
- IX. **Adjournment**

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Village of Brookfield (708) 485-7344 prior to the meeting. Wheelchair access may be granted through the front (South) entrance of the Village Hall.

VILLAGE OF BROOKFIELD  
BROOKFIELD, ILLINOIS 60513

JOURNAL OF THE PROCEEDINGS OF THE  
PLANNING AND ZONING COMMISSION

HELD ON THURSDAY, JULY 23<sup>rd</sup>, 2020  
IN THE BROOKFIELD VILLAGE HALL

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**MEMBERS PRESENT:** Chairman: Charles Grund; Commissioners: Jennifer Hendricks, Todd Svoboda, Mark Weber, Chris Straka, Patrick Benjamin;

**ALSO PRESENT:** Elyse Vukelich, Village Planner; Nicole Gilhooley, Village Trustee;

On Thursday, July 23<sup>rd</sup>, 2020, Chairman Grund called the meeting of the Planning and Zoning Commission to order at approximately 7:00 P.M. Chairman Grund conducted the roll call.

**Public Hearings**

**PZC Case 20-09 – Variance for 3310 Prairie Avenue**

Motion to open the public hearing by Commissioner Straka, seconded by Commissioner Svoboda. The motion carried 6-0.

Village Planner Elyse Vukelich gave a presentation on the proposed variance. She explained that the applicant is requesting a variance to increase the maximum building coverage from 30% to 32% in order to build an addition to the existing single family home. The purpose of the addition is to make the home accessible for a motorized wheelchair. A new sidewalk, ramp and deck will also be installed. The property will not require stormwater storage and will still meet the requirement of 40% greenspace.

Vukelich mentioned that the applicant did an analysis of building coverage within 250 feet of the property, and found that many of the homes in the area exceed 30% and even 32% in building coverage.

**APPLICANT PRESENTATION:**

Patrick Magner of 915 August St. in Oak Park is the architect for this project. He explained that the owners of the property are longtime residents who are looking to make the home accessible for their son, who uses a motorized wheelchair. They found this was difficult to do within the limits of 30% building coverage on such a small lot.

Commissioner Svoboda asked if they had looked at reducing the square footage.

Mr. Magner explained that if the addition had been limited to 30% building coverage, they only would be adding four feet to the rear of the home. This would not make the home more accessible. He confirmed that the second floor is not going to be accessible. He also mentioned that they did not want to put a ramp onto the front of the home, which is why they added the addition to the rear.

Chairman Grund asked if the kitchen would be accessible. Mr. Magner confirmed that it would be.

**PUBLIC COMMENT:**

Nancy Doram of 3308 Prairie spoke in support of the project. She explained that her neighbors are long time residents and are looking to make the home accessible for their son. She strongly encourages approval of the project.

Motion to close the public hearing by Commissioner Benjamin, seconded by Commissioner Straka. The motion carried 6-0.

**COMMISSIONER DELIBERATION:**

Commissioner Hendricks stated that she believes there is a hardship that prevents the applicant from meeting the zoning code, because homes built in this era did not keep people of all abilities in mind. She believes this is an equitable and fair solution.

Commissioner Svoboda said that the square footage being added is very modest, and he is in favor of the project.

Commissioner Weber agreed.

Commissioner Benjamin believes the applicants are entitled to an accessible home and is in support of the project.

Commissioner Straka is in agreement with the other commissioners.

Chairman Grund said he appreciates the list that was given of other properties in the area, and is happy to see there will still be 40% greenspace.

Commissioner Straka made a motion, seconded by Commissioner Svoboda, to approve PZC Case 20-09. The motion carried 6-0.

**New Business**

Approval of Minutes from June 25<sup>th</sup>, 2020 with amendments. Motion by Commissioner Hendricks, seconded by Commissioner Straka. Motion carries, 6-0.

**Old Business**

None

**Staff Update**

Vukelich gave an update on the Grand Boulevard Street Closure and the projects heard at the June meeting.

**Next Meeting:**

Scheduled for Thursday, August 27<sup>th</sup>, 2020.

**Public Comment:**

None.

**Adjournment**

At approximately 7:23 p.m. there was a motion made by Commissioner Svoboda to adjourn, seconded by Commissioner Straka. Motion carries, 6-0.

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Charles Grund  
Chairman  
Planning & Zoning Commission  
Village of Brookfield  
Brookfield, Illinois



# Village of Brookfield

## Planning and Zoning Commission Staff Report

**TO:** The Village of Brookfield's Planning and Zoning Commission

**HEARING DATE:** September 24, 2020

**FROM:** The Village of Brookfield's Community Development Department

**PREPARED BY:** Elyse Vukelich, Village Planner

### TITLE

**PZC 20-10 – Sign Variance for Johnson-Nosek Funeral Home;** The applicant is seeking a variance to replace the sign face of a monument sign at 3841-47 Prairie Avenue.

### GENERAL INFORMATION

**APPLICANT:** **Debbie Nosek**  
3837 Prairie Avenue  
Brookfield, IL 60513

**APPLICATION/NOTICE:** The application has been filed in conformance with applicable procedural and public notice requirements.

### PROPERTY INFORMATION

**EXISTING ZONING:** SA 4b General Mix with Reduced Height

**EXISTING LAND USE:** Funeral Home

**PROPERTY SIZE:** 18,807 square feet including the parking lot, building measures 4,259 square feet

**PINs:** 15-34-432-037-0000;  
15-34-432-014-0000;  
15-34-432-015-0000;  
15-34-432-037-0000

### SURROUNDING ZONING AND LAND USES:

North: SA 4b General Mix with Reduced Height; Religious Institution

South: SA 4b General Mix with Reduced Height; Indoor Assembly

East: A-1 Single Family Residence District; Single Family Home

West: A-1 Single Family Residence District; Single Family Home

## ANALYSIS

### SUBMITTALS

This report is based on the following documents, which are on file with the Community Development Department:

1. Application for variations requesting a Public Hearing;
2. Certification of Legal Notice published September 9<sup>th</sup> in the *Riverside Brookfield Landmark*;
3. Affidavit of mailed notice to property owners within 250 feet of the property indicating the Public Hearing Letters were mailed to surrounding property owners;

### BACKGROUND

In 2019, Johnson Funeral Home at 3841-47 Prairie Avenue came under new ownership. The new owners changed the name of the business to Johnson-Nosek Funeral Home. Johnson Funeral Home has been a business in Brookfield since 1949, and has been at this location for over 20 years. The applicant is requesting a variance to change the existing non-conforming monument sign on the property to reflect the name and ownership change.

Exhibit 1: Site Location and Aerial



### DISCUSSION

The applicant requests a variance from Section 42-86.2.D of the Village Code in order to replace the face of a non-conforming monument sign in the SA 4b zoning district.

3845-47 Prairie Avenue was re-zoned to SA 4b as part of the Zoning Modernization project in 2017. While the new zoning ordinance governing the station area districts did not amend Chapter 42, Section 62-217.E of the code did place overlay restrictions on signage within the

Station Area Districts. One of those regulations outlawed Freestanding Signs in all Station Area Districts. Section 62-217.E.3 states:

*3. Freestanding Signs. Freestanding signs are prohibited in all SA districts, with the exception of SA 3. In SA 3, the following applies:*

*a. Monument Sign. Freestanding signs in SA 3 may be constructed as monument signs with a maximum overall height of 6 feet. A monument sign includes a base with a sign panel mounted directly upon the base. The base height shall be less than 30 percent of the overall sign height.*

*b. Pole-Mounted Signs. Pole-mounted signs are prohibited.*

The amendment to the sign code in 2019 did not change the regulations in Section 62-217.E of the zoning code, but it did reflect them in Chapter 42. Monument signs and freestanding signs are not listed as permitted permanent sign types in the SA Districts, with the exception of monument signs being permitted in the SA 3 district.

**Exhibit 2: Permanent Sign Types by District Table from Section 42-85**

Sec. 42-85. - Permanent signs permitted by district.

The following types of permanent signs are permitted in the following districts. In the event that the provisions in section 42-86 and the table disagree, the table shall govern:

Sign Type	Residential Districts	Station Area Districts		Commercial Districts			Industrial Districts	Open Space Districts
		SA 1, SA 2, SA 3, SA 4	SA 5, SA 6	C-1	C-3	C-4, C-5		
Awning/Canopy Signs	○	●	○	●	●	●	●	●
Changeable Copy Manual Signs	○		○					
Freestanding Signs				●				
Monument Signs	○	□	○	●		●	●	●
Nameplate Signs for Multi-Family Buildings	●	●	●		●	●		
Projecting Signs	○	●	○	●	●	●	●	●
Wall Signs	○	●	○	●	●	●	●	●
Window Signs		●		●	●	●	●	●

● = Permitted

○ = Permitted for non-residential uses

□ = Permitted for non-residential uses in SA 3 only

(Ord. No. [2019-50](#), § 2, 10-14-2019)

In addition, Section 42-27 now states:

*Before erecting, converting, enlarging, reconstructing, structurally altering or rearrange any sign, other than those signs for which permits are not required by this chapter, or changing or replacing a sign face, application shall be made in writing upon a form*

*furnished by the Department of Community and Economic Development.*

Anytime a business plans to change or replace a sign face, they are now required to get a permit. As a result, Johnson-Nosek Funeral Home submitted a permit to add a new face to their existing monument sign. Monument signs are now considered a non-conforming sign for the district. While normal maintenance of a non-conforming sign is permitted, Section 42-172 states:

*No structural alteration, enlargement or extension shall be made for a non-conforming sign, unless the alteration is required by law or the alteration will actually result in the elimination of the non-conforming use.*

Therefore, a variance is required to replace the face of this sign.

### **Existing Building**

Johnson-Nosek Funeral Home, like many funeral homes, has the architectural characteristics of a residential building. The two-story building has a gable roofed entryway on the east elevation, a bay window on the first floor, and windows on the second story.

**Exhibit 3: East Elevation of Johnson-Nosek Funeral Home**



For commercial buildings in the SA 4b district, the sign ordinance permits awning/canopy signs, projecting signs, wall signs, and window signs. On the south elevation, there currently isn't a way to install one of those sign types and without compromising the architectural features on the façade. According to Section 62-215 of the zoning code, "The regulations of the station area districts are intended to promote pedestrian-oriented redevelopment around each of the station areas in the Village core as well to preserve the scale and character of the areas." The sign regulations placed on the SA 4b district are geared towards redevelopment as well. However, for this particular building, none of the permitted sign types could be feasibly installed on the existing building without compromising its architecture.

**Exhibit 4: North Elevation of Johnson-Nosek Funeral Home**



Though the north elevation has more blank wall space than the east elevation, there is still no reasonable location for a wall sign that would meet the standards indicated by the sign ordinance.

**Proposed Sign**

The applicant plans to replace the sign face of the existing non-conforming monument sign on the property. The applicant proposes to reuse the existing stone base, which is located 5 feet and 11 inches away from the west property line. The new sign face has a black aluminum framed sign cabinet with a white polycarbonate print on both sides. The sign face measures 12.65 square feet in area. The sign face itself will be located 5 feet and three inches from the west property line and 5 feet and 9 inches from the south property line.

Section 42-86.2.D explains the following regulations for monument signs:

- D. *Monument signs.* Monument signs shall be permitted subject to the following:
  - 1. *Location:*
    - (a) Monument signs are permitted in the C-1, C-4, C-5, I-1 and I-2 zoning districts. Monument signs are also permitted in the A, A-1, A-2, A-3, B, B-1, SA 3, SA 5, SA 6 zoning districts for non-residential uses.
    - (b) Monument signs shall be permitted in front yards only.
    - (c) No monument sign may be located within five feet of any public right-of-way.
  - 2. *Size:*
    - (a) No monument sign shall exceed 40 square feet in area.
    - (b) Monument signs shall be no higher than eight feet above grade.
    - (c) The base of all monument signs must measure at least two feet in width or diameter.
  - 3. *Display standards:*

- (a) Monument signs shall have landscaping around the base of the sign. The landscape area shall extend a minimum of three feet in width on all signs of the sign base and shall consist of shrubs, perennials and/or other vegetative groundcover. This should be indicated on the rendering of the sign or by a list of plantings included with the sign permit application.
- (b) There shall be no more than one monument or freestanding sign per lot, parcel, or tract.

The proposed sign meets all of these requirements, except for the requirement that the base must measure at least two feet in width or diameter. The existing sign base, which is stone and in good condition, measures 18 inches wide.

The sign will be double sided and illuminated. The illumination will not exceed 30 foot candles of illumination four feet from the sign, which is the maximum brightness permitted according to Section 42-56 from the Village Code.

### **CONDITIONS FOR APPROVAL OF NEW SIGN VARIATIONS**

The standards for variation review, section 42-206.b of the Village Code, requires all of the following conditions to be met for approval of variations for new signs. (*Applicant's responses below*):

#### **1. The proposed variation will not be materially detrimental to other nearby property;**

The proposed signage seeks to allow Johnson-Nosek Funeral Home a visible sign display showing where this Funeral Home is located within the Brookfield community. Since the adjacent buildings are not of the same business type, installing a new sign panel onto the existing sign base would not be detrimental to the public welfare or injurious to other properties. The sign will unambiguously be installed onto the existing sign base/structure that has been in place for quite some time. The sign is also a vast distance from all other properties that in turn, there would not be a negative impact or harm to others' property values. The sign will provide an aesthetic enhancement to the neighborhood in the form of an outdated sign display.

#### **2. Notwithstanding the benefits, the property in question will suffer some demonstrable and irreversible hardship if made to conform to the strict letter of this chapter;**

A major part of any business is to have a presence that extends visually throughout the community in a tasteful way. The most effective way to do this is by advertising their company identification through signage. This particular building has no designated "sign area" for a wall sign, projecting sign, etc. It would look aesthetically unpleasing to install a sign of those types onto a building with historical characteristics such as this one possesses. The only identification point that is logical for this particular building is in the front of the property due to site logistics. There is an existing monument sign currently on site that has been there for 20+ years. Johnson-Nosek Funeral is simply looking to install a new sign cabinet onto the existing sign base. The sign will be architecturally compatible in size & scale with the existing. As previously stated, the proposed modification will allow signage that is both consistent with Johnson-Nosek's new branding and sufficient to afford tasteful visibility for a business that is an absolute necessity within the community.

#### **3. The alleged hardship has not been created by anyone presently having a proprietary interest in the property.**

Johnson-Nosek Funeral home wants to continue to have their visual identity within the community so their business will be successful in Brookfield and has absolutely no proprietary interest in the property itself. The hardship has to do with the building's

aesthetics and visibility for those utilizing their services. Johnson-Nosek would like to maintain a degree of presence within surrounding community without altering their integrity. [sic] The hardship proposed is based on the existing building conditions.

**4. The proposed variation is in harmony with the spirit and intent of this ordinance.**

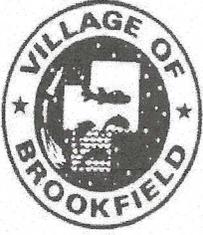
The existing sign display has been on the property for many years. The existing base will remain & Johnson-Nosek is looking only to replace the top portion. The proposed variation to the “non-conforming” display will not materially alter the overall sign ordinance in any way. [sic] As a result, any departures from the sign code and zoning regulations that Brookfield previously determined to be appropriately pursuant to the Sign Code will remain unchanged. The proposed sign is in harmony with the spirit & intent of this ordinance.

## **RECOMMENDATIONS**

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Staff recommends approval of the sign variance as requested. If Commissioners are in agreement with the applicant’s responses to the standards of review, the Commission can vote to recommend approval of the proposed variance to the Village Board of Trustees.

If Commissioners vote to recommend approval, staff anticipates the Planning and Zoning Commission recommendation to be reviewed by the Committee of the Whole on October 12<sup>th</sup>, 2020 and by subsequent vote by the Village Board on October 26<sup>th</sup>, 2020.



Village of Brookfield
Planning and Zoning Commission Application Packet

Sign Variance Application

Applicant Information:

- 1. Name and Phone Number of contact person for application process: Debbie Nosek (708) 289-2479
2. Petitioner's Name: Frank and Deborah Nosek for JOHNSON-NOSEK FUNERAL HOME
3. Petitioner's Address: 3845 Prairie Avenue - Brookfield
4. Phone Number: (708) 485-0214
5. Email Address: info@kuratkonosek.com
6. Fax Number: (708) 485-0250
7. Owner of Record Name: Frank and Deborah Nosek
8. Owner of Record Address: 3937 Prairie Avenue - Brookfield

Property Information:

- 9. Common Street Address: 3845 Prairie Avenue - Brookfield
10. Legal Description
11. Permanent Tax Index Number: 15-34-432-037 & 014 -016 (4 pins)
12. Is Zoning of Subject Property: SA4b
13. Current land use of Subject Property: Funeral Home
14. Proposed/approved land use of Subject Property: Funeral Home
15. Surrounding Zoning and Land Use:

Table with 2 columns: Zoning District, Land Use. Rows: North, South, East, West.

16. Describe the variance(s) you are seeking:

Section Number(s): 42-85
Would like to change the faceplate of the current monument sign that sits on the property due to change in ownership

**Sign Variance Application, continued**

Conditions for Approval (attach a separate sheet if necessary):

Please describe how your request demonstrates compliance with the following standards:

17. The proposed variation will not be materially detrimental to other nearby property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

18. Notwithstanding the benefits, the property in question will suffer some demonstrable and irreversible hardship if made to conform to the strict letter of this ordinance:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

19. The alleged hardship has not been created by anyone presently having a proprietary interest in the property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

20. The proposed variation is in harmony with the spirit and intent of this ordinance.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please attach any drawings or photos of the sign(s) in question and proposed locations, with dimensions for each.

Any person who shall knowingly make or cause to be made, or conspire, combine, aid or assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application, affidavit, certificate, or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois.

Deborah Rose  
\_\_\_\_\_  
Petitioners Signature

8/19/2020  
8/19/2020  
Date

Deborah Rose  
\_\_\_\_\_  
Owner's Signature (or authorized agent)

8/19/2020  
8/19/2020  
Date

17. The proposed variation will not be materially detrimental to other nearby property:

**Response:** The proposed signage seeks to allow Johnson-Nosek Funeral Home a visible sign display showing where this Funeral Home is located within the Brookfield community. Since the adjacent buildings are not of the same business type, installing a new sign panel onto the existing sign base would not be detrimental to the public welfare or injurious to other properties. The sign will unambiguously be installed onto the existing sign base/structure that has been in place for quite some time. The sign is also a vast distance from all other properties that in turn, there would not be a negative impact or harm to others property values. The sign will provide an aesthetic enhancement to the neighborhood in the form of an updated sign display.

18. Notwithstanding the benefits, the property in question will suffer some demonstrable and irreversible hardship if made to conform to the strict letter of this ordinance:

**Response:** A major part of any business is to have a presence that extends visually throughout the community in a tasteful way. The most effective way to do this is by advertising their company identification thru signage. This particular building has no designated "sign area" for a wall sign, projecting sign, etc. It would look aesthetically displeasing to install a sign of those types onto a building with historical characteristics such as this one possesses. The only identification point that is logical for this particular building is in the front of the property due to site logistics. There is an existing monument sign currently on site that has been there for 20+ years. Johnson-Nosek Funeral is simply looking to install a new sign cabinet onto the existing sign base. The sign will be architecturally compatible in size & scale with the existing. As previously stated, the proposed modification will allow signage that is both consistent with Johnson-Nosek's new branding and sufficient to afford tasteful visibility for a business that is an absolute necessity within the community.

19. The alleged hardship has not been created by anyone presently having a proprietary interest in the property:

**Response:** Johnson-Nosek Funeral home wants to continue to have their visual identity within the community so their business will be successful in Brookfield & has absolutely no proprietary interest in the property itself. The hardship has to do with the building's aesthetics & visibility for those utilizing their services. Johnson-Nosek would like to maintain a degree of presence within surrounding community without altering the integrity. The sign was constructed before the signage regulations changed. The hardship proposed is based on the existing building conditions.

20. The proposed variation is in harmony with the spirit and intent of this ordinance

**Response:** The existing sign display has been on the property for many years. The existing base will remain & Johnson-Nosek is looking only to replace the top portion. The proposed variation to the "non-conforming" display will not materially alter the overall sign ordinance in any way. As a result, any departures from the sign code and zoning regulations that Brookfield previously determined to be appropriate pursuant to the Sign Code will remain unchanged. The proposed sign is in harmony with the spirit & intent of this ordinance.





3847 S. Prairie Avenue | Brookfield, IL 60513  
(708) 485-0214

September 4, 2020

Dear Neighboring Property Owner,

The village of Brookfield requires that applicants for a zoning variance notify owners of the property within 250 feet of the subject property of the nature of the proposal and the date, time and place of the public hearing.

Johnson-Nosek Funeral Home is requesting a variance from Section 42-85 of the Village of Brookfield Zoning Ordinance to change the faceplate of the existing monument sign that is currently located on the property. The current ordinance states that there shall be no monument type signage allowed in this section of Brookfield. However, this monument style sign has been on the property for many, many years. The business changed ownership in November of 2017 and we, as the new owners, would like to display our name on the sign. We are only looking to change the faceplate of the current sign and don't see this being a problem with our surrounding neighbors.

A public hearing before the Planning and Zoning Commission will take place on September 24, 2020 at 7:00pm in the Brookfield Village Hall, located at 8820 Brookfield Avenue. The hearing is open to the public and comments from the public on the proposal are welcome.

If you have any questions or concerns regarding this proposal, please contact me at (708)485-0214 prior to the public hearing.

Thank you for your time and consideration.

Respectfully,

Frank J. Nosek Jr.

Deborah L. Nosek

**AFFIDAVIT OF PUBLIC NOTICE  
TO SURROUNDING PROPERTY OWNERS**

The undersigned petitioner, on oath states that the undersigned notified, in writing, the owners of all property within 250 feet, excluding rights of way, in each direction of the property to which his petition relates, by personal delivery or by mail; that a public hearing would be held to consider such petition; that such notice was given no less than 15 days prior to such hearing; and that the owners so notified, are those shown on the last available tax records of the county. (Please attach a list of notified property owners).

Deborah L. Nosek

(Print Name)

Deborah L. Nosek

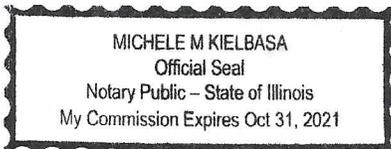
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

4 DAY OF September, 2020.

Michele M. Kielbasa

(Notary Public)



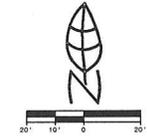
# ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1:  
LOTS 18 AND 26 IN BLOCK 30 IN CROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34,  
TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
LOTS 17, 19, AND 20 IN BLOCK 30 IN CROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34,  
TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

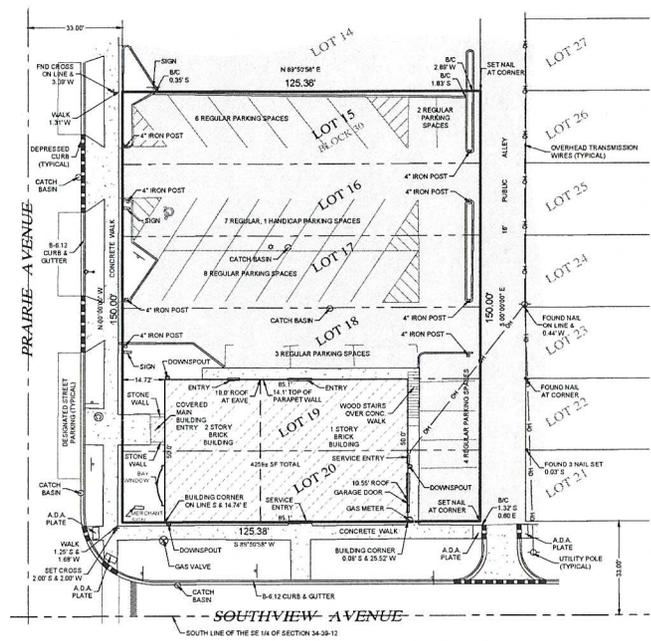
LAND AREA = 18.807 SF  
OR 0.43 ACRES MORE OR LESS



BASED ON BEARING  
WESTERLY BOUNDARY LINE AS FOUND  
MONUMENTED AND OCCUPIED PER RECORDED  
SUBDIVISION PLAT  
16.02 290° 23' 00" W 1/4"

## LEGEND

- |                               |                       |
|-------------------------------|-----------------------|
| —●— EXISTING BOUNDARY         | ⊙ MANHOLE             |
| —●— EXISTING EASEMENT         | ○ EXIST. CURB INLET   |
| —●— EXISTING SETBACK          | —●— STORM SEWER       |
| —●— EXISTING CHAIN LINK FENCE | —●— SANITARY SEWER    |
| —●— EXISTING WOOD FENCE       | ⊙ WATER VALVE         |
| —●— EXISTING METAL FENCE      | ⊙ BUFFALO BOX (8-BOX) |
| —●— EXISTING VINYL FENCE      | ⊙ WATER VALVE & VALVE |
| —●— EXISTING BUILDING         | ⊙ FIRE HYDRANT        |
| —●— CENTER LINE               | ⊙ GAS METER           |
| ▨ ASPHALT SURFACE             | ⊙ GAS LINE            |
| ▨ BUILDING/STRUCTURE          | ⊙ ELECTRIC METER      |
| ▨ CONCRETE SURFACE            | ⊙ ELECTRIC PEDESTAL   |
| (C) CALCULATED                | —●— OVERHEAD WIRES    |
| (N/A) RECORD/MEASURED         | ⊙ UTILITY POLE        |
| SF SQUARE FEET                | ⊙ PHONE PEDESTAL      |
|                               | ⊙ LIGHT POST          |
|                               | ⊙ STREET SIGN         |
|                               | ⊙ DOWNSPOUT           |



LOCATION MAP

- ### GENERAL NOTES
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
  - DO NOT SCALE DIMENSIONS FROM THIS PLAT.
  - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL DIMENSIONS, BUT REFLECTS WHAT WAS SURVEYED, AND LEGALLY DESCRIBED ON THE TITLE.
  - THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY PREMIER TITLE COMPANY, ORDER NUMBER 2017-0287-PT WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2017.
  - MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT THOSE UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
  - NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, ARE SHOWN HEREON.
  - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SHOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
  - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
  - CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
  - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES IF ANY EXIST ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
  - RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTIONS JOINING ORDINANCES AND/OR CODES AS AMENDED.
  - THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN COOK COUNTY, AS SHOWN ON MAP NO. 17010247, WITH A REVISED MAP DATE OF AUGUST 19, 2004 & MAY NO. 17010247S WITH A REVISED MAP DATE OF AUGUST 19, 2008.
  - COMMON ADDRESS OF PROPERTY SURVEYED IS 3645-47 PRAIRIE AVENUE, BROOKFIELD, ILLINOIS.
  - LEGAL DESCRIPTION INCLUDES THE FOLLOWING PINS:  
15-34-432-037-0000  
15-34-432-014-0000  
15-34-432-015-0000  
15-34-432-016-0000

- ### NOTES CORRESPONDING TO SCHEDULE "B" EXCEPTIONS:
- ITEMS 1 THROUGH 15 AND 17 THROUGH 26 ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.
  - ITEM 16 IN SCHEDULE "B" REGARDING A 15 FOOT BUILDING SETBACK LINE CANNOT BE CONFIRMED ON RECORDED PLAT OF SUBDIVISION, DOCUMENT 1151370, DATED 02/21/2015, AND AS SUCH IS NOT SHOWN HEREON.

STATE OF ILLINOIS  
COUNTY OF DUPAGE

CERTIFY TO:  
JOHN J. JOHNSON / JOHNSON FUNERAL HOME, LTD.  
DONATELLI & COLLES, LTD.  
FRANK NOSEK / NOSEK FUNERAL SERVICES, INC.  
JOSEPH DVORAK, ESQ.  
PREMIER TITLE  
ILLINOIS NATIONAL BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: 10/03/2017.  
DATED, THIS 5TH DAY OF OCTOBER, A.D., 2017, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253  
MY LICENSE EXPIRES NOVEMBER 30, 2018  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL  
ENGINEERING CORPORATION NO. 184-001245  
CLIENT: DONATELLI & COLLES, LTD.



DATE: \_\_\_\_\_

1  
2  
3  
4  
5  
6

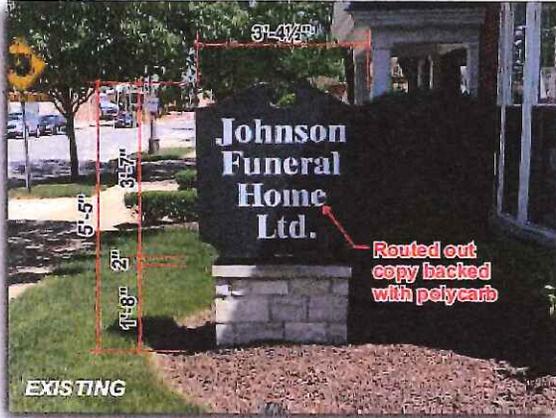
ALTA/NSPS LAND TITLE SURVEY  
3645-47 PRAIRIE AVENUE  
BROOKFIELD, ILLINOIS

Morris Engineering, Inc.  
Civil Engineering / Consulting  
Land Surveying  
515 Westmore Road, Lisle, IL 60532  
Survey (630) 271-0588  
FAX (630) 271-0774  
Website: www.morri.com



FIELD CHECK: CRB  
DRAWN BY: CJS  
CHECKED BY: JLS  
APPROVED BY: JLS  
DATE: 10/04/2017  
SCALE: HSBY 1"=20'  
VERT: NONE

SHEET  
1  
OF 1 SHEETS  
PROJ # 17-10-6000

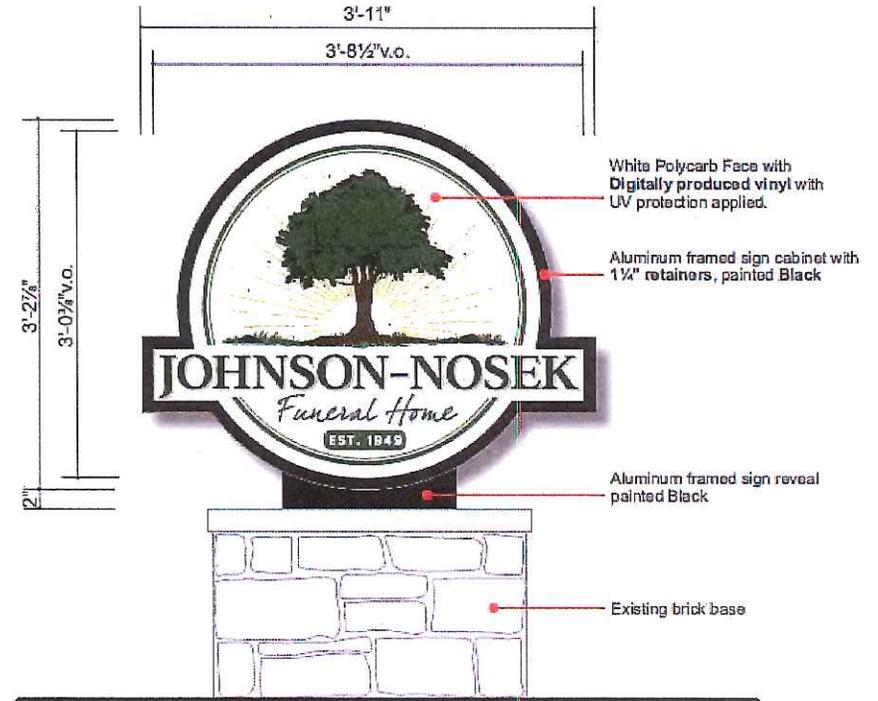


**South Sign Elevation - Before**

Existing Square Footage 12.65



**South Sign Elevation - AFTER**



**South Sign View**

**D/F Illuminated Monument Sign Cabinet -**

Scale 1" = 1'-0"

Qty: (1) Required

Square Footage: 12.65

Aluminum constructed sign frame with retainer and White polycarb sign faces with first surface digitally produced vinyl print on both sides. Sign to illuminated with White LED modules. Sign cabinet to use existing electrical service, steel and foundation. Field Survey required prior to fabrication. Drawing for concept purposes only.



3847 Prairie Avenue  
Brookfield, IL 60513

**OLYMPIK  
SIGNS**

account representative / client  
ROB WHITEHEAD JR /

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

drawn by / job#: 20-8333  
PAMELA F / 06-18-20  
rev.# 06-30-20

Comments:

**SIGN LAYOUT**